

Housing Development Options and Affordable Housing in Kirkland

Central Houghton
and
Lakeview Advisory Groups
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Presentation Overview

- Single Family Housing
- Multifamily Housing
- Affordable Housing:
 - City's Objectives for Affordable Housing
 - Affordable Housing Incentives and Requirements



Comprehensive Plan Housing Goals

1. Maintain and enhance the unique residential character of each neighborhood.
2. Promote the creation of affordable housing and a range of housing types.
3. Provide for greater housing capacity and home ownership opportunities.



Single Family Areas

Basic Zoning Regulations

- One single family house per lot
- Minimum lot sizes:
 - RS 35 – 35,000 sq. ft per lot= 1 units/ac
 - RS 12.5 - 12,500 sq. ft per lot = 3 units/ac
 - RS 8.5 - 8,500 sq. ft per lot = 5 units/ac
 - RS 7.2 - 7,200 sq. ft per lot = 6 units/ac
 - RS 6.3 – 6,300 sq. ft. per lot= 7 units/ac
 - RS 5.0 – 5,000 sq. ft. per lot= 8-9 units/ac
- Lot size flexibility: 10-15%



Housing Options in Single Family Areas

Citywide

- Accessory Dwelling Units (ADU)
- Innovative subdivisions in unique situations
- Cottage and Carriage units
- Two/three unit homes
(in Houghton only allowed with Cottage project)



Accessory Dwelling Units

- OK in single family zones
- Owner occupancy required
- May not be subdivided (main unit and accessory unit on same lot)
- Size \leq 40% of primary residence or 800 sq.ft. if detached
- One extra parking stall required



Cottage Housing

- Program adopted in 2007
- Provides another choice in SF areas
- Key Provisions:
 - Increased density
 - Limits on unit size
 - Affordability in larger projects
 - Separation from other cottage projects
 - Design standards (open space, building orientation, etc.)



Small Lots for Historic Preservation Market & Norkirk

- Preserves historic residences by allowing up to two smaller lots when subdividing a lot with a historic residence.
- No accessory dwelling units are permitted on undersized lots.
- The historic residence must be preserved.
- Notice recorded on deed reinforces restrictions.

