



CITY OF KIRKLAND

Planning and Community Development Department

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MEMORANDUM

Date: August 7, 2014

To: Planning Commission

**From: Mike Stanger, ARCH Planner
Arthur Sullivan, ARCH Program Manager
Dawn Nelson, Planning Supervisor**

Subject: Comprehensive Plan Update, File No. CAM13-00465, #5

This memo addresses the following Comprehensive Plan Update topics:

- Housing Element Updates

I. RECOMMENDATION

Review final draft goals and policies for the Land Use Element – now included in a complete draft of the Element. Provide direction to staff to finalize the draft.

The Element will remain in draft form and continue to be shaped by the following ongoing processes:

- Neighborhood Plan discussions
- Public input
- EIS analysis of growth alternatives

II. BACKGROUND DISCUSSION

The following summarizes the Planning Commission direction on issues provided at the May 8, 2014 study session. From the input provided, Staff drafted revisions to the goals, policies and text of the Housing Element. The draft Element is provided in two versions. Attachment 1 contains all of the tracked changes and Attachment 2, for ease of reading, contains a clean

copy with all of the changes incorporated. To avoid confusion, policy numbers in the discussion below refer to the current numbers unless otherwise noted.

- **Housing Needs Data.** Commissioners asked for a distilled version of the key information from the *Housing Needs Analysis*.

Staff response: The draft Housing Element update includes a series of data tables that make it easier to compare the city's housing needs by income level and the affordability of Kirkland's existing housing; the affordability of Kirkland's existing rental housing and the city's cost-burdened households; and the countywide housing needs by income level and the affordability of Kirkland's existing housing.

- **Diversity Goal.** The Commission agreed to consider reorganizing the Housing Element in a way that highlights affordable and special needs housing. The existing Comprehensive Plan groups these with other housing needs under a broad housing diversity goal.

Staff response: The draft Housing Element separates the diversity goal and policies into two: one that focuses on overall housing supply and type-variety (still titled Diversity), and another that focuses on affordability and special needs.

The Diversity policies cover:

- Adequate supply of appropriately zoned land.
- Promoting accessory dwelling units (ADUs).
- Flexibility and efficiency of development standards and services.
- Variety of single-family housing types and site planning options.
- Treatment of existing multi-family properties with non-conforming densities.

The Affordability and Special Needs policies address:

- The city's proportionate share of the countywide housing needs.
- Affordable housing and requests for increased development rights.
- Geographic availability of affordable housing.
- Affordable housing preservation.
- Support for affordable housing projects and providers.
- Land use regulation of special needs housing.
- Support for housing and services addressing homelessness.
- Regional collaboration.
- Support for specialized housing for seniors.
- Geographic availability of special needs housing.
- Fair housing.

- **Policy H-3.1.** Countywide planning policies (CPPs) were updated in 2012. As one of those updates, cities and the county agreed that, rather than setting “affordable housing targets” for new housing, every jurisdiction should address its proportionate share of the countywide housing needs of very low-, low-, and moderate-income households. Commissioners expressed understanding of the update.

Staff response: This draft is consistent with CPPs.

- **Policies H-3.7 and H-3.9.** The Commission agreed that policies should address more directly the housing needs of seniors and people experiencing homelessness or in danger of becoming homeless.

Staff response: Policy H-3.7 addresses the city’s direct role in combatting homelessness both locally and regionally. H-3.9 is aimed at housing and services that would enable senior citizens to “age in place.”

- **Policy H-3.3.** Countywide Planning Policies and the Growing Transit Communities compact both promote additional housing, including affordable housing, in walkable proximity to jobs and services, such as shopping. Commissioners agreed that the housing element should support such a policy.

Staff response: The policy addressing locations for affordable housing has been amended (in draft) to promote housing accessible to employment centers and affordable to their workers.

III. KEY POLICY ISSUES FOR DISCUSSION

The following issues are highlighted for discussion..

1. **Fair Housing.** The city has consistently supported fair housing practices, and even adopted an ordinance in 2013 prohibiting discrimination against renters with Section 8 vouchers. The existing Comprehensive Plan does not, however, have a policy directly supporting fair housing, and this is now addressed in CPPs. Policy H-3.10 is a new policy not previously discussed with the Planning Commission. Does the Commission concur with the addition of draft Policy H-3.10?
2. **10-Minute Neighborhood.** In May, the Commission had not yet discussed the concept in depth, but did raise it in the context of housing policy. Does the Commission have any recommendations concerning 10-minute neighborhoods and the Housing Element?
3. **Public Comments.** The City has received five comment letters or e-mails specifically related to the Housing Element. They can be found in Attachment 3 and can be summarized as follows:

- Encourage diverse housing, including retention of older and smaller homes for young families.
- Work with ARCH to implement a new dedicated funding source for affordable housing.
- Partner with ARCH and other agencies to address housing and services for homeless.
- Ensure quality affordable housing to address homelessness.
- Support non-profit organizations creating affordable housing
- Secure a long-term revenue source for ARCH Housing Trust Fund
- Create housing near transportation and jobs.
- Make inclusion of affordable housing by private developers an integral part of plan.

These comments have been addressed in the goals, policies and supporting text of the Housing Element. Staff can discuss these in more detail at the meeting if desired. Are there any further edits needed to address these comments?

- 4. Next Steps.** Does the Commission wish to hold another study session to discuss further edits to the Housing Element, or should it be considered a final draft pending additional public comment or EIS guidance?

Attachments:

1. Draft Housing Element – track changes on
2. Draft Housing Element – clean
3. Public Comments on Housing Element

fVII. HOUSING

A. INTRODUCTION

EXISTING CONDITIONS

Kirkland is a largely residential community, as housing remains the city's predominant land use. About ~~64~~54 percent of the city's land area is devoted exclusively to residential uses. ~~In~~; and with the ~~early 1990s, about half~~2011 annexations of the housing in Kirkland was Finn Hill, North Juanita, and Kingsgate neighborhoods, single-family homes. ~~That has dropped to just 45~~ now comprise 56 percent of the city's housing ~~over~~. Since 2005, the past 10 years.³ ~~We have also~~city has seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The city has a wide variety of other housing styles including zero lot line, townhomes, ~~multifamily~~multi-family flats, and accessory dwelling units (or ADUs; also known as mother-in-law apartments). Neighborhoods are well established and are one of the city's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there ~~are~~is a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The city's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is ~~multifamily~~multi-family units.

Through A Regional Coalition for Housing (ARCH), the city has and can continue to address a variety of housing needs. ARCH is an inter-local program formed by the cities of the Eastside, from Kenmore, Bothell, and Woodinville south to Newcastle. ARCH staff advises the city on addressing existing and projected housing needs, and administers Kirkland's affordable housing programs. The ARCH trust fund helps create affordable housing for a low- and very low-income households and people who have special needs or are homeless. Also through ARCH, the city participates in region-wide planning efforts, including developing regional strategies to address homelessness.

FUTURE NEEDS

For a thorough study of Kirkland's existing and projected housing needs, including comparisons across the Eastside and King County, please refer to _____, the *East King County Housing Analysis*. The following contains a few highlights and conclusions based on that report.

