



**CITY OF KIRKLAND**  
Planning and Building Department  
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**MEMORANDUM**

**To:** Housing Strategy Advisory Group

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

**Date:** January 18, 2018

**Subject:** Housing Strategy Plan Update Meeting on January 24, 2018 (File PLN17-00111)

***Please note – this meeting will be taking place in the Peter Kirk Room on the lower floor of City Hall.***

**MEETING PURPOSE**

The purpose of this Housing Strategy Advisory Group meeting is to get confirmation on the priority strategies that the group has identified thus far in the process, check in on the edited strategy matrix, and provide input on the organization and content of the draft Housing Strategy Plan. City and ARCH staff will present information and help guide the Advisory Group's discussion.

**MEETING OVERVIEW**

1. Housing Workshop Recap
2. Priority Strategies and Edited Strategy Matrix
3. Draft Housing Strategy Plan

Following is a very brief summary of the items to be covered, including attachments.

**1. Housing Workshop Recap**

The Housing Workshop on December 2<sup>nd</sup> was designed to give attendees an opportunity to share input on the strategies that the Advisory Group has been reviewing related to the three main housing goals – neighborhood character, housing supply and diversity, and affordable housing. The workshop began with an opportunity for individuals to review display boards of background information. The boards provided a summary of the information that the Advisory Group has been using in its work and are included as Attachment 1.

Following a brief welcome from Deputy Mayor Jay Arnold and an introduction to the housing issues being discussed and workshop format overview by Arthur Sullivan, the participants self-

selected into breakout groups in one of the three topic areas. Advisory Group members led the 45-minute long discussions based on the questions and background information in Attachment 2. At the end of the first breakout session, participants chose a second breakout group on a different topic. Participants were engaged in the conversations and seemed to be glad to have an opportunity to share their thoughts. Notes that were taken during the breakout sessions are included in Attachment 3.

***At the meeting on 1/24, Advisory Group members will have an opportunity to share their observations about the workshop.***

## **2. Priority Strategies and Edited Strategy Matrix**

The process that the Advisory Group has undertaken over the last several months has resulted in a list of top tier or priority strategies and potential actions to implement them. These strategies are included in the table below. They are not meant to diminish the importance of other strategies and potential actions included in the full matrix in Attachment 4. The ones below were selected from the full matrix, based on the work the Advisory Group has done, because:

- They seem to be most promising to address the most significant housing gaps, or
- They are able to be linked to other planned City initiatives or regional events such as neighborhood planning processes and transit area planning initiatives.

The Housing Strategy process is very iterative – action will be taken on the top strategies over the next several years and then a new process will be used to select the next set of strategies for the City to pursue, so the remaining items in the matrix will be the starting point for the next round.

***During the meeting on 1/24, Advisory Group members will be asked to respond to the following questions.***

- ***Are the top tier strategies and actions in the table below the ones the Advisory Group wants to recommend?***
- ***Would any of the comments shared at the workshop alter any of the top strategies or potential actions that the Advisory Group has identified?***
- ***Only the top tier strategies are identified in the full matrix as "High" or "Timely" in the Priority column. Is the group interested in identifying additional "High" priority strategies? Is the group interested in prioritizing the remaining strategies as "Medium" or "Low"?***

**PROPOSED TOP PRIORITY STRATEGIES**

Create neighborhoods with better access to more daily needs (i.e. 10 minute neighborhoods) AND Expanded Housing Choices	
Neighborhood Quality	
Strategy	Examples of Potential Actions
Public Infrastructure in Neighborhoods	In cooperation with neighborhood associations, identify areas targeted for walkability where amenities and infrastructure should be focused.
	Open Spaces: Incentivize neighborhood planning/ pocket parks reducing need for large yards. Create open spaces that encourage social gathering.
Support services in neighborhoods	Zone or incentives for all-inclusive neighborhoods-- food, daycare, park, meet-up places, transit.
	Allow for strategic neighborhood commercial development to the extent that it improves neighborhood walkability.
Expanded Housing Choices	
<p>Housing opportunities for a greater diversity of households in lower density residential and transitional neighborhoods</p> <p><b>Find ways to make some increased density acceptable to existing neighborhood residents such as: some corner lots to be triplexes that look compatible with neighborhood; ADUs; Small SF lots with smaller home. Kirkland has relatively few one- and two-bedroom homes compared to the number of smaller households. Also, some empty nesters and aging residents will want affordable options to remain in Kirkland. The city should explore ways to promote ADUs, condominiums, cottages, and other smaller forms of housing and allow the market to respond to contemporary housing demands, along with design standards to maintain or improve neighborhood vitality.</b></p>	<p>Review the zoning code to increase opportunities for innovative or unconventional housing types that may fill housing needs not currently met in Kirkland, such as:</p> <ul style="list-style-type: none"> <li>• Cottages (single level living choices) that are reasonably prices.</li> <li>• Multiplexes that look like single family homes</li> <li>• ‘Tiny houses’.</li> <li>• Smaller lots (4,000 sq ft) near areas targeted for walkability or with nearby (parks).</li> </ul>
	Convert some older single-family housing neighborhoods (less efficient) to mixed-density villages of smaller homes or clustered housing with central open areas.
	Enable "missing middle" home styles (multi-bedroom) and "pocket neighborhood" community models, especially in areas targeted for walkability
	Create a program to create and manage an inventory of smaller rentable plots for smaller/portable homes (<400 sq ft)
<p>Increase overall housing and choices in Transit Oriented Development and other Centers.</p> <p><b>Need more clarity on location of ‘TOD’ areas. Should be areas that are not only about increased transit trips,</b></p>	<p>Transit-Oriented Development (TOD)</p> <p>Review the zoning code in areas targeted for walkability for barriers to innovative or unconventional housing types that may fill housing needs not currently met in Kirkland, such as:</p>

<p>but also support other forms of trips (walking, bicycle, etc.)</p> <p>A high proportion of working Kirkland residents commute to other cities, and a high proportion of people working in Kirkland commute from outside the city. It is timely to advance housing needs in tandem with regional planning and transit investments. Locally, this includes land use planning and leveraging transit investments to maximize co-locating housing and transit facilities, which in turn promotes the</p>	<ul style="list-style-type: none"> <li>• Small Efficiency Units</li> <li>• Boarding Homes</li> <li>• SRO/Dormitories</li> </ul> <p>Surplus and Underutilized Land          Evaluate potential for Transit-Oriented Development (TOD) at park-and-ride lots, especially to partner with local affordable housing providers to provide affordable housing.</p> <p>Bonus in mixed-use for adding residential.</p>
<p>Reduce Development Costs.          Maintain efficient development and review systems that balance the goals of reduced housing development costs with other community goals</p>	<p>Reduce the cost &amp; risk of development (especially for projects which provide residential units) by maximizing certainty of development regulations as early in process as possible. For example, ensure utility charges are known early in the permit process.</p> <p>Consider expediting permits that address priority needs.</p> <p>Building codes to allow prefabricated and new building technologies (e.g., cross-laminated timber). Modify height limits and codes to maximize wood frame construction.</p>
<p><b>Housing Affordability and Special Needs Housing</b></p>	
<p><b>Indirect Assistance</b></p>	
<p><b>Strategy</b></p>	<p><b>Examples of Potential Actions</b></p>
<p>Aging in Place.          Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Evaluate why more people don't 'down-size' (e.g. cost of alternative housing; resource to fix up to sell; family circumstance; life style (memories, yard, pets, amenities, friends.) and what could create more interest in down-sizing.</p>	<p>Continue using CDBG funds for the single-family housing repair and weatherization program.</p> <p>Encourage forms of housing that support remaining (downsizing) in existing neighborhood or community, e.g. Clustering and/or "innovative" housing types / ADU</p> <p>Evaluate and potentially revise standards for utility tax and property tax exemptions.</p> <p>Encourage universal design improvements that increase housing accessibility</p> <p>Programs to assist people with aging in place (e.g. meals, maintenance)</p>
<p>Accessory Dwelling Units.</p>	<p>Review regulations and permitting costs. Minimize procedural requirements and address neighborhood compatibility.</p>