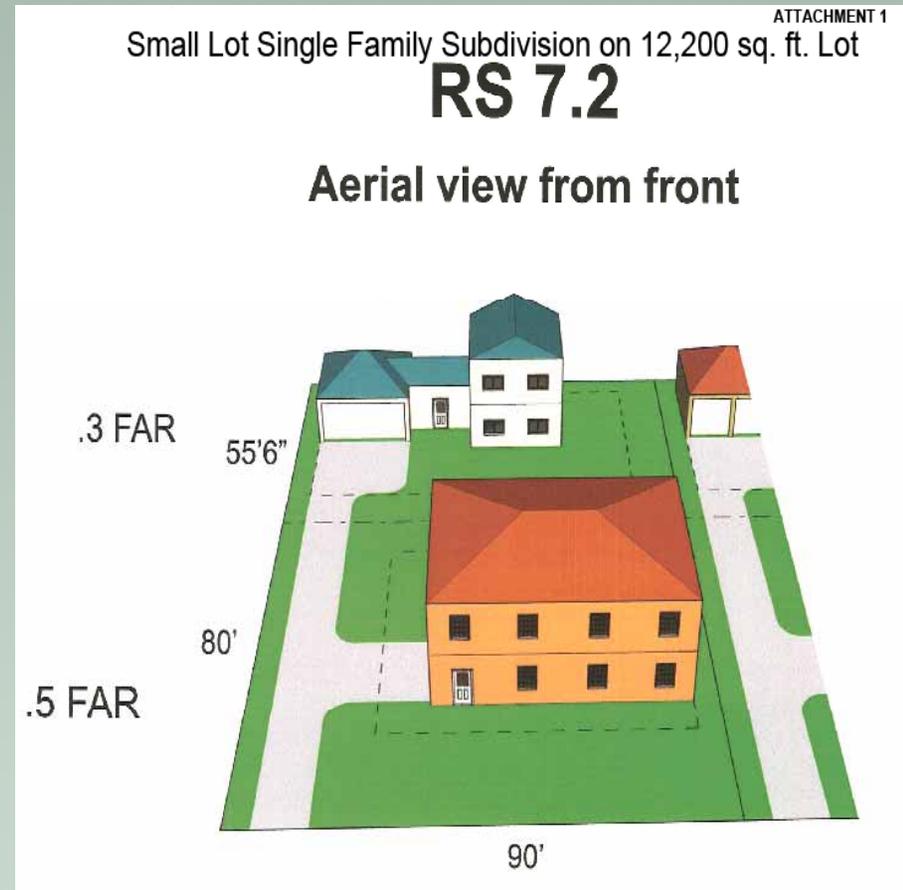


Site and Lot Area for Historic Houses		
Zone	Min. Site Area	Min. Lot area
RS 8.5	12,000 sq. ft.	6,000 sq. ft.
RS 7.2	10,000 sq. ft.	5,000 sq. ft.



Small Lot SF Market & Norkirk

- Promotes housing diversity by creating or retaining smaller homes.
- Allows half the lots to be smaller when subdividing, if smaller lots contain a reduced sized home.
- Reduced FAR on small lots, but may be increased slightly if increased side yard setbacks and peaked roof form.
- FAR on regular lot remains .5
- No ADU's permitted on undersized lots.



Multifamily Areas

- Basic Zoning Regulations:
 - Detached, Attached or Stacked units
 - Must meet minimum lot size per unit (i.e. RM 3.6 = 12 dwelling units per acre density)
- Kirkland's affordable housing programs are primarily designed for multifamily areas



Objectives and Affordability Requirements

- City not meeting affordable housing goals in Comprehensive Plan
 - *41% of growth in housing to be affordable to those earning less than 80% of KC Median (\$47,200 for single person)*
- About 1/3 of jobs in Kirkland are retail and lower paying service sector jobs



What is Affordable Housing?