Critical housing needs facing Kirkland from ~~2004~~2015 to ~~2022~~2035 include the preservation of neighborhood quality, the addition of housing that meets need of a growing employment base

³ ~~Housing data does not include the 2011 annexation of Finn Hill, North Juanita, and Kingsgate.~~

(including the creation and retention of housing that is affordable),² and the provision of housing for residents with special needs.

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities, other housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The city's role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents and local employees to find the kind of housing they desire at a price they can afford.²

~~Affordable housing is generally discussed in two contexts: that of "affordability" in general, or how well the general population can afford a home, and that of "affordable housing," which is defined as housing affordable to all economic segments of the community. Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).~~

~~In 2000, about one third of~~ In 2011, about 30 percent of the city's residents earned less than 80 percent of area (i.e., King County) median income (\$56,500 for a family of four) and faced considerable difficulty in affording housing. According to the ~~2003 Kirkland~~ 2013 East King County Housing Needs Analysis, prepared by A Regional Coalition for Housing (ARCH), Kirkland's current housing market is most lacking in providing rental housing units priced appropriately for low- and very low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for ~~median~~ middle-income households (earning 80 ~~to~~ 120 percent of median income). Therefore, the Housing Element ~~promotes~~ includes policies designed to:

- Increase the supply of rental units affordable to low- and very low-income households; and
- Increase first-time homeowner opportunities for moderate-income households.

² Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

~~In comparison to county-wide averages, Kirkland in 2003 is home to relatively few persons with special needs. While this may be true for a number of reasons, one reason is likely to be the lack of appropriate housing. A range of strategies to address this problem is contained in the Housing Element.~~

~~In the spring of 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues are incorporated in the goals and policies contained in the Housing Element. The goals and policies are interrelated to, and must be balanced with, those included in the other Comprehensive Plan Elements. The location, density, and design of housing is intended to serve community objectives such as affordable housing, housing affordability, environmental quality, support for transit, and the effective use of existing public facilities and utilities. Overarching all of these objectives is a need to increase awareness of housing issues in our community.~~ were incorporated into the Housing Element and led to accomplishments in every area.

B. THE HOUSING CONCEPT

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- ~~Promotes neighborhood quality through the continuation of the existing residential land use pattern, and through the application of standards where infill development occurs to ensure compatibility;~~
- ~~Provides for diversity in~~ Promotes an adequate supply and variety of residential densities and housing types and options to serve all economic segments and those with
- ~~Addresses the needs for special needs housing needs; and~~ housing affordable at every income level.
- ~~The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.~~ Supports the creative use of land where greater residential capacity can be achieved, while protecting environmentally sensitive areas.

C. HOUSING GOALS

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

~~Goal H-3: Promote the creation of affordable housing and provide for a range of and special needs housing types and opportunities to meet throughout the needs of city for all economic segments of the population.~~

~~Goal H-3: Provide for greater housing capacity and home ownership opportunities.~~

NEIGHBORHOOD QUALITY

As the Vision Statement and Framework Goals describe, Kirkland's citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or ~~multifamily~~ multi-family structures, and a variety of visible features. The city's neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Policy H-1.1: ~~Retain the character of existing neighborhoods by incorporating~~ Incorporate neighborhood character and design principles into standards for new development.

Because change will take place in all neighborhoods between ~~2004~~2015 and ~~2022~~2035, design standards for new development ~~to be incorporated into existing neighborhoods~~ will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

HOUSING DIVERSITY

This Element contains policies designed to ~~address the housing needs of all Kirkland residents, who vary greatly in terms of income and personal needs~~ support opportunities to respond to the market and provide an adequate supply and variety of housing.

Housing Variety

A variety of housing types is essential if Kirkland is to meet the needs of the diverse households that want to live in the community. For example, nearly two-thirds of households in Kirkland in 2014 have just one or two people. Kirkland has a relatively large percentage of younger adults (ages 20 to 44) and a relatively small percentage of families with school-age children, almost one-quarter of the population, and could double in number within 20 years. And 20 percent of Kirkland’s residents were born outside the United States, a population which is also growing rapidly. These are examples of demographics whose housing needs may require a different mix of housing types over time.

Housing Supply

At an average density of 6.0 dwelling units per residential acre citywide, Kirkland’s residential densities are relatively high for a higher compared to other suburban communities. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2013, Kirkland had 37,221 housing units, capacity for an additional 9,993 units, and a 2035 Growth Target of 8,570 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to “infilling” of vacant and underdeveloped lots within existing neighborhoods.

About two-thirds of the city’s remaining residential capacity exists in mixed-use areas, with the expectation of moderate-to-high housing densities mixed with commercial uses. In the Totem Lake and Lakeview areas, future development would be largely separated from single-family areas, while in Rose Hill, some of the new housing will transition between businesses on NE 85th Street and surrounding single-family homes.

The city already allows slight reductions from the required single-family lot sizes as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further

lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.

Policy H-2.2: Promote the development of accessory dwelling units on single-family lots.

Accessory units are promoted as a means to achieve a different form of housing that is also relatively affordable in existing neighborhoods by more efficiently using the existing housing stock. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling. Since adoption of regulations in 1995 to allow accessory dwelling units, as of 2014 over 190 units have been created within existing houses, over detached garages and in separate structures.

Policy H-2.3: Create flexible site and development standards, and maintain efficient development and review systems, that balance the goals of reduced housing development costs with other community goals.

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings as well as respond to emerging needs of the market. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.

Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also facilitate residential development.

Policy H-2.4: Allow a broad range of housing and site planning approaches in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

Innovative housing types also may be appropriate on sites in single-family neighborhoods that do not have environmental constraints. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in

smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

Policy H-2.5: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multi-family areas.

A number of multi-family structures in the city were built at densities above those now planned for their sites. These structures provide a valuable source of close-in and often relatively affordable housing to Kirkland residents. In order to retain the housing capacity provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities.

AFFORDABLE AND SPECIAL NEEDS HOUSING

Housing Affordability

~~The~~These policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques, in order to ensure that ~~the needs of moderate-, low-, and very low-income and low-income persons are adequately served.~~ households have adequate housing opportunities. Housing for these ~~groups~~ households is least likely to be provided by the private housing market.