<p><b>Promote the development of accessory dwelling units (ADUs) on single-family lots.</b></p>	<p>Promote community education program for ADUs through outreach efforts, including fliers/technical assistance</p>
	<p>Review if any type of incentives can be offered</p>
	<p>Prohibit ADUs for short-term rental.</p>
<p><b>Promote Opportunities for Homeownership</b></p>	<p>Removing barriers to condo development, including amendments to the state Condominium Act.</p>
<p><b>City Incentives in exchange for providing affordable housing.</b></p>	<p>Review requiring affordable housing when increases to development capacity for sites or neighborhoods are considered</p>
	<p>Opportunities for linking with usage of Housing Choice Vouchers (KCHA).</p>
	<p>Consider linking affordable housing (e.g. in-lieu payments) to increases in capacity for commercial development.</p>
<p><b>Housing Affordability: Direct Assistance</b></p>	
<p><b>Local Revenue. Establish a regular local source of funding for affordable housing programs.</b></p>	<p>Continue using City General and CDBG funds for affordable housing and special needs housing</p>
	<p>Explore potential dedicated local revenue sources targeted toward affordable housing on a regular basis (dedicated portion of existing revenue, local housing levy, new dedicated fund source)</p>
	<p>Work with AWC [Association of Washington Cities], SCA [Sound Cities Association] and other housing groups for State Legislation to expand funding options for cities (e.g. REET, home demolition fees) for affordable housing</p>
	<p>Review and potentially update range of types and affordability of housing receiving direct assistance and whether resources should be used for direct assistance to residents (e.g. relocation assistance, down payment loan).</p>
<p><b>Provide other support for affordable housing</b></p>	<p>Evaluate incorporating affordable housing into city developments (e.g. fire station, parking)</p>
	<p>Encourage innovative partnerships between public/private institutions (e.g. LWIT, faith organizations). For example, lots for tiny houses</p>
	<p>Analyze the potential city role in employer assisted housing. Work with local employers to study and implement model programs.</p>

### **3. Draft Housing Strategy Plan**

The culmination of the Advisory Group process will be a final Housing Strategy Plan. Staff has put together a draft Housing Strategy Plan for your review (Attachment 5). At this point, we are interested in comments about the general content, layout and organization of the report. Text editing will occur prior to the next Advisory Group meeting.

The report is organized in two main sections. The first nine pages (plus the table above) provide an executive summary of the work and outcomes of the Advisory Group. The remaining pages (10 – 16) provide the background and process discussion.

***At the meeting on 1/24, Advisory Group members will have an opportunity to share their observations about the layout, flow and organization of the Housing Strategy Plan. More detailed comments on specific language and/or content is welcome via e-mail and at the February 7<sup>th</sup> meeting.***

#### **Next Steps**

The next Advisory Group meeting will be on February 7<sup>th</sup> from 4:00 – 6:00 pm. The purpose of that meeting will be to discuss the final draft of the Housing Strategy Plan. A study session to present the Advisory Group's work is scheduled for 6:00 pm on March 6<sup>th</sup>.

#### Attachments

1. Workshop Display Boards
2. Breakout Session Questions
3. Breakout Session Notes
4. Edited Strategy Matrix
5. Draft Housing Strategy Plan



# Affordability. Diversity. Character: The Future of Housing in Kirkland

## What do we mean by Housing Affordability?

**Housing Affordability:** Is when resident pays no more than 30% of their income for housing costs, including utilities.

Income Restricted affordable housing refers to housing for which renters or buyers must meet specific income guidelines to be able to live in the unit. Generally defined as a percent of median family income. Targeted to those with very low, low and moderate incomes.

<b>Affordable Rent</b>	 \$650	 \$1,075	 \$1,725	 \$1,830 Average Kirkland rent	 \$2,150
<b>* Annual Income</b>	Up to \$25,000 (very low income)	\$43,000 (low income)	\$69,000 (moderate income)	Needs an income of \$73,000	\$86,000 (median income)
<b>Affordable Price</b>		 \$150,000	 \$260,000	<b>IN KIRKLAND:</b> Average Price of Condo: ~\$350,000 Average Price of SF House: ~\$800,000	 \$333,000

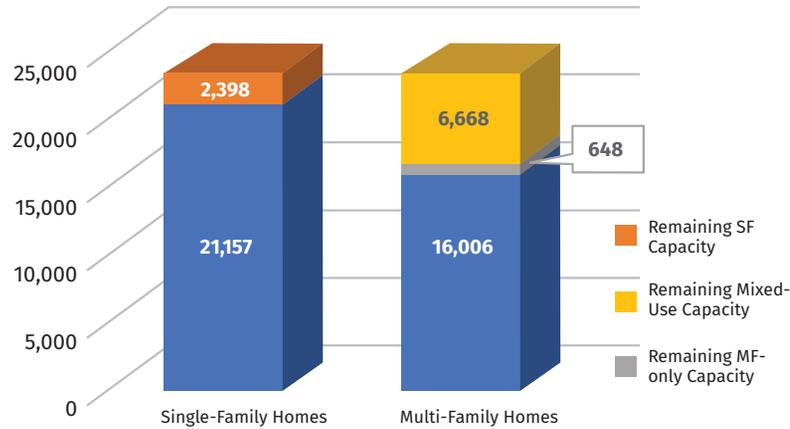
\* For a Household Family of Three



# Affordability. Diversity. Character: The Future of Housing in Kirkland

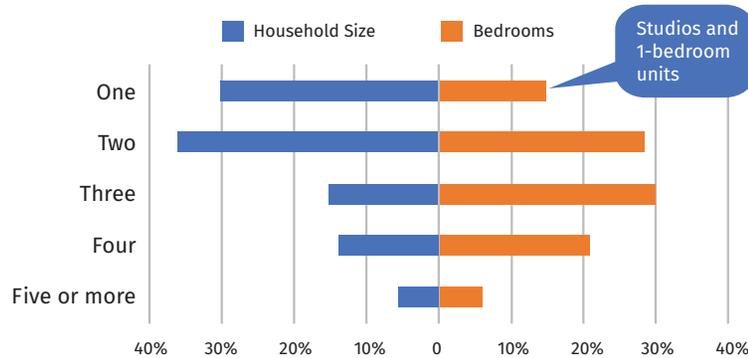
## What is Kirkland's Housing Story?