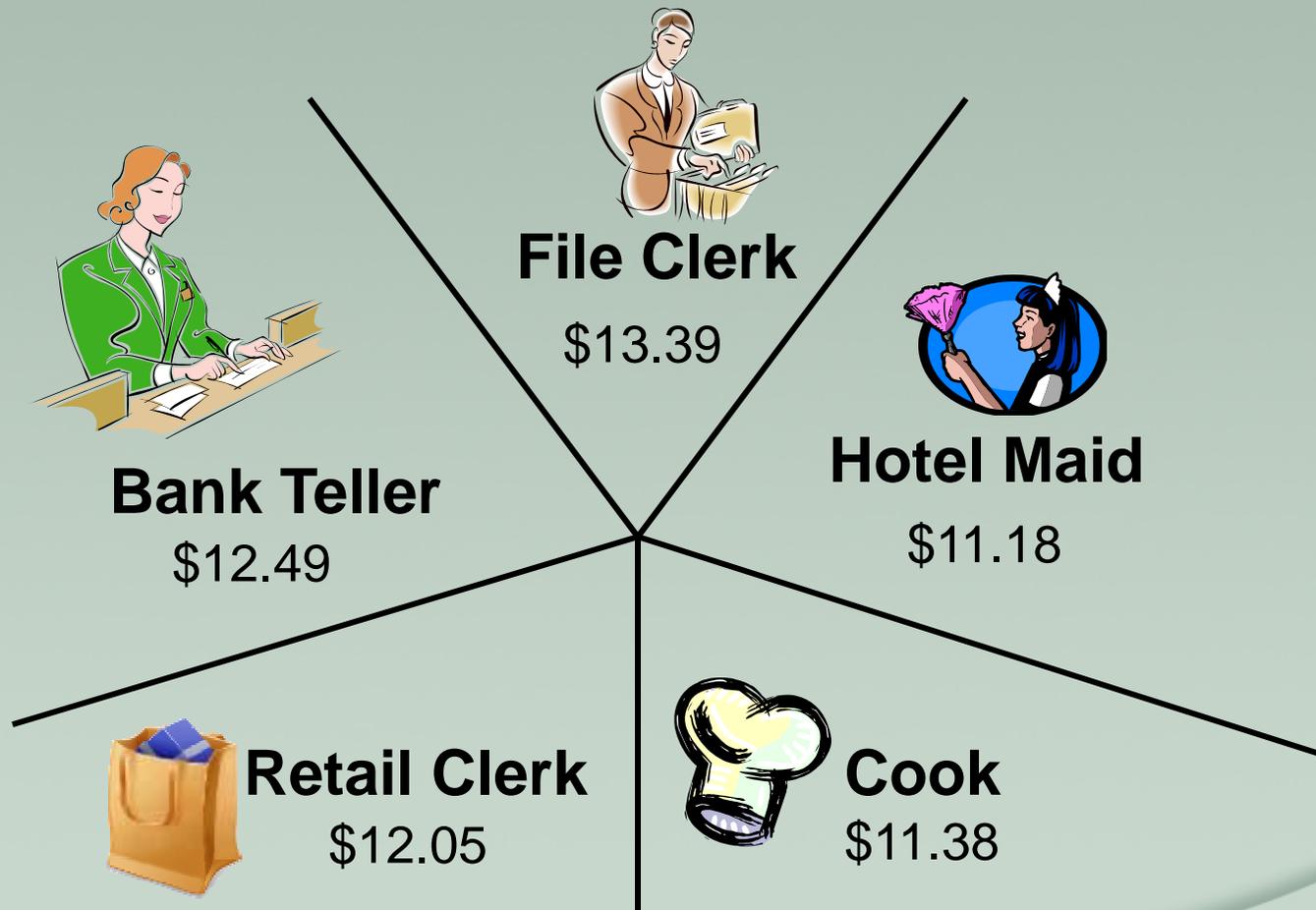
Housing is considered “affordable” when the monthly cost of housing does not exceed 30% of the monthly income of the parties paying for the housing

Housing affordability in King County (2009):