~~Kirkland's population~~ Household and affordable housing counts within each of the defined income groups (based on King ~~County~~ County's median income for a family of four) in ~~was~~ 2011 were as follows:

~~Low Income Households: Households making up to 50~~ Table 1. Comparing Kirkland's Incomes and Housing Affordability

<u>Income or Affordability Level for a Family of 4 (\$ in 2011)</u>	<u>Percent of Kirkland's Households by Income</u>	<u>Percent of Kirkland's Housing Units by Affordability</u>
<u>Very Low-Income (<30% of median income; or \$21,200)</u>	<u>8%</u>	<u>2%</u>
<u>Low-Income (30%–50% of median; \$21,200 to \$35,300)</u>	<u>8%</u>	<u>4%</u>
<u>Moderate-Income (50%–80% of median; \$35,300 to \$56,500)</u>	<u>14%</u>	<u>16%</u>
<u>Middle-Income</u>	<u>9%</u>	<u>19%</u>

<u>(80%–100% median; \$56,600 to \$84,700)</u>		
<u>Above Middle-Income (greater than \$84,700)</u>	<u>61%</u>	<u>59%</u>

- ~~About 30 percent of median income (\$26,500 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 15 percent.~~
- ~~Moderate Income Households: Households with incomes between 50 percent and 80 percent of median income (\$26,501 to \$42,500 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 16 percent.~~
- ~~Median Income Households: Households with incomes between 80 percent and 120 percent of median income (\$42,501 to \$63,800 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 21 percent.~~
- ~~Above Median Income Households: Households with incomes above 120 percent of median income (above \$63,800 annually).~~
 - ~~Percent of Kirkland’s population in 2000: 48 percent.~~

~~As these figures show, nearly one third of the city’s residents/households fall within the very low-, low-, and moderate-income categories. This is about the same proportion as in 1990/2000, although there has been a shift in the percentages in upper-income categories. In 2000, about seven percent more households earned more than have been growing since 1990. Including the median income and about five percent fewer annexation of some 8,000 households were in Finn Hill, North Juanita, and Kingsgate, the median income category.~~

~~In 2000, 71 percent/percentage of Kirkland’s lowest/middle-income households, those earning \$20,000 per year or less, paid more than 35 percent of their income toward housing costs. It is known that as dropped four points (from 22 percent) and the percentage of above-middle-income households increased five points (from 47 percent).~~

~~The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing, typically multi-family. As shown in Table 2, below, ~~M~~most of the city’s rental housing is affordable to moderate-income families, including about 16 percent that is also affordable to low-income families; and yet 76 percent of moderate- or lower-income renters are housing cost burdened; that is, pay more than 30 percent of their incomes toward housing costs. As households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy a home/homes because their housing expenses consume such a large portion/portions of their income/incomes.~~

~~Typically, the lower the household income, the greater percentage of income is paid to housing costs.~~ Table 2. Comparing Kirkland’s Rental Housing Affordability and Cost-Burdened Households

<u>Income or Affordability Level for a Family of 4</u>	<u>Percent of Kirkland’s Renters by Income</u>	<u>Percent of Kirkland’s Rental Housing Units by Affordability</u>	<u>Kirkland’s Renters, by Income, Who Are Cost-Burdened</u>

<u>Very Low-Income</u>	<u>14%</u>	<u>7%</u>	<u>72%</u>
<u>Low-Income</u>	<u>12%</u>	<u>9%</u>	<u>80%</u>
<u>Moderate-Income</u>	<u>14%</u>	<u>43%</u>	<u>68%</u>
<u>Middle-Income or Above</u>	<u>60%</u>	<u>41%</u>	<u>22%</u>

Roughly 60 percent of Kirkland’s very low-income households are severely cost burdened; i.e., pay more than 50 percent of their incomes for housing. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing. This housing is typically multifamily. In 2000, just over 60 percent of the city’s rental housing was affordable to moderate-income families, including about 16 percent that was also affordable to low-income families.

While housing affordability does not appear to be as great a problem among Kirkland’s higher-income residents, meeting the needs of the higher economic segments of the population with housing they can afford serves those at the lower levels as well.

For example, potential first-time home buyers earning incomes over 80 percent of median income but less than 100 percent of median find it difficult to purchase a home in Kirkland without some form of assistance. These groups may be forced to remain in rental housing and to delay home purchases. Increasing rents, in turn, make it even more difficult for them to save down payments, thus further delaying plans for home purchases.

These individuals or families may then displace the lower-income groups in the rental market, by paying higher rents than would otherwise be charged, if appropriate lower-cost housing were available for them in the ownership market. Consequently, the supply of rental housing is restricted and rents are inflated to a point out of reach for the lowest-income families.

The housing needs analysis identified moderate-income first-time home buyers as one of the groups least served by Kirkland’s housing market. Greater housing choices and opportunities can be provided for this group.

Special Needs Housing

Policies aimed at meeting the demand for specialSpecial needs housing of residents are also included. These approaches generally include providing funding, research, and coordination assistance to social service agencies providing housing to these populations, as well as adding flexibility to the city’s land use policies and regulations to provide a greater range of housing options that may meet the demands for special-needs housing.

provides shelter for people with emergencies or self-help limitations. Short-term special needs housing is needed to provide shelters for victims of domestic violence, ~~or transitional housing for~~ or homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent ~~the cycle of~~ homelessness.

The city should consider funding, technical assistance, and additional flexibility to land use regulations as needed to provide a greater range of special needs housing. In particular, state law provides that homes occupied by people with disabilities and group care for children that meets the definition of “familial status” are regulated the same as homes occupied by a family or other unrelated individuals. Other policies show Kirkland’s commitment to collaborate with other jurisdictions to plan and support a balance of special needs housing and programs throughout the region, particularly to relieve and prevent homelessness.

Goal H-23: Promote ~~the creation of affordable and special needs housing and provide for a range of housing types and opportunities to meet~~ throughout the needs of city for all economic segments of the population.

Policy H-23.1: Strive to meet the ~~targets established and defined in city’s proportionate share of the county-wide policies for housing needs of very low-, low-, and moderate-income housing as a percentage of projected net household growth~~ households.

The ~~targets~~ goals established by the Countywide Planning Policies maintain that ~~housing plans for cities, including Kirkland must be designed to provide for:~~

- ~~Seventeen percent of growth in new households affordable to moderate-, address the countywide housing need, in proportion to the city’s own size, at the following income households; and~~ levels:
- ~~Twenty four percent of growth in new households affordable to low-income households.~~

~~These targets~~ Table 3. Comparing Countywide Housing Needs and Kirkland’s Housing Affordability

<u>Income or Affordability Level for a Family of 4</u>	<u>Percent of King County’s Households by Income</u>	<u>Percent of Kirkland’s Housing Units by Affordability</u>
<u>Very Low-Income</u>	<u>12%</u>	<u>2%</u>
<u>Low-Income</u>	<u>12%</u>	<u>4%</u>
<u>Moderate-Income</u>	<u>16%</u>	<u>16%</u>
<u>Middle-Income</u>	<u>18%</u>	<u>19%</u>
<u>Above Middle-Income</u>	<u>42%</u>	<u>59%</u>

As the table demonstrates, these goals have proven to be a challenge ~~challenging to meet~~ for low- and very low-income households. While market conditions and existing plans have been fairly successful in

providing rental housing for moderate-income households, low-income households have not been well served by either the rental or home ownership markets. Policies contained in this Element are designed to provide more and a broader range of housing opportunities for these groups. ~~[[The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.]]~~

Moved.

~~**Policy H-2.2: Allow the development of accessory dwelling units on single-family lots.** [[Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.]]~~

Accessory units are promoted as a means to achieve affordable housing and increased density in existing neighborhoods by more efficiently using the existing housing stock. Accessory units can help to meet the need for low- and moderate-income housing by opening up surplus space on single-family lots.