### 1.) Current and Future Housing Mix



- » Currently almost 45% of housing in Kirkland is multifamily and 55% is single family. Over 70% of multifamily is in properties with less than 20 units.
- » Over the past 20 years, the proportion of owner occupied housing has been constant at about 65%
- » Over the past 20 years, 52% of the City's new housing has been multifamily housing. However, the proportion of owner occupied housing has remained relatively unchanged. Up until 2010, over a third of new multifamily housing was owner occupied housing.
- » Since 2010, less than 10% of new multifamily housing has been condominiums (owner occupancy).
- » 75% of remaining capacity for housing in Kirkland is multifamily housing, primarily in the City's mixed use areas (Downtown, Totem Lake, Rose Hill). At build-out, it is expected that the city's housing will be split evenly between single family and multifamily housing.

### 2.) Household size compared to housing size



30% of Kirkland households are made up of one person; 15% of Kirkland housing units have one or fewer bedrooms.

#### POTENTIAL IMPLICATIONS:

- » The number of smaller housing units relative to the number of smaller households can make it more challenging for smaller households to find housing within their means. This could include older couples (empty nester) looking for options to downsize.
- » If the current low rate of condominium development continues, the overall proportion of owner occupied housing could decline.





# Affordability. Diversity. Character: The Future of Housing in Kirkland

## Who can afford to live in Kirkland?

- » A high proportion of Kirkland workers earn salaries in the very low (<\$25,000), low (<\$50,000) and moderate (\$75,000) income levels. The median wage paid in Kirkland is \$45,000, and is slightly lower than the Countywide median wage.
- » To rent an average two-bedroom apartment in Kirkland (\$1830), need to make \$73,000.
- » To buy a median priced condominium in Kirkland (\$350,000), need to make \$91,000.
- » To buy a median priced single family home in Kirkland (\$800,000), need to make \$187,000.



A HOTEL WORKER EARNING \$25,000 (\$12/HOUR) CAN AFFORD \$540 MONTHLY RENT  
**Other jobs in range:** Barista, Food Prep. Worker



A DENTAL ASSISTANT EARNING \$42,000 (\$20/HOUR) CAN AFFORD \$1,000 MONTHLY RENT  
**Other jobs in range:** Bank Teller, Retail salesperson, File Clerk, Dental Assistant, Hairstylist



A TEACHER EARNING \$53,000 CAN AFFORD \$1,200 MONTHLY RENT  
**Other jobs in range:** Office Manager, Carpenter/Construction trades, Firefighter



A POLICE OFFICER EARNING \$80,000 CAN AFFORD \$2,000 MONTHLY RENT OR A \$290,000 HOME  
**Other jobs in range:** Accountant, RN, Physical Therapist



# Affordability. Diversity. Character: The Future of Housing in Kirkland

## How cities get involved and what Kirkland has been doing

### WHAT CITIES CAN DO

#### I. Overall Zoning: Amount / Type of Housing

- » Smaller lot homes
- » Mixed use zoning
- » Housing specific for senior citizens
- » Permitting process and costs
- » Building codes

#### II. Private Market Incentives for Affordability

- » Rezones that require or incent portion of housing for moderate income.
- » Short term Multifamily tax exemptions
- » Allow Accessory Dwelling Units (ADUs)

#### III. Financial Support Programs

- » City housing funds (grants and loans)
- » Surplus/underutilized public sites
- » Waived Impact fees
- » Federal / State funding

#### IV. Resident Services Funding

- » Home repair loans
- » Homeless housing programs and services
- » Rental assistance
- » Utility/Property tax relief

### WHAT KIRKLAND HAS BEEN DOING

#### I. Overall Zoning: Amount / Type of Housing

- » Adding housing capacity through mixed use zoning in downtown, Totem Lake, Rose Hill and South Kirkland
- » Allowing cottages and duplexes in SF on smaller lots
- » Creating low impact development standards

#### II. Private Market Incentives for Affordability

- » Require a portion of new units affordable in many (multifamily?) neighborhoods.
- » Short term property tax exemption in mixed use zones
  - 175+ units completed or in development for households earning 50% - 100% median income
- » Allow accessory dwelling units
  - 143 ADUs permitted

#### III. Financial Support Programs

- » City housing funds (grants and loans) for affordable housing
  - In the past 25 years, Kirkland has partnered with other East King County cities to support over 3,300 homes for very low, low and moderate income households , with over 380 located in Kirkland.

#### IV. Resident Services Funding

- » 110 Home repair loans or grants to Kirkland residents through County program over past 20 years
- » 240 Homeless households provided shelter and services in 2016
- » 119 Seniors assisted through utility discount program annually

**MARKET RATE HOUSING**  
\$53,000 - \$77,000

**MODERATE INCOME**

**LOW - VERY LOW INCOME**  
\$33,000 - \$48,000





# Affordability. Diversity. Character: The Future of Housing in Kirkland

## Kirkland Housing Survey

**SURVEY DATES:** JUNE 23, 2017 – JULY 21, 2017  
**SURVEY RESPONSES:** 1,468 · **SURVEY RESPONDENTS:**

- » **71% are homeowners** (compared to 65% of residents)
- » **95% live in Kirkland**, 59% do not work in Kirkland
- » **Income mix is relatively balanced compared to citywide profile**, somewhat low at lower income levels

### WHAT ARE IMPORTANT FACTORS WHEN LOOKING FOR HOUSING?

- > 50% of Respondents**
  - » Price
  - » Proximity to daily needs
  - » Proximity to work
  - » Safety
- 25% - 40% of Respondents**
  - » Quality Schools
  - » Potential to stay a long time
  - » Quiet Neighborhood
  - » Parks and open space.
  - » Feeling of privacy
- < 25% of Respondents**
  - » Size of Home
  - » Proximity to transit/freeway
  - » Diversity Architecture

### WHAT SHOULD KIRKLAND BE LIKE IN 20 YEARS?

- 66% to 50% of respondents (Most to less important)**
  - a.)** Range of housing for all stages of life
    - Opportunities to age in place
  - b.)** Higher density closer to good transit
  - c.)** New housing fits in and preserve the character
  - d.)** There is housing for employees earning \$25,000 - \$60,000
  - e.)** Ownership opportunities for wider range of households.
    - More single family housing
  - f.)** Opportunity for young households including students
- < 50% respondents**
  - g.)** Diversity of architecture
  - h.)** Housing for people with special needs
  - i.)** Housing for people with income less than \$25,000

### HOW ARE WE DOING TODAY?

- a.)** ↑ Does not have an adequate supply of housing (56%, agree / 24% disagree)
  - ↔ Seniors able to age in place (47% disagree / 24% agree)
  - ↔ Plentiful Opportunities for extended family (44% disagree / 19% agree)
  - ↓ Kirkland lacks specialized senior housing options (33% agree / 20% disagree)
- b.)** ↓ Housing options have easy access to transit (43% agree / 33% disagree)
- d.)** ↓ Affordable housing options hard to come by (\*89% agree / 7% disagree)
  - ↓ Relatively affordable housing being demolished (76% agree / 13% disagree)
- e.)** ↓ Kirkland lacks small housing opportunities (e.g. cottages, small homes) (58% agree / 22% disagree)
  - ↓ Plentiful Opportunities for extended family (44% disagree / 19% agree)
- f.)** ↓ Families, particularly young families, have limited options (74% agree / 15% disagree)
  - ↓ Kirkland lacks small housing opportunities (e.g. micro / tiny housing) (58% agree / 22% disagree)