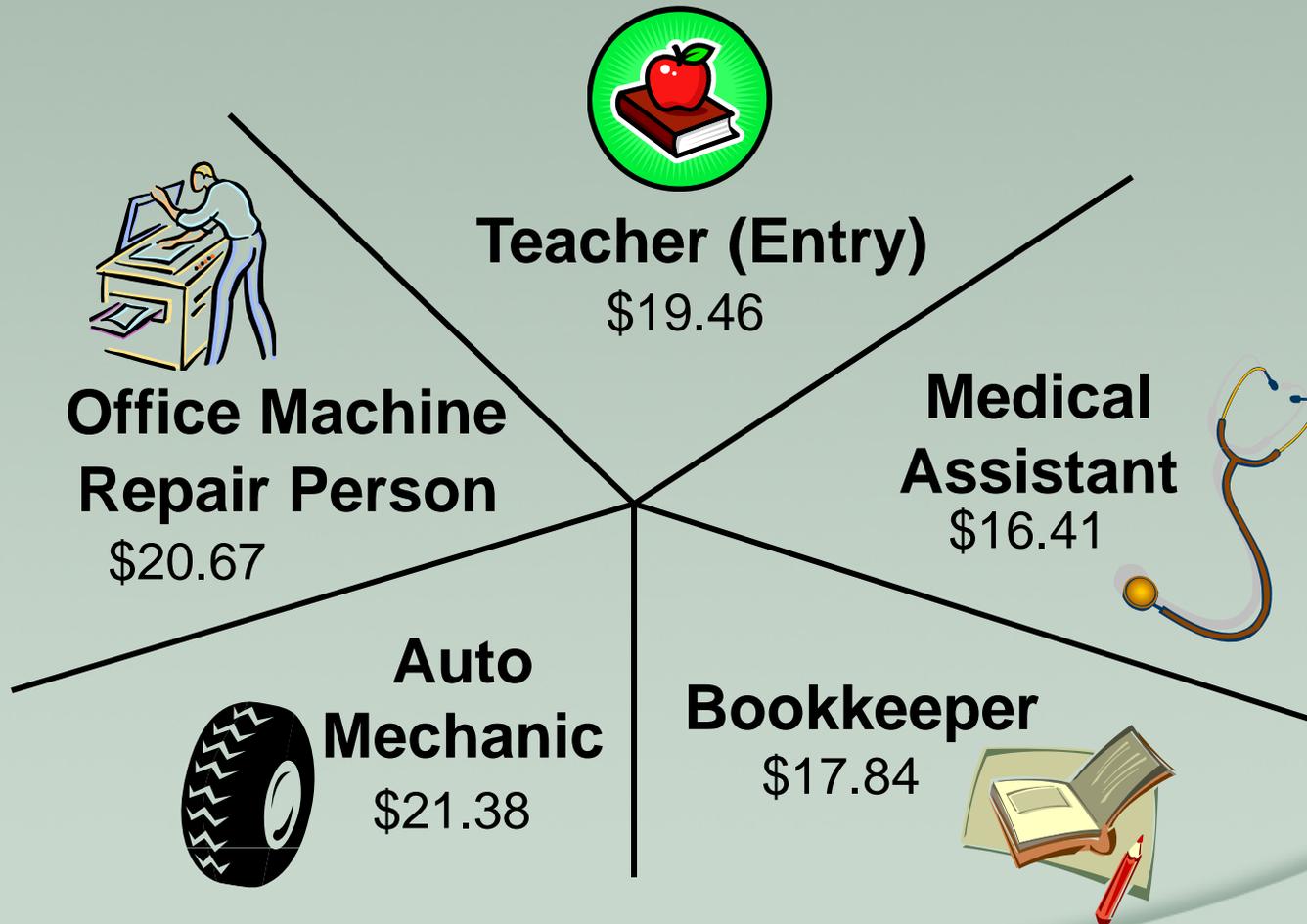
	<i>50% median</i>	<i>80% median</i>	<i>100% median</i>
One person:			
Income	\$29,505	\$47,208	\$59,010
Affordable Rent	\$701	\$1,143	\$1,438
Affordable Sales	\$91,450	\$160,550	\$201,050
4-people:			
Income	\$42,150	\$67,440	\$84,300
Affordable Rent	\$961	\$1,593	\$2,015
Affordable Sales	\$128,950	\$227,650	\$285,550