~~[[Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling.]]~~

Moved.

In 1995, Kirkland adopted regulations to allow accessory dwelling units on all single-family properties. Since that time, over 80 accessory units have been approved. These have included units built within existing houses, units built over detached garages, and separate structures.

~~**Policy H-2.3: Promote the provision of affordable housing by private sector residential developments.**~~

Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland's existing programs ~~which~~that provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. As a member of ARCH, as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element. Approaches such as expedited permit processing, permit and impact fee waivers, flexible site and development standards, tax exemptions, the allocation of Community Development Block Grant and general funds to write down project costs, inclusionary zoning, and other techniques should be evaluated.

~~**Policy H-2.4: Provide**~~Because every city has its own circumstances, limitations, and opportunities, Kirkland can and should support affordable housing ~~units~~ across the Eastside as well as within the community.

~~**Policy H-3.2: Require affordable housing provisions when increases to development capacity are considered.**~~

Many rezones and Rezones, height increases result in increased and bulk modifications, and similar actions often yield greater development capacity. This can result in additional add significant value to for property owners and an opportunity to create affordable housing at little or now with minimal (if any additional) cost to the owner. The When the city considers amendments to the Comprehensive Plan, Zoning Code, or other regulations, the city should compare the economic value of the increased capacity

~~should be compared to the economic cost of providing affordable units when evaluating if and decide whether to require affordable housing should be required in return.~~

~~Policy H-2.53.3: Ensure that affordable housing opportunities are not concentrated, but rather are dispersed available throughout the city and especially in areas with good access to transit, employment, and shopping.~~

The bulk of housing affordable to low- and moderate-income households is ~~multifamily~~ multi-family. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be ~~dispersed available~~ throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

~~Policy H-2.6: Streamline the city's development review and approval processes, while ensuring that the integrity of the planning process is not compromised.~~

Moved.

~~***Policy H-3.4***[[Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also]]-help to promote residential development.~~

~~Policy H-2.7: Create flexible site and development standards which balance the goals of reduced housing development costs with other community goals.~~

~~[[Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.]]~~

Moved.

~~Policy H-2.8: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.~~

Due to the high relative land values throughout the city, and the resulting difficulty that developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

The city's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and city funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

~~Due to the high land values prevailing in the city, and the resulting difficulty [[developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.]]~~

Moved.

Policy H-2.9: Continue to support the 3.5: Support housing acquisition and creation of housing by private or nonprofit organizations, housing authorities, or other social and health service agencies for very low-, low-, and moderate-income tenants residents.

Local resources can be a critical part of developing or preserving affordable housing. ~~Efforts to identify potential opportunities and resources, such as inventorying and possibly donating surplus~~ Surplus public property, ~~acquiring land, contributing~~ Community Development Block Grant (CDBG) and city general funds ~~invested through the ARCH trust fund, and payments or city funds, and paying or waiving impact and permit waivers of fees and utility and infrastructure costs, can~~ all have potential to improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public (~~County, State, federal~~) and private funding sources, and ~~therefore work to~~ leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The city can also support affordable housing acquisition and development in indirect ways ~~by working with local lenders to coordinate financing for projects, encouraging private and other public donation of resources, inventorying multifamily residential properties and encouraging preservation of those that are affordable, and working with the State Legislature to provide additional tax relief.:~~

- Working with local lenders to coordinate financing for projects.
- Encouraging private and other public donation of resources.
- Inventorying multi-family residential properties and encouraging preservation of those that are affordable.
- Working with the legislature to fund the state's housing trust fund, to provide additional tax relief, and to authorize additional tools for local governments.

Policy H-2.103.6: Ensure that zoning does regulations do not unduly restrict group homes or other housing options for persons with special needs.

Special-needs housing can be provided in a ~~variety of structures, such as single-family homes, group homes, multifamily~~ multi-family dwellings, congregate care facilities, ~~or and other institutional settings.~~ Flexibility in land use regulations ~~to allow~~ Regulating group homes and home-based care as other housing represents a significant opportunity available to the city to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

Policy H-2.11: Encourage and support the development of emergency, transitional, and permanent housing with appropriate on-site housing options and services for to move homeless persons with special needs and families to long-term financial independence. Support regional efforts to prevent homelessness.

A variety of emergency and transitional housing include types—shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities, and many of the other housing options discussed in the Housing Element—are needed to combat homelessness. The city should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

The city should also work cooperatively with nonprofit agencies or the private sector to site special-needs housing while helping neighbors to understand the role of special-needs housing in the community and the requirements of the Federal Fair Housing Law, federal and state fair housing laws. The (King County) Committee to End Homelessness and other regional efforts are creating a more integrated system for addressing homelessness. This work guides local efforts in supporting work with specific programs and agencies.

Policy H-2.123.8: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should work cooperatively cooperate on a regional housing finance strategy that complements local funding efforts and allows sharing resources to support affordable and special needs housing throughout east King County.

Similarly, efforts to reduce housing costs through streamlining and flexibility in regulation should be coordinated with neighboring jurisdictions. Kirkland lies within a regional housing market, and cost reductions in Kirkland alone will not affect affordability significantly elsewhere in the region. Proactive leadership by Kirkland can encourage participation and action by other cities, thus promoting greater affordability throughout the Eastside. Reducing the percentage of income devoted to housing costs will improve the quality of life for low- and moderate-income families, and enable residents to contribute to other regional goals, such as schools and transit.

Policy H-2.13 Policy H-3.9: Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Encourage Universal Design improvements that increase housing accessibility.

Universal Design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are useable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and many other features.

Policy H-3.9: Support efforts to achieve a geographic balance in siting special-needs housing throughout the city and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.

Generally, special-needs housing should be ~~dispersed~~available throughout the region. Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.

Funds ~~set aside~~invested by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the Eastside. Similarly, projects serving special-needs populations ~~from~~and funded by Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

Policy H-3.10: Promote fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

Fair housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability. These are the “protected classes” under state and federal law. Kirkland also protects people from rental housing discrimination on the basis of using a Section 8 voucher to help pay their rent. Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons. Periodically, King County conducts an Analysis of Impediments to Fair Housing (a county-wide report to the federal government), which can be a resource to Kirkland’s fair housing practices.

~~[[Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.]]~~

Moved.

HOUSING CAPACITY

Moved.

At an average density of 6.5 ~~[[dwelling units per residential acre citywide, Kirkland’s residential densities are relatively high for a suburban community. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre).]]~~ In 2003, Kirkland had 22,100 housing units, capacity for a total of 28,000 units, and a 2022 Growth Target of 26,800 units.

~~[[As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.]]~~

Moved.

Goal H 3: Provide for greater housing capacity and home ownership opportunities.

Policy H 3.1: Provide additional capacity for single family development through allowing reductions in lot sizes where surplus land exists on underdeveloped parcels.

~~[[As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to “infilling” of vacant and underdeveloped lots within existing neighborhoods.]]~~

Moved.

~~The city already allows slight reductions in the required lot size [[as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.]]~~

Moved.