# Affordability. Diversity. Character: The Future of Housing in Kirkland

## Some Facts about Kirkland Residents and our Housing

- There are more married couples without children (30% of all households) than married couples with children (24% of all households)
- Almost 20% of households with children are single parent households.
- Almost 18% of Kirkland households are senior households (at least one member over age 62), compared to countywide 20%.
- 84% of low- or very low-income renters (income < \$48,000) in Kirkland pay more than 30% of income for housing (cost burdened), and about 3/4ths of these households (~2,000) pay more than 50% of their income toward housing (severely cost burdened).
- Moderate-income renters are more than twice as likely to be housing cost burdened as middle-income renters.
- Just over half of moderate- or lower-income homeowners are severely cost burdened; compared to 5% of middle- and higher-income homeowners
- Lower income renters are more likely to be seniors, have a disability or have a child under the age of 6.
- Over the past five years average rents have increased 30%. Incomes have increased 9%. The income required to afford the average rent has gone from 77% median (3-person household) to 91% median income, an historic high.
- Over the past 5 years, the median sales price of single family homes has increased 71% and the income required to purchase the average home has gone from of 128% median (3-person household) to 216% median income.
- Over the past 5 years, the median sales price of a condominium/townhome has increased 144% and the income required to purchase the average condominium has gone from 61% median (3-person household) to 119% median income
- The city has a goal that 24% of housing be affordable to households earning up to \$77,000. Currently only 8.5% of housing in Kirkland is affordable at this level.
- From the mid-1990s to 2009, approximately 37% of new multifamily housing was condominiums. Since 2010, condominiums have been about 7% of new multifamily housing.
- Kirkland's supply of specialized housing for seniors is in the mid-range of what is available in East King County cities. (300 beds per 1,000 residents over age 75)



### COMMENTS FROM FOCUS GROUPS:

**Many seniors** want to stay in their home, but face challenges with doing so. Don't have resources to pay others for home care, property taxes or items they used to do on their own (e.g. home maintenance).

**Seeing more seniors** seeking services at agencies such as Hopelink. **Many housing options**, such as condos and assisted living, are too expensive for many seniors.

**Students at Lake Washington:** Living expenses, especially housing, increase faster than income...Some have multiple jobs on top of school...Many do not live in the community, and the cost and time associated with commuting is challenging....Can be a challenge to find good roommates.

**Downtown merchants** commented about having more housing near downtown to maintain their customer base, and more apartments that are affordable to entry level workers, especially near retail core and/or good transit.

**Persons using local homeless programs** thought that raising awareness of homelessness would help the community understand that the homeless are 'Good people, in bad circumstances.' Challenges they face are move in costs and past credit history. They need access to showers and place to store belongings so they can go to work.



# Affordability. Diversity. Character: The Future of Housing in Kirkland

## Housing Strategy Advisory Group Background

The City of Kirkland adopted a new **Comprehensive Plan in 2015**. One of the implementation strategies in that Plan is to develop a new Housing Strategy Plan. The purpose of the Housing Strategy Plan is to identify a wide variety of tasks that the City might undertake over the next three to five years to implement the current Housing Goals and Policies. The City created the Housing Strategy Advisory Group because the Kirkland City Council wanted to involve representative stakeholders from throughout the community to help formulate recommendations for the Housing Strategy Plan.

Housing Strategy Advisory Group Members



**Aimee Voelz**  
is a marketing consultant and has lived in Kirkland for 20 years. She is the Chairperson of Kirkland's Moss Bay Neighborhood Association and an **Imagine Housing** board member.



**Bill Blanchard**  
is a Realtor with Kirkland Windermere and has lived with his wife Joan in Kirkland for over 25 years. In addition to being on the Kirkland Housing Strategy Advisory Group, Bill is Co-Chair of the Kirkland Association of Neighborhoods (KAN), Chairman of the Big Finn Hill Parks Committee, and board member of the Finn Hill Neighborhood Alliance in charge of land acquisition.



**Brenda Nunes**  
MBA, LEED AP  
is Managing Broker at Nunes Group Real Estate, Keller Williams Eastside, and a member of the KW Associate Leadership Council. Brenda stays actively involved in leadership roles within the community. Brenda is a nationally recognized educator, advocate, and mentor or a sustainable real estate, and is a member of Built Green, an environmentally-friendly, residential building program of the Master Builders Association of King and Snohomish Counties. She is a co-founder of Sustainability Foundation which provides real estate education concerning long-term sustainability.



**Janet Pruitt**  
has recently retired from a career of teaching, sales and then assisting her husband John in his consulting business for over 20 years. They have lived and worked in the Norkirk neighborhood for 40 years where they raised their two children. Janet has served as chair of the Norkirk Neighborhood Association and, more recently, as co-chair of the Kirkland Alliance of Neighborhoods (KAN). She also was honored to spend two interesting and educational terms on the Kirkland Planning Commission, and helped with the development of the current Norkirk Neighborhood Plan.



**Mike Potter**  
is a Dean of Instruction at Lake Washington Institute of Technology in Kirkland. He has been with the college for 18 years. Mike has been a resident of the Totem Lake/Kingsgate area since 1999. His spouse works at Evergreen Hospital and he has three children, all Juanita High School graduates.



**Kelli Curtis**  
serves on the Houghton Community Council, the Kirkland Housing Strategy Advisory Group, and is a member of the City of Kirkland Park Board. She has lived in Kirkland for over 25 years with her husband, Curt Blake, and their two children (now college students). She runs a small business, grows food for food banks, and is actively involved in community and school volunteering.



**Kevin Coomer**  
is NW Native proud, living in the north end of North Rose Hill and is a member of the Neighborhood Board - if you are from NRH, please make a point to share your views with me - whether here at the workshop, or any time you see me being walked around the neighborhood by my dog!



**Kimberly Scott**  
is the President & CEO of the Washington Society of CPAs and Executive Director of the Washington CPA Foundation. She has lived in Kirkland for 17 years with her husband Randy Scott, a Lieutenant with the Kirkland Fire Department. In addition to being on the Kirkland Housing Strategy Advisory Group, she is the Chair of the Kirkland Human Services Commission and sits on the Board of Leadership Eastside.



**Kathy Iverson**  
enjoyed her career as a physical therapist and since her retirement has become involved in the community. In addition to serving on the Kirkland Housing Strategy Advisory Group, she serves on the Kirkland Senior Council; is an Honorary Trustee for Evergreen Health's Community Advisory Committee; serves on the Home Health and Hospice professional advisory committee and is a volunteer at Hopelink. She is a long term resident of Kirkland.



**Rodney Rutherford**  
is the chair of the South Rose Hill/Bridle Trails Neighborhood Association, and has always lived within 4 miles of Lake Washington. He is a weekly volunteer with homeless women and children at his church's Safe Parking Program. He bikes to work daily as an internet systems engineer, but loves to learn about all kinds of systems that impact people--such as housing economics--to figure out how they can serve people more effectively.



**Samantha St. John**  
has lived in Kirkland since the age of two. She loves Kirkland and volunteers as often as possible with organizations helping to improve the livability and quality of life for all residents, including serving on the board of Attain Housing, a Kirkland nonprofit organization providing affordable housing and case management for homeless and at-risk families with children. In December 2016, she was awarded the Teddy Overleese Community Service Award from the Kirkland Downtown Association in recognition of her contributions to the greater Kirkland community. She is the Executive Director of the Kirkland Chamber of Commerce and is focused on nurturing and building strong partnerships throughout Kirkland in this role.