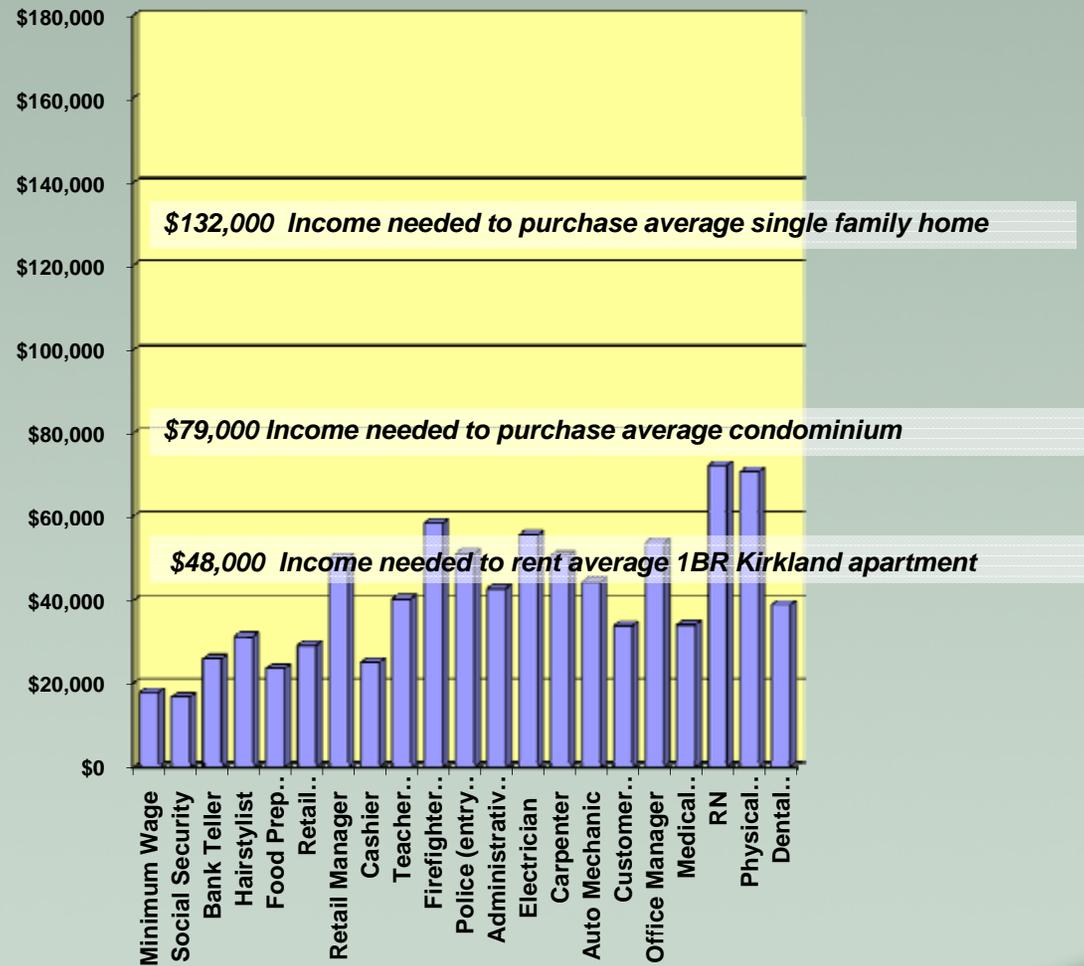
East King County Residents earning 30% – 50% of median income



East King County Residents earning 50% - 80% of median income



Salaries and Cost of Housing



City Council Goals and Objectives

- People who work in Kirkland should be able to live here:
 - *Reduces regional traffic*
 - *Allows them to engage in community*
- Ensure affordable housing created as part of market rate housing development throughout City



Multifamily Affordable Housing Regulations

- Meet Council goal: Shift from voluntary program to mandatory, using same basic incentive structure
- “Incentive” values set to ensure equal or larger return on investment
- Requires:
 - 10% of new multifamily housing in specified zones to be affordable
 - In all projects adding 4 or more units



Multifamily Affordable Housing Regulations

- Rental affordability at 50% of median income
- Affordability requirement on for sale units:
 - 100% of KC median in density limited zones
 - 80% of KC median in TL and RH (where greater bonuses provided)



Multifamily Affordable Housing Regulations

- 2:1 Density Bonus provided in density limited zones
- Maximum 25% density increase
- No additional permit process required to use incentives



Multifamily Affordable Housing Regulations

- Site development flexibility in density limited zones to fit bonus units on site
 - Modest increases in allowed impervious area and height
 - Allows decreased setback yards, lower additional parking and open space per affordable unit



Houghton Community Council Position on Affordable Housing Regulations

- Majority not supportive of mandatory program
- Instead, recommended removal of Process IIA for density bonus between 25% and 50% will remove barriers for small projects
- Believe that the City will get more with a stronger voluntary program



Questions?

Comments?