Policy H 3.2: Allow a broad range of housing and site planning concepts [[in single family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

~~Clustering and innovative housing types may include cottages, compact single family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.]]~~

Moved.

~~In addition to environmentally sensitive areas, innovative housing types may be appropriate on sites throughout the city’s single family neighborhoods. [[The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single family and common wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common wall development.~~

~~In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.]]~~

Moved.

Policy H 3.3: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.

~~A number of multifamily structures exist within the city that are built at densities above those planned for their sites. These structures provide a valuable source of close-in and often affordable housing to~~

~~Kirkland residents. In order to retain the housing capacity and affordability provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities. Restrictions on unit size should be considered as a means to maintain affordability.~~

VII. HOUSING

A. INTRODUCTION

EXISTING CONDITIONS

Kirkland is a largely residential community, as housing remains the city's predominant land use. About 54 percent of the city's land area is devoted exclusively to residential uses; and with the 2011 annexations of Finn Hill, North Juanita, and Kingsgate neighborhoods, single-family homes now comprise 56 percent of the city's housing. Since 2005, the city has seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The city has a wide variety of other housing styles including zero lot line, townhomes, multi-family flats, and accessory dwelling units (or ADUs; also known as mother-in-law apartments). Neighborhoods are well established and are one of the city's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there is a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The city's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is multi-family units.

Through A Regional Coalition for Housing (ARCH), the city has and can continue to address a variety of housing needs. ARCH is an inter-local program formed by the cities of the Eastside, from Kenmore, Bothell, and Woodinville south to Newcastle. ARCH staff advises the city on addressing existing and projected housing needs, and administers Kirkland's affordable housing programs. The ARCH trust fund helps create affordable housing for a low- and very low-income households and people who have special needs or are homeless. Also through ARCH, the city participates in region-wide planning efforts, including developing regional strategies to address homelessness.

FUTURE NEEDS

For a thorough study of Kirkland's existing and projected housing needs, including comparisons across the Eastside and King County, please refer to ____, the *East King County Housing Analysis*. The following contains a few highlights and conclusions based on that report.

Critical housing needs facing Kirkland from 2015 to 2035 include the preservation of neighborhood quality, the addition of housing that meets need of a growing employment base (including the creation and retention of housing that is affordable), and the provision of housing for residents with special needs.

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the

environment. While much of the new housing will be located in existing areas of higher densities, other housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The city's role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents and local employees to find the kind of housing they desire at a price they can afford.¹

In 2011, about 30 percent of the city's residents earned less than 80 percent of area (i.e., King County) median income (\$56,500 for a family of four) and faced considerable difficulty in affording housing. According to the *2013 East King County Housing Needs Analysis*, prepared by A Regional Coalition for Housing (ARCH), Kirkland's current housing market is most lacking in providing rental housing units priced appropriately for low- and very low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for middle-income households (earning 80 to 120 percent of median income). Therefore, the Housing Element includes policies designed to:

- Increase the supply of rental units affordable to low- and very low-income households; and
- Increase first-time homeowner opportunities for moderate-income households.

In 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues were incorporated into the Housing Element and led to accomplishments in every area.

B. THE HOUSING CONCEPT

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- Promotes neighborhood quality through the continuation of the existing residential land use pattern and through the application of standards where infill development occurs to ensure compatibility.
- Promotes an adequate supply and variety of residential densities and housing types.

¹ Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

- Addresses the needs for special needs housing and housing affordable at every income level.

The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.

C. HOUSING GOALS

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

Goal H-3: Promote affordable and special needs housing throughout the city for all economic segments of the population.

NEIGHBORHOOD QUALITY

As the Vision Statement and Framework Goals describe, Kirkland's citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or multi-family structures, and a variety of visible features. The city's neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community's ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Policy H-1.1: Incorporate neighborhood character and design principles into standards for new development.

Because change will take place in all neighborhoods between 2015 and 2035, design standards for new development will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

HOUSING DIVERSITY

This Element contains policies designed to support opportunities to respond to the market and provide an adequate supply and variety of housing.

Housing Variety

A variety of housing types is essential if Kirkland is to meet the needs of the diverse households that want to live in the community. For example, nearly two-thirds of households in Kirkland in 2014 have just one or two people. Kirkland has a relatively large percentage of younger adults (ages 20 to 44) and a relatively small percentage of families with school-age children. In 2014, senior citizens comprise almost one-quarter of the population, and could double in number within 20 years. And 20 percent of Kirkland's residents were born outside the United States, a population which is also growing rapidly. These are examples of demographics whose housing needs may require a different mix of housing types over time.

Housing Supply

At an average density of 6.0 dwelling units per residential acre citywide, Kirkland's residential densities are higher compared to other suburban communities. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2013, Kirkland had 37,221 housing units, capacity for an additional 9,993 units, and a 2035 Growth Target of 8,570 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to "infilling" of vacant and underdeveloped lots within existing neighborhoods.

About two-thirds of the city's remaining residential capacity exists in mixed-use areas, with the expectation of moderate-to-high housing densities mixed with commercial uses. In the Totem Lake and Lakeview areas, future development would be largely separated from single-family areas, while in Rose Hill, some of the new housing will transition between businesses on NE 85th Street and surrounding single-family homes.

The city already allows slight reductions from the required single-family lot sizes as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.

Policy H-2.2: Promote the development of accessory dwelling units on single-family lots.

Accessory units are promoted as a means to achieve a different form of housing that is also relatively affordable in existing neighborhoods by more efficiently using the existing housing stock. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling. Since adoption of regulations in 1995 to allow accessory dwelling units, as of 2014 over 190 units have been created within existing houses, over detached garages and in separate structures.

Policy H-2.3: Create flexible site and development standards, and maintain efficient development and review systems, that balance the goals of reduced housing development costs with other community goals.

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings as well as respond to emerging needs of the market. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.

Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also facilitate residential development.

Policy H-2.4: Allow a broad range of housing and site planning approaches in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

Innovative housing types also may be appropriate on sites in single-family neighborhoods that do not have environmental constraints. The demographics of our population are changing, with the average

number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

Policy H-2.5: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multi-family areas.

A number of multi-family structures in the city were built at densities above those now planned for their sites. These structures provide a valuable source of close-in and often relatively affordable housing to Kirkland residents. In order to retain the housing capacity provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities.

AFFORDABLE AND SPECIAL NEEDS HOUSING

Housing Affordability

These policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques, in order to ensure that moderate-, low-, and very low-income households have adequate housing opportunities. Housing for these households is least likely to be provided by the private housing market.