**Troy Thiel**  
is a 25 year plus professional in the Real Estate Industry and is with the Thiel Team at Windermere Yarrow Bay. Among his many passions is appropriate development and community involvement. He's the Kirkland Chamber of Commerce and Kirkland Downtown Association Representative to the Housing Advisory Committee and has a long track record of being a community leader and advocate, both here in Kirkland and the Seattle area, as well as his former homes of Madison, Wisconsin and Evanston, Illinois.

**ALSO INCLUDED:**

**Kelsey Justus** - Astronics · **Mike Miller** - Kirkland Planning Commission  
**Tim King** - Northshore Community Church · **Tom Pendergrass** - Kirkland Kiwanis

## Housing Strategy Advisory Group Workshop Breakout Session Questions and Graphics

### A. Housing Strategy: Housing Supply and Diversity

#### Background Statement

Our community is already made up of a variety of different types and styles of housing – single-family homes, townhomes, small and large apartment and condominium buildings. There are also accessory dwelling units (mother in law apartments), cottages and micro-units. But there still are unmet needs, so the challenge in this discussion is to probe if there are ways we can expand such efforts in ways that fit into the community. The focus of this session is to think about the types of housing that might meet the needs of our current and future population.

#### Questions

- Are there Cities (or neighborhoods in other cities) you have visited that you think did an excellent job at providing density and diversity of housing stock? What stands out about those cities/neighborhoods?
- Following are types of housing that the Advisory Group feel have the potential to fit into the city and help address local housing needs for a wider range of households. They understand these ideas may not fit everywhere and/or may need some guidelines in order to fit into the community.
- Looking at the pictures provided, what types of housing do you think would fit in Kirkland to help increase housing supply for a more diverse population?
  - What do you like about them and why?
  - Who do you see living in each type of housing?
  - Are there any types shown that you don't think would fit in Kirkland and, if so, why
  - Are there any types of housing that are not on this list that should be considered?
  - Are there particular provisions that should be linked to permitting such housing?

#### Lower Density neighborhoods

- ADU's (accessory dwelling units or "mother-in-law apartments")
- Cottages
- Duplexes and triplexes, including those designed to look like single family residences
- Tiny homes

#### Transition neighborhoods

- Townhouses or row houses
- Duplexes and triplexes, including those designed to look like single family residences
- Bungalow court

- Boarding homes
- Dorm type housing at colleges/churches
- Micro-housing
- ADU's

Central/mixed use neighborhoods

- Transit oriented development
- Micro-housing
- Dorm type housing at colleges/churches
- Boarding homes

**Graphics**

- Housing Photo Display (1 or 3 boards depending on space)
- Blank map for each table to draw on/add notes to

## **B. Housing Strategy: Affordable Housing**

### **Background Statement**

This session is focusing on explicit housing affordability, or affordable housing – that is housing intended to be affordable to a specified income level, generally anywhere from 30% median income (\$20 to \$28,000) to 80% median income (\$53 - \$77,000). This is not about general diversity and relative affordability of housing (important but another breakout group topic), but efforts so that those with low or moderate income might be able to manage in our community, as well as how to build upon what the city has been doing. The Advisory Group has been looking at a couple themes within this topic:

First, activities where the city has provided direct assistance for housing that is targeted to specific housing for households at specific income levels or certain populations

- Sources have included a portion of the City's general funds, but have also waived development fees for such projects.
- Have been used for households earning up to \$58000 (60% median, family of 4) and other lesser income.
- Been for families, seniors, homeless, and persons with special needs.
- Typically assist community based groups (non-profit or housing authority) in developing housing

Second, city efforts other than direct financial assistance (Reference Background graphic about city efforts and call out land use requiring many new developments to include housing affordable to households earning \$33 - \$77,000); or city efforts to help low income or homeless residents with housing costs and services to get into or stay in their housing (e.g. utility and property tax relief or deferrals for seniors). In this area, the Advisory Group has discussed ideas such as:

- Ways to help seniors age in place in their homes such as expanded utility and property tax relief
- Expanding use of relatively affordable smaller housing such as ADU's (it is noted that Mercer Island has ADU's at over 4 times the rate as Kirkland) and micro units.
- Increasing the production of condominiums, a relatively affordable form of ownership housing.

### **Questions**

- Should the city look into increasing efforts to use direct resources to support specific affordable housing? Why or why not?
- If so, thought on what resources should be considered?
  - Expand general fund
  - Dedicated funding source from some type of fee or revenue (portion of sales tax from new construction, demolition fee to existing housing, portion of real estate excise tax)

- Property tax levy, potentially combined with a larger community levy involving other public needs (e.g, parks, roads)
- More actively look at publicly owned land to see if all or portion could accommodate housing and make available at no cost.
- Are there any particular needs/income levels that are more important to focus on, or should the city continue serving a range of different needs (e.g. families, seniors, homeless, persons with special needs)
- What reactions do you have regarding the non-direct assistance ideas being discussed by the Advisory Group?
  - Are there particular ones that you like? And if so, why?
  - Are there other ideas that the Advisory Group should consider?

**Graphics**

- Directly Assisted Housing in Kirkland + Land Use and Federally Assisted + photos (from 11/15/17 PowerPoint)
- Kirkland Affordable Housing Capital Assistance (from 11/15/17 PowerPoint)

## **C. Housing Strategy: Neighborhood Character**

### **Background statement**

It is hard to isolate housing from many other components of a community. This section is how we can look at housing as part of a larger community network to contribute to the overall livability within the city for a variety of household types. Part of the Advisory Group's discussion has been around the concept of creating 10 minute neighborhoods in as wide an area of the city as possible (mixed use centers, transition neighborhoods and single family neighborhoods) By 10 Minute Neighborhoods we mean a community where residents can walk short distances from home to destinations that meet their daily needs.

### **Questions**

(sub-bullets indicate potential answers, which you might use to get the conversation going)

- What community features would enable you to live with one less car? (Help to realize a 10 minute neighborhood ) How close would they need to be?
  - Frequent, efficient transit service
  - Safe bikeways & walkways
  - Elementary school
  - Library
  - Aquatic facilities (hot tub, swimming pool)
  - Sports field (baseball, soccer, football)
  - Tennis court
  - Basketball court
  - *Grocery*
  - *Coffee house*
  - *Restaurants*
  - *Pub/bar/tavern*
  - *Community meals*
  - *Bookstore*
  - *Child care services*
  - *Dog walking/daycare services*
  - *Medical facilities*
  - *Church*
- What community amenities would enable you to live in a smaller home or multi-family home closer to where you need to be each day?
  - Dog park
  - Community garden
  - Outdoor kids play area
  - Place for kids to play outside where I can watch them from in my home
  - Covered kids play area
  - Indoor kids play space
  - *Music practice room*

- *Guest house*
- *Craft/hobby room or maker space*
- Are there any small-scale businesses that you think should be allowed in or on the edge of [OR in close proximity of] a single family neighborhood to improve community and walkability?
  - cafe
  - maker space
  - live/work units
  - corner/convenience store
  - socially-oriented retail (books, games, music)
- Achieving this 10 minute concept in as many residential areas as possible, would require incorporating some of these concepts in or in close proximity to single family neighborhoods. This may introduce uses that are not traditional available in these areas.
  - What are the opportunities, limitations and cautions with expanding these ideas into all residential neighborhoods?
  - Is the best place for this type of conversation to continue through the neighborhood planning process? Are there other ways to continue this discussion?
- Are there cities you've visited that encompass the concepts we've described and would have a feel you'd like to have in Kirkland? What do you like about them?

### **Graphics**

- 10 Minute Neighborhood Concept Diagram
- 10 Minute Neighborhood Heat Map (see attached)
- Blank map for each table to draw on/add notes to

## 12-2-17 Housing Strategy Workshop Breakout Session Notes

### *Supply & Diversity – Janet (Group 1)*

#### Other Cities/Neighborhood

- Vancouver has 30% ADUs (vs. 1% Kirkland, 3% Mercer Island)
- Other Jurisdictions allow or encourage ADUs vs. preventing or restricting

#### Types of Housing

- Variety of housing types
- Variety of incomes, special needs
- Close to transportation
- Smaller Units
- 2-3 unit attached (need to update density & zoning)
- Townhouses, Cottages
- Condo- huge hole
- Duplexes/Townhomes (design review?)
- Boarding homes

#### Resistance

- “Multi-Family” encompasses lots of types, MF = Bellevue
- Renters
- HOAs

“Preserving Character” prevents change, avoids diversity, esp. economic variety.

Character = Uniformity

Change, “Urbanization” Inevitable

Neighborhood Associations = Biggest Friend and Largest Opponent

#### Fit

- > Totem Lake
- > Storage Units Light Industrial Areas
- > TOD near services
- MF= Bellevue

***Supply & Diversity – Janet (Group 2)***

Problem with ADU's – Into Air BNB, but like them

Affordable – close to transportation – change inevitable

More units on lots – (1100 square foot houses)

Fewer Million \$ housing

Allow more units

Townhouses – yes

Get HOA's out of way & Neighborhood Assoc.

ADU's

Collaboration with Neighborhood Assoc.

Storage Units – No

Tiny Homes

Boarding Houses-

- Near transportation/Aegis @ Totem Lake/ LWIT

TOD's in downtown – 2 bedrooms

- More services near by
- Rezone Industrial Areas – esp. storage units to multi-housing

Gaps:

- Downsize seniors
- Single story homes for seniors - ramblers (or condo-single level)
- Middle income population
- Affordable for lowest
- Residential suites – add gardening, yard, etc.

Village Concept –

- Housing near jobs – 'walk to work'
- Regs. in the way – e.g. hands off areas – not allowing residential in commercial areas
- Walkable to services – sidewalks
- Housing above commercial – near transit lines

Co-Housing

Tiny houses in SF neighborhoods – for singles, diversity, low income, college students

- No - too much pushback

More small homes (more 2,200 sq.) – but allow more units on property

3 Housing Units off shared living area – shared yard, shared sitting

New Companies – help house some of their folks moving in – require space to build housing

ADU's – yes

Cottages – yes

- Senior owner could move in & adult kids/families move into big house
- Be careful of turning those into 'AirBNB's'
- ADU's/Cottages – loosen regs.

Where can service workers buy a home in Kirkland?

Minimal amenities needed - @ kitchen

How to get lower /mid income people in ownership property? More stable financially?

Lower building fees/regs?

Diversity Ok – IF IT can preserve sense of \_\_\_\_\_?

In areas like Finn Hill – develop a commercial area with a grocery store and more density & affordable units surrounding it.

**Supply & Diversity – Brenda (Group 1)**

Europe Housing

London

Subdivide Housing

Repurpose for Housing

Schools = Senior Housing

Incentives for Repurpose

Row Houses = ADU / Portland Seattle

Prefab

Adjustments in Zoning (Administrative Adjustments)

5 Story Mixed Use

Business Districts

Main Floor Masters

In the Code

Bedroom on Main Floor with bath

Higher Density → Market

Get city staff more cooperative (neighborhood)

- Certainty that complaints addressed tied to zoning
- Administrative adjustments for existing housing
- Aging in place

→ Incentivize mixed use

→ Protect resources

- Lake / Mountain / Parks / Environmentally Friendly / Habitat

→ Enhance resources w/ development

→ \* \* Promote ADU's & provide resources to support implementation

→ Look at other cities where it works

→ Workshop on ADU's in Portland

→ Seattle ADU Study

Vancouver BC → ADU

Builder / Resident Conversations

Represent all ages

- Complicated with compromise
- Keep human element / community
- Look at floors instead of just height

**Supply & Diversity – Brenda (Group 2)**

Need to see Kirkland's vision

--- European cities

--- Shared spaces / parks / common spaces

(less isolation)

Portland – community walking spaces, biking

10 min. neighborhood

→ Multi-use residential / retail / work

Ability to say “No” if it doesn't fit

--- Revisit Zoning / Vision

--- Communicate Vision

Density – Welcome – Inviting

→ Providing housing for all

--- Specific Bridle Trails - Evaluate!

Canada → More incentives for condos

→ Reform

--- More choices for stages of life

--- Address homeless population

→ Something wrong if you work full time & homeless

Holistic → Op costs

Assistance

→ Long-term

Case Management!!

→ Efficiency improvements

→ More builder incentives for green

→ Drive down costs of building permitting etc. / standardize

Share Costs

Micro-housing

Beautification / Density

Affordability along 85<sup>th</sup> & other busy roads

→ ADU's everywhere w/ reasonable restrictions

→ Condo Legislation!!!!

Need more

Liability / Incentivize condo not apartment

--- Variety throughout City

--- Address homeless for working population

--- School teachers etc.

--- Senior Housing

- Think outside the box
- Adjustments / utility assistance / maintenance
- Safety
- Population as a whole

What are the greater needs

Demographics / Ages

Incentivize non profit

Large progressive care for

Seniors            Cottage - Apt – Assist – Memory - Hospice

--- Caution against dorms / boarding houses → conflict resolution

--- Housing matching diversity of income (not enough low/moderate housing)

Identify & Implement Changes / Bottlenecks (within a year) that inhibit development of housing – ex.  
Permitting – Tangible Results

→ Pick 3 that make a difference / do it ----

---

Study cities like Portland / Canada

--- Talk to developers

Find outstanding developers & bring them in. Website, neighborhood dev.

→ Structure / Diversity

Learn from others

Identify developable land

Re-evaluate / update GMA

--- Plan transportation to coordinate

Creative solutions

Housing + transportation > combine

- Why do cars have a place to sleep when people don't? (garages)
- Is there something that can be done w/ garages to support people?
- Revisit parking requi

***Supply & Diversity - Eric***

- Balance Density W/Character.
- Duplex on corner lot on busy streets?

Clustered Density

- High Quality housing/homeless housing
- Rent control
- ADU Funding/Increased # & Size
- Concerned about ability to use fee-in-lieu
- Interpretation of zoning
- High Rise facility/Transitional
- Rooftop recreation space
- Public Transportation
- Arete Development (positive example)
- Concerned about adequate public facilities

Community facilities/services

- Zoning for businesses inside neighborhoods
- Access Shuttle during rush-hour
- Basements for accessory units
- Why do we plan for units, not affordability?

Cities/Neighborhoods to look to

- Differing perspective on mixed use and TOD
- Pieces & parts of Portland, OR
  - St Johns, Belmont Pearl district
  - Fremont, Ballard, Ravenna, Wallingford 20 years ago (services, groceries, amenities)
  - East Hill
  - Kirkland ☺ Cross Kirkland Corridor
  - Houghton just the way it is
  - Somerville, MA

Two Viewpoints

- We have too much parking requirement
- We need more parking requirements

We could use timed parking

We can either put density in one place, or everywhere

- It's hard to plan density at the neighborhood level when affordability is regional.