Household and affordable housing counts within each of the defined income groups (based on King County’s median income for a family of four) in 2011 were as follows:

Table 1. Comparing Kirkland’s Incomes and Housing Affordability

Income or Affordability Level for a Family of 4 (\$ in 2011)	Percent of Kirkland’s Households by Income	Percent of Kirkland’s Housing Units by Affordability
Very Low-Income (<30% of median income; or \$21,200)	8%	2%
Low-Income (30%–50% of median; \$21,200 to \$35,300)	8%	4%
Moderate-Income (50%–80% of median; \$35,300 to \$56,500)	14%	16%

Middle-Income (80%–100% median; \$56,600 to \$84,700)	9%	19%
Above Middle-Income (greater than \$84,700)	61%	59%

About 30 percent of the city’s households fall within the very low-, low-, and moderate-income categories. This is about the same proportion as in 2000, although the percentages in upper-income categories have been growing since 1990. Including the annexation of some 8,000 households in Finn Hill, North Juanita, and Kingsgate, the percentage of middle-income households dropped three points (from 12 percent) and the percentage of above-middle-income households increased four points (from 57 percent).

The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing, typically multi-family. As shown in Table 2, below, most of the city’s rental housing is affordable to moderate-income families, including about 16 percent that is also affordable to low-income families; and yet 76 percent of moderate- or lower-income renters are housing cost burdened; that is, pay more than 30 percent of their incomes toward housing costs. As households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy homes because their housing expenses consume such large portions of their incomes.

Table 2. Comparing Kirkland’s Rental Housing Affordability and Cost-Burdened Households

Income or Affordability Level for a Family of 4	Percent of Kirkland’s Renters by Income	Percent of Kirkland’s Rental Housing Units by Affordability	Kirkland’s Renters, by Income, Who Are Cost-Burdened
Very Low-Income	14%	7%	72%
Low-Income	12%	9%	80%
Moderate-Income	14%	43%	68%
Middle-Income or Above	60%	41%	22%

Roughly 60 percent of Kirkland’s very low-income households are severely cost burdened; i.e., pay more than 50 percent of their incomes for housing. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

Special Needs Housing

Special needs housing provides shelter for people with emergencies or self-help limitations. Short-term special needs housing is needed to provide shelters for victims of domestic violence or homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent homelessness.

The city should consider funding, technical assistance, and additional flexibility to land use regulations as needed to provide a greater range of special needs housing. In particular, state law provides that homes occupied by people with disabilities and group care for children that meets the definition of “familial status” are regulated the same as homes occupied by a family or other unrelated individuals. Other policies show Kirkland’s commitment to collaborate with other jurisdictions to plan and support a balance of special needs housing and programs throughout the region, particularly to relieve and prevent homelessness.

Goal H-3: Promote affordable and special needs housing throughout the city for all economic segments of the population.

Policy H-3.1: Strive to meet the city’s proportionate share of the county-wide housing needs of very low-, low-, and moderate-income households.

The goals established by the Countywide Planning Policies maintain that cities, including Kirkland, address the countywide housing need, in proportion to the city’s own size, at the following income levels:

Table 3. Comparing Countywide Housing Needs and Kirkland’s Housing Affordability

Income or Affordability Level for a Family of 4	Percent of King County’s Households by Income	Percent of Kirkland’s Housing Units by Affordability
Very Low-Income	12%	2%
Low-Income	12%	4%
Moderate-Income	16%	16%
Middle-Income	18%	19%
Above Middle-Income	42%	59%

As the table demonstrates, these goals have proven challenging to meet for low- and very low-income households. While market conditions and existing plans have been fairly successful in providing rental housing for moderate-income households, low-income households have not been well served by either the rental or home ownership markets.

Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland’s existing programs that provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. As a member of ARCH, as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element.

Because every city has its own circumstances, limitations, and opportunities, Kirkland can and should support affordable housing across the Eastside as well as within the community.

Policy H-3.2: Require affordable housing provisions when increases to development capacity are considered.

Rezoning, height and bulk modifications, and similar actions often yield greater development capacity. This can add significant value for property owners and an opportunity to create affordable housing with minimal (if any additional) cost to the owner. When the city considers amendments to the Comprehensive Plan, Zoning Code, or other regulations, the city should compare the economic value of the increased capacity to the economic cost of providing affordable units and decide whether to require affordable housing in return.

Policy H-3.3: Ensure that affordable housing opportunities are not concentrated, but are available throughout the city and especially in areas with good access to transit, employment, and shopping.

The bulk of housing affordable to low- and moderate-income households is multi-family. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be available throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

Policy H-3.4: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.

Due to the high relative land values throughout the city, and the resulting difficulty that developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

The city's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and city funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

Policy H-3.5: Support housing acquisition and creation by private or nonprofit organizations, housing authorities, or other social and health service agencies for very low-, low-, and moderate-income residents.

Local resources can be a critical part of developing or preserving affordable housing. Surplus public property, Community Development Block Grant (CDBG) and city general funds invested through the ARCH trust fund, and payments or waivers of fees and infrastructure costs all have potential to improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public and private funding sources and leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The city can also support affordable housing acquisition and development in indirect ways:

- Working with local lenders to coordinate financing for projects.
- Encouraging private and other public donation of resources.
- Inventorying multi-family residential properties and encouraging preservation of those that are affordable.
- Working with the legislature to fund the state's housing trust fund, to provide additional tax relief, and to authorize additional tools for local governments.

Policy H-3.6: Ensure that regulations do not unduly restrict group homes or other housing options for persons with special needs.

Special-needs housing can be provided in single-family homes, group homes, multi-family dwellings, congregate care facilities, and other settings. Regulating group homes and home-based care as other housing represents a significant opportunity available to the city to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

Policy H-3.7: Support a range of housing options and services to move homeless persons and families to long-term financial independence. Support regional efforts to prevent homelessness.

A variety of housing types—shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities—are needed to combat homelessness. The city should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

The city should also work cooperatively with nonprofit agencies or the private sector to site special-needs housing while helping neighbors to understand the role of special-needs housing in the community and the requirements of the federal and state fair housing laws. The (King County) Committee to End Homelessness and other regional efforts are creating a more integrated system for addressing homelessness. This work guides local efforts in supporting work with specific programs and agencies.

Policy H-3.8: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should cooperate on a regional housing

finance strategy that complements local funding efforts and allows sharing resources to support affordable and special needs housing throughout east King County.

Policy H-3.9: Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Encourage Universal Design improvements that increase housing accessibility.

Universal Design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are useable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and many other features.

Policy H-3.9: Support efforts to achieve a geographic balance in siting special-needs housing throughout the city and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.

Generally, special-needs housing should be available throughout the region. Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.

Funds invested by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the Eastside. Similarly, projects serving special-needs populations and funded by Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

Policy H-3.10: Promote fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

Fair housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability. These are the “protected classes” under state and federal law. Kirkland also protects people from rental housing discrimination on the basis of using a Section 8 voucher to help pay their rent. Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons. Periodically, King County conducts an Analysis of Impediments to Fair Housing (a county-wide report to the federal government), which can be a resource to Kirkland’s fair housing practices.

From: [Eric Shields](#)
To: [Dawn Nelson](#)
Subject: FW: Highland Neighborhood goals
Date: Thursday, January 30, 2014 1:20:43 PM

A housing comment.