- Concerns over rules restricting ADU's
- Allow rental ADUs – not owner occupied

Should we have density?

Should we have single family zoning?

Should we have parking

How do we increase diversity of minorities, renters, the young in the planning process?

How do we have density and the support infrastructure?

- Schools
- Fire department
- Housing on school properties just for firefighters, teachers, etc.

***Neighborhood Character - Rodney***

Character neighborhoods 10 min (1/2 mile use distances)

Cut thru passes-private fence process

Development of density (focused density)

- Ignored right of ways

Traffic (108<sup>th</sup> constant nightmare)

How will increased housing impact transportation?

Infrastructure proceed development

More traffic (No transportation corridor)

More housing close to Google

Busing needs Finn Hill and Juanita

Not supporting an urban development

Kirkland Greenways

Re-Zoning form based codes - exceptions?

Put Portables in school

10 Min Neighborhood is unrealistic. 10 min is relative to too many variables. Should be considered as factual, maybe measurable like distance:

77,000 is not high enough. Where does this come from?

***Neighborhood Character - Tom/Kevin/Rodney***

10 Min Walk/Neighborhood-Priorities

Food/Grocery- Meets my Need/Pref.

Transportation to goods & svcs. Health, Acct, Lawyers, etc.

Affordable Goods & svcs.

Know your Neighbors

Walkability-Safety, access, Greenbelts, enjoyable

No Controlling HOA's – Independence in housing

Pets – Parks, walkability?

School- walkability, safety

Walking- Alternate Routes

Transit Access- Routes, Timing

Community – Knowing your Neighbors

Problem- Don't have reason to meet - in the car and gone

Insularity - Busy lives, hire services to do tasks (lawn mowing, groceries, etc.)

“Electronic Neighborhoods”

Devices

---

Unappealing Qual. Of a community

- Unkept, rundown, unsafe, abandoned vehicles, uncontrolled pets
- Lack of Pride in home
- Over controlling HOA
- Busy Intersections – unsafe, loud, Busy
- How to cross safely
- Heights lower if closer to lake

Neighborhoods we like

Ballard – 20 years ago

Somerville, Mass, - walkable, transit, corner stores

Parts of Portland, OR –Transit

Ravenna, Wallingford

### More Concerns

- Skepticism- Neighborhood Assoc./HOA
- Actual Construction- Managing it- Noise, issues

### Necessary – 10 min.

Access to overcome geography and wot manage packages/bags

- Funicular? Escalator?

Amenities – Grocery, Restaurants (local)

- Healthcare (variety), Gym

Schools – Elem, Secondary, Daycare, Montessori

Parks –

Entertainment – Movies, Performance Center, etc.

Transit – Access, frequency

Access to Highway

Employer Incentives & Strategy to reduce commute

- Incentives, Strategies, Contribution Expectations

Intentional Comm. With Transportation Options

### How do we get there?

Diversity of housing types

Diversity of housing prices

Revise Zoning to support

- Aging in place
- Missing Middle, diversity
- Height Restrictions – Density, Aesthetics
- Protected sidewalks, bike paths

Active Zones at street level/sidewalks

Variety of Architecture – Not the same, Not ugly

- Example = Europe

Administrative Adjustment for modifying zoning to create single family aging in place housing for current residents.

What are we ok with?

ADU – Zoning to Support

Community Centers/Gathering Places

Continue the Conversation

Social Media

Collaborate w/other Kirkland Initiatives

Neighborhood Assoc.

Visit other Cities

Share Examples

Broader Participation in Neighborhood Assoc.

Travelling Roadshow – Diff parts of Kirkland

- Party, family friendly, 30-60 min in length

Movable Display that gives a visual of both

- Examples from other cities
- Possible Kirkland Realities

### ***Affordable Housing - Aimee***

- Who should receive city \$ for A.H.?
- Should there be preference for Kirkland workers? For local residents?
- Developers don't know the fee in lieu cost until too late in the process
- City should change A.H. ordinance to provide more incentives to builders to include A.H. units
  - ✓ Voluntary inclusionary vs. Mandatory
  - ✓ Developers have unfair burden of cost for A.H.
- Can we designate housing units for 1<sup>st</sup> responders and teachers?
- City should reduce cost of housing construction:
  - ✓ Reduce builders' requirements for parking: make parking requirements match demand.
  - ✓ Increase density
  - ✓ Expedite permits/process & have city employee help builders with this
- Google should've built housing on top of their office buildings
- City should hire an advocate for A.H.
- Funding sources
  - ✓ Tax large employers
  - ✓ Tax utilities of residents so all city residents contribute to A.H. funds
  - ✓ Distribute cost of A.H. to all residents-not just developers
- Build density and businesses at transit centers
- Create dis-incentives for speculators and unoccupied ownership
- City should ↑ budget for AH but it's not enough – need additional solutions
- Incentivize density
- Better enforcement (auditing) of existing AH units (make sure intended residents are actually served)
- Change Zoning
- Incentivize ADU's. Allow 2 ADU's on one lot. City should provide assistance for people to build ADU's.
- Designate funding for people forced out of AH to help them relocate
- No effective downzoning (maintain existing density when buildings are redeveloped)
- No regressive taxes. Seniors/vulnerable can't afford it.
- Create Progressive sales tax on home sales – on high value items
- Tax speculators/non-occupied purchased homes
- Encourage wealthy residents to donate more
- Incentivize big businesses to donate or contribute to Housing trust fund
- City should organize volunteers to help homeowners build ADU's, and city help with permits, process
- ↑ assistance for seniors to pay utilities & home maintenance
- City provide assistance to developers & home owners building ADU's to speed up & facilitate permits & construction process (utility hookups, etc.)

- Rather than focus on income levels, give more resources to homeless & Seniors & families
- ↑ resources to help seniors age in place
- Need tenants' rights policies & assistance
- Provide incentives for multi-generational households (currently restricted for # of non-related/related residents).
- Allow boarding houses
  - ✓ Regulated
  - ✓ Re-evaluate restriction of # of unrelated residents
- City needs an AH/Homeless advocate
- City organize volunteers to help seniors maintain/repair homes (people with carpentry/repair skills)

***Affordable Housing - Kimberly***

- Annual \$20-77k “lower”
- General Funds – expand? Tax levy?
- Inventory of potential land use?
  - ✓ Public & private partnerships
  - ✓ Sites for reuse – locate
  - ✓ City to allocate funds? Accountability?
  - ✓ Transparency - info avail / goals for various income levels
- Monitor property taxes & effect
- City to advocate to change condo laws
- Discomfort w/density – can we go to higher density? Zoning
  - ✓ Transit areas-increase density
- Evaluate growth management
- \$\$ easing impact on developer/builders \$\$
- Incentives not penalties for building more units (for builders)
- More condos for seniors near amenities
- Incentives for providing long term rental rather than short term (VRBO)
- Foreign ownership/non-resident vacancies
- Too many disincentives to building ADU
  - ✓ City needs to consider removing restrictions
  - ✓ \*higher density/zoning
- Review process for owner occupied rentals
- 30%-50% median income
- Community development block grants CDBG (federal funds)
- Zoning for more affordable units
- Transparency of where city dollars going for housing
- Goal of new units
- Evaluate underutilized land
- Don't lose single entry level homes
- Public-private agreements
- (builders need nearby services)
- Incentives to builders
- Review growth management map
- Focus on vulnerable market
- Maintain park lands
- Advocate condominium reform
- Walkable neighborhoods
- Definitive goal for affordable housing
- Preserve safety
- Continue to work with ARCH & similar coalitions
- Encourage smaller retail businesses

*3m "sticky notes" attached to flip chart page*

Development off 132<sup>nd</sup> Totem Lake at the Park & Ride to be more affordable High Rise Units. This would be affordable for the employees in the area.