[Eric Shields](#)

From: Marie Jensen
Sent: Thursday, January 30, 2014 12:09 PM
To: Teresa Swan; Janice Coogan
Cc: Eric Shields; Paul Stewart; Marilynne Beard; Penny Mabie (pmabie@enviroissues.com)
Subject: FW: Highland Neighborhood goals

FYI

Marie

From: Marie Jensen
Sent: Thursday, January 30, 2014 12:09 PM
To: 'riversinc@netzero.com'; Kirkland2035
Cc: karen@tinyisland.com
Subject: RE: Highland Neighborhood goals

Dear Ms. Myra

Thank you for your comments about diverse housing. I have forwarded them to the Planning Dept. staff who are coordinating the update to the City's Comprehensive Plan. I hope that you are able to attend this evening's Neighborhood Planning Session.

I encourage you to stay informed about the [Comprehensive Plan Update](#) and to [subscribe to receive email updates](#).

Sincerely,

Marie Jensen, Communications Program Manager

City of Kirkland

425-587-3021 (desk) | 425-894-7078 (cell)

[What are your ideas for Kirkland's future?](#)

[City E-Bulletins](#) | [Kirkland on Twitter](#) | [Tourism Facebook](#) | [Kirkland 2035](#)

From: riversinc@netzero.com [<mailto:riversinc@netzero.com>]
Sent: Wednesday, January 29, 2014 8:52 PM
To: Kirkland2035
Cc: karen@tinyisland.com
Subject: Highland Neighborhood goals

I was sent a list of the goals for the neighborhood i have lived in for 30 years now, and I agree with all of them, and like this one (along with others):

Goal H-6: Promote and retain the residential character of the neighborhood and encourage

a variety of housing styles and types to serve a diverse population.

This one is not currently happening - the development that is currently occurring is all overly large house with no yards (postage stamp yard) for only the very rich - like they are all priced in the close to million dollar range - we are very rapidly losing our ramblers worth about \$400,000 - to these mega homes - two put in the place of one, all trees wiped out to do so. and the city says this is ok..... why???? and not the vision for this neighborhood at all.

When I complained about wiping out all affordable housing I was told apartments are the affordable housing - *really???* Nothing between million dollar houses and apartments?, really? Where does that young family who is doing well live? they cannot get the million dollar house *yet*, but why should they be in an apartment, why not the stepping block of the \$400,000 little rambler that you give permits to bulldoze down daily - when those ramblers and the 300 year old trees located on the same lot are all gone, they are gone. Kirkland only for the very rich - or apartment dwellers is not my vision nor a Kirkland I would want to live in. But I guess that is the cities vision, and it is not a good one. I would like to really see goal H-6 worked on a bit harder. How about you make the demolition permits really, really expensive and hard to get unless the house is uninhabitable. How about that?? *Slow the contractors down just a bit anyway.*

My vision for Kirkland and my neighborhood is the diverse housing - preserving the older (smaller) ramblers for younger families (not needy if they can afford \$400,000), but why should they not have a home instead of an apartment?? My vision is a Kirkland with a mix of people and *not just the very rich*, and my vision of Kirkland is the one I know - with many old growth trees still about (*but going away at a current very fast rate, unless you the city stops this*).

Thank you for considering my comments,
Lynda Myra / Highlands Kirkland resident since 1983.

From: [Sue Bliven](#)
To: [Dawn Nelson](#)
Subject: Please Prioritize Affordable Housing in Kirkland's Comprehensive Plan Housing Element Update
Date: Tuesday, May 06, 2014 1:12:25 PM

Dear Kirkland Planning Commission,

As you update Kirkland's Comprehensive Plan, I ask that you keep housing affordability concerns at the top of your priorities. It should be possible for working people in Kirkland to afford housing and still have enough money for basic expenses like groceries, gas, and child care. Yet, too many eastside residents are paying more than they can afford for their housing costs. More than 1/3 of Eastside residents are paying more than 30% of their income for housing (the federal standard for affordability), and 14% of Eastsiders are spending more than 50% of their income on housing.

I applaud the work Kirkland has already done to help achieve affordability, including the use of development incentives to create affordable housing and the city's leadership in advocating at the state level for affordable housing policies. But we must do more. In order to make sure that diverse, affordable housing is available throughout the city by 2035, I urge you to continue these important practices and support the following policies in Kirkland's Comprehensive Plan Housing Element update:

--The ARCH Housing Trust Fund is critical to providing affordable housing across the Eastside. Unfortunately, funding for ARCH has flat-lined as communities have struggled to balance their budgets throughout the recession. We need a long-term, sustainable revenue source for the ARCH Housing Trust Fund. The city should commit to partnering with ARCH member cities to implement a new dedicated revenue source that increases public funding for the ARCH Housing Trust Fund.

--Despite our best efforts, homelessness persists on the Eastside. Kirkland should partner with other Eastside cities and non-profit organizations to ensure sufficient housing and services are available for individuals and families that are homeless.

I am dedicated to the vision that all people should be able to live in a safe, healthy, and affordable home in a community of opportunity. This is our opportunity to shape the future of Kirkland and ensure that it grows to be a diverse, inclusive, and affordable community. The policies outlined above will help us achieve this vision by 2035. Please adopt these policies in Kirkland's Comprehensive Plan Housing Element Update.

Thank you for all the work you do for our community. I look forward to hearing about the City's progress on updating the Comprehensive Plan Housing Element.

Sue Bliven
5008 157th Ave SE
Suite 215
Bellevue, WA 98006



HOUSING
DEVELOPMENT
consortium

May 7, 2014

Kirkland Planning Commission
City of Kirkland Planning & Community Development
123 5th Avenue
Kirkland, WA 98033

RE: Comprehensive Plan Housing Element Update

Dear Commission Members,

On behalf of the Housing Development Consortium of King County (HDC), thank you for this opportunity to comment on your Comprehensive Plan update.

HDC is a nonprofit membership organization which represents more than 100 private businesses, nonprofit organizations, and public partners who are working to develop affordable housing in King County. HDC's members are dedicated to the vision that all people should be able to live in a safe, healthy, and affordable home in a community of opportunity. In other words, we believe all people, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for a healthy lifestyle.

We very much appreciate Kirkland's work toward achieving this vision, through the City's provision of development incentives that leverage the power of the private market to create affordable homes and through the City's allocations to the ARCH Housing Trust Fund. Contributions to the ARCH Housing Trust Fund have helped preserve or create almost 400 homes within the city of Kirkland. But more work remains. This comprehensive plan update provides you an ideal opportunity to explore what other policies are necessary to create a diverse, inclusive, and affordable community for all of Kirkland's residents. To that end, we would like to provide the following comments to help guide your work over the next many months on the issues of public funding and homelessness.

HDC's Affordable Housing Members:

- Low-income Housing Organizations
- Community Development Corporations
- Special Needs Housing Organizations
- Public Housing Authorities
- Community Action Agencies
- Workforce Housing Organizations
- Public Development Authorities
- Government Agencies and Commissions
- Architects and Designers
- Development Specialists
- Certified Public Accountants
- Regional Funders and Lenders
- National Funders and Lenders
- Community Investment Specialists
- Property Managers
- Law Firms
- Contractors

Affording Opportunity

1402 Third Avenue, Suite 1230 Seattle, Washington 98101

206.682.9541 Fax 206.623.4669 www.housingconsortium.org

❖ Public Funding

The Countywide Planning Policies (CPPs) state that 24% of our regional housing supply should be affordable to individuals and families earning less than 50% AMI. Unfortunately, the most recent data from the U.S. Department of Housing and Urban Development (HUD) estimates that only 9% percent of Kirkland's homes are affordable to this income bracket. This gives rise to the 14% of Kirkland's households paying more than 50% of their income in housing costs. The supply of affordable homes remains insufficient in Kirkland, and public subsidy is needed to build homes affordable to these households.

The ARCH Housing Trust Fund is critical to achieving this work. Since its inception, ARCH funding has contributed to the creation of more than 2,900 homes across the Eastside, leveraging \$9 of external funding for every \$1 of ARCH funding. With this funding, HDC members like Imagine Housing, Hopelink, and the Friends of Youth are doing great work to build homes for low-income families.

However, since the adoption of your current comprehensive plan, ARCH funding has remained relatively flat while housing costs on the eastside have continued to rise. In order to truly address the need for affordable housing, we need a long-term, sustainable revenue source for the ARCH Housing Trust Fund. **We ask that the City commit to partnering with ARCH member cities to implement a new dedicated revenue source that increases public funding for the ARCH Housing Trust Fund.**

❖ Homelessness

Homelessness is very real in East King County. And while the Eastside has made several big steps forward to address the needs of homeless individuals and families, more must be done. The 2014 One Night Count of homeless individuals identified 178 unsheltered people on the Eastside, and the Lake Washington School district identified 213 homeless students in its most recent count. **We ask that the City continue to partner with other Eastside cities and non-profit organizations to improve opportunities to site housing and services that address this special housing need. We also ask that you work to educate the public and build awareness of homelessness on the Eastside.**

It should be possible in Kirkland for working people to afford housing and still have enough money for the basics like groceries, gas, and child care, but you have work to do to achieve this goal. We encourage you to strengthen your Housing Element by implementing these recommended policies.

Thank you for your consideration. We at HDC look forward to working with you as you continue to update your comprehensive plan to create a future where Kirkland is a diverse, inclusive, and affordable community for people of all incomes. We would be happy to discuss these comments with you further and can be reached by phone at (206) 682-9541 or by email at hdc@housingconsortium.org. We hope you will contact us with any questions.

Best,



Kayla Schott-Bresler
Policy Associate



Kelly Rider
Policy Director

May 8, 2014

Jon Pascal, Chair
Kirkland Planning Commission

RE: 2014 Kirkland Comprehensive Plan Update – Housing Element

Dear Chair Pascal,

On behalf of YWCA Seattle|King|Snohomish, thank you for this opportunity to comment on the 2014 Kirkland comprehensive plan update – housing element. Our YWCA works to eliminate racism and empower women. We serve more than 50,000 people a year with services in King and Snohomish Counties.

We own and operate 813 units of permanent housing of which 256 are located on the Eastside. Our YWCA also owns and operates 72 units of time limited housing with 20 on the Eastside that serve homeless families. These families are working to stabilize and get back on their feet. It has become increasingly difficult for them to remain in their Eastside communities due to the lack of affordable housing.

Working together, we believe we can create a community where all women and families have a safe and stable place to live. Therefore we support measures that make housing accessible to homeless and low-income women and families, prevent homelessness and promote creation of affordable housing. It should be possible for working people to afford housing and still have enough money for the basics like groceries and gas and child care. Everyone should have the opportunity to live in a safe, healthy, affordable home.

The 2014 One Night Count in January identified 178 individuals without shelter in East King County. The count does not include the many more homeless individuals and families staying in emergency shelters, with friends and family or in other non-permanent housing. Additionally, this number is assumed to be an undercount, because we do not count everywhere, and because many people take great care not to be visible. We also know that Eastside Winter Shelters have been operating at capacity.

People become homeless for a variety of reasons, but a primary cause is not being able to find a home you can afford. According to the U. S. Dept. of Housing and Urban Development, households who pay more than 30% of their income for housing are considered cost-burdened, putting them at risk of homelessness. One of the best ways to prevent and address homelessness is to ensure quality permanently affordable housing is available for Kirkland's low and moderate-income households.

In order to increase affordable housing options, we ask that the City continue to support non-profit organizations during siting and when applying for county, state, and federal funding. We thank you for your leadership in advocating at the state level for affordable housing policies.

Our YWCA also encourages the City to continue to collaborate with other jurisdictions to increase capacity and find cost-efficiencies. We applaud Kirkland for the many years of support for ARCH. The ARCH Trust Fund is essential to develop additional units of affordable housing. Given the uncertainty of funding, we urge Kirkland along with other Eastside cities to secure a long-term, sustainable revenue source for the ARCH Housing Trust Fund.

We also ask that the City expand and strengthen the range of development incentives so that Kirkland's neighborhoods continue to offer a diverse range of housing options.

From our many years of serving East King County residents, we know firsthand that transportation can be a huge barrier to accessing housing, jobs and services. Therefore, we urge the City to make sure the comprehensive plan update includes provisions so that low-income households are able to access transit opportunities by providing affordable housing in mixed-use neighborhoods and near transportation and job opportunities.

In closing, we applaud the City of Kirkland for the work done to date to develop specific plans and look forward to the implementation. Kirkland's comprehensive plan update provides you a great opportunity to explore what policies are necessary to create a diverse, inclusive, and affordable community for all of Kirkland's residents.

Thank you for your consideration.



Liz Mills
YWCA Advocacy and Policy Director

Dawn Nelson

From: Paul Stewart
Sent: Thursday, May 08, 2014 3:22 PM
To: Dawn Nelson
Subject: FW: Please Prioritize Affordable Housing in Kirkland's Housing Element Update

FYI

From: Karen Tennyson [mailto:ktedurep37@gmail.com]
Sent: Thursday, May 08, 2014 3:06 PM
To: Planning Commissioners
Subject: Please Prioritize Affordable Housing in Kirkland's Housing Element Update

As a resident of Kirkland, I have spoken many times for an inclusionary policy in our housing element. The current opportunity we have to take another look at our zoning codes and regulations, to make the inclusion of affordable housing an integral part of this plan, is an opportunity we should not waste. We have tried in the past to incentivize developers to build affordable housing, to little or no avail. Redmond has been the most successful city on the Eastside in increasing their supply of affordable housing, because they have made it mandatory that affordable housing, at the 60% level, be part of their downtown plan. And I am sure we have all seen the building boom that is currently taking place in Redmond. However, we need to do better and Kirkland can. We need to have housing at 30%, 50% and 60% of median King County income to be able to address the needs of all of our workers.

PS — People who work in Kirkland, but do not live in Kirkland, tend to take their money home with them.

Thank you,
Karen Tennyson
Former Kirkland Planning Commissioner
Former Neighborhood Chair (North Rose Hill)
Former ARCH CAB Chair
Current - board member, Washington Low Income Housing Alliance Action Fund