What about foreign investors who are multi-millionaires causing housing affordability to Sky rocket.

Easier accountability for the Developer funds given to Kirkland for affordable housing

Agreed a goal of affordable units/single homes should be made by the city so that when development is planned the original goal is kept in mind. Not all affordable homes should be condo/apartments.

***Affordable Housing – Bill***

What does the ideal affordable housing picture look like?

- community flavor
- walkable
- good transportation
- place young families can live
- access to good schools
- place to start eventual home ownership
- have integrated living for diverse income levels, do not segregate affordable housing in only certain areas of the city
- access to shopping
- balance income and expenses for young families so they don't have to re-establish into another city
- feeling safe
- having a balance of density with safety
- multi-generational housing
- providing affordable housing for all types of units - singles, small and large families
- not one single solution, need to use limited resources for serving all types of families
- affordability doesn't necessarily mean ownership
- what can those with higher income or more space do to help attract diversity
- locate landlords that are open to renting to those that may not have 'clean' prior renting history

How important is to partner with City on funding of affordable housing?

- only way to leverage a way to get affordable housing
- in addition to government funding, think of solutions outside the box - increase minimum wage, offer rent subsidies, rent control, private entity subsidies, like Google, Evergreen Hospital to support their employees making less than median income
- build to welcome those making only \$20 - 40k

- reading recommendation Evicted: Profit and Poverty in the American City by Matthew Desmond, a Harvard Sociologist, talks about a voucher system (like food stamps, the needy family spends 30% rather than 80% of income on rent)
- Petter Court in Kingsgate is a good example
- have City buy homes to help others

#### What is the problem?

- existing population being priced out
- look at those populations and provide them a break on property taxes
- process improvement - section 8 housing, do not discriminate housing opportunities based on an individual's funding source and/or history (e.g. prior eviction), waive or minimize application fees (\$40 per app fee when they can't get a place to rent in the end anyways is unaffordable). Arete accepts section 8 housing

#### What can city do?

- voucher system, like in Evicted book
- property tax relief (some said levy if increase in taxes goes to affordable housing)
- vacant properties - have more available to non-profits, are current projects working, don't recreate the wheel
- offer property tax relief if owners provide a form of affordable housing on their property
- see other question responses

#### Any special needs?

- all levels of income should be able to live together
- change perception of public by doing public education (city should enhance that the idea of living together is acceptable and rewarding and that everyone brings something to the community)

STRATEGY MATRIX		Previously Addressed	2017 Priority	GAP AREAS										Other Criteria		
Strategy	Examples			College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness	Stakeholders
<b>A. NEIGHBORHOOD QUALITY:</b> Maintain and enhance the unique residential character of each city neighborhood.																
A.2	<b>Public Infrastructure in Neighborhoods</b>	* In cooperation with neighborhood associations, identify areas targeted for walkability where amenities and infrastructure should be focused.		High												
		* Open Spaces: Incentivize neighborhood planning/pocket parks (reduce need for large yards). Create open spaces that encourage social gathering/meet up places.														
		* Design neighborhood development for safe, non-motorized mobility, especially for children. Create pedestrian and transit connectivity * Greater regular infrastructure maintenance in residential neighborhoods.														
	<b>Support services in neighborhoods</b>	* Zone or incentives for all inclusive neighborhoods--food, daycare, park, meet-up places, transit.		High												
		* Allow for strategic neighborhood commercial development to the extent that it improves neighborhood walkability, especially in dense residential areas.													SR, Builder	
	<b>Multi-unit (not detached single unit) near amenities</b>	* Allow for strategic development of multi-family housing near amenities like parks.		High												
A.1	<b>Design Standards</b> Incorporate neighborhood character and design principles into standards for new development.	*Address issues such as scale and bulk, setbacks that reinforce those of surrounding residences, and landscape buffers (where appropriate).		Monitor												
		*Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers.  ** Evaluate design character issues as part of Community Character Element (e.g. such as pitched roofs, mega-house standards)														
		*Review codes to encourage residential development in existing business districts.														
		*Revise horizontal façade regulations.														
A.3	<b>Neighborhood Beautification.</b>	*Continue to Promote / support a neighborhood enhancement program.														

STRATEGY MATRIX		Previously Addressed	2017 Priority	GAP AREAS											Other Criteria	
Strategy	Examples			College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness	Stakeholders
A.4 <b>Environmentally Sensitive Site Planning.</b> Preserve natural drainage, vegetation, and other natural features.	* Expedite permit for green certified housing		Monitor													
	*LID regulations allow clustering and lot size averaging. (see B.3)															RE
	* Maintain trees to assist in clean air; (short plats can diminish quality of trees).															
A.5 <b>Sustainable Development &amp; Construction.</b>	*Greater encouragement/Require energy efficiency and other means of sustainability in new housing structures..		Monitor													
A.6 <b>Rental Property Maintenance.</b>	*Rental property inspection program.		Monitor													
	*Greater code enforcement.															
	*Allow existing non-conforming Multifamily densities to be maintained or redeveloped.															

**Key for Stakeholder Entries**

- RE: Realtors
- SR: Seniors
- Builder: Private Developer
- Merchant: Local businesses
- NP: Affordable housing (non-profit) developer
- HS: Human service providers
- ELL: English as second language residents
- LWIT: Students at Lake Washington Institute of Technology
- Safe: Residents in safe parking program

KIRKLAND STRATEGY MATRIX

STRATEGY MATRIX				GAP AREAS										Other Criteria				
Strategy	Examples	Previously Addressed	2017 Priority	College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness	Stakeholder		
<b>B. HOUSING SUPPLY &amp; VARIETY:</b> Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.																		
<b>Housing opportunities for a greater diversity of households in lower density residential neighborhoods and transition neighborhoods.</b>	*Review the zoning code to increase opportunities for innovative or unconventional housing types that may fill housing needs not currently met in Kirkland, such as: ** "Tiny houses" ** Cottages and other single level living choices that are reasonably priced		<b>High</b>													RE, Senior, Builder, ELL, Faith, Safe, LWIT		
	** Multiplexes that look like single-family homes ** Smaller lots and homes (4,000 sq ft) near areas targeted for walkability or with nearby (park). ** Evaluate why more people don't 'down-size' (e.g. cost of alternative housing; resource to fix up to sell; family circumstance; life style (memories, yard, pets, amenities, friends.) and what could create more interest in down-sizing.																	
	* In some older (less efficient) single-family housing neighborhoods allow mixed-density villages of smaller homes or clustered housing with central open areas.																	RE / SR Builder
	* Enable "missing middle" home styles (multi-bedroom) and "pocket neighborhood" community models, especially in areas targeted for walkability.																	HS
	* Create a program to create and manage an inventory of smaller rentable plots for smaller/portable homes (<400 sq ft).																	
	* Review the zoning code in areas targeted for walkability for barriers to innovative or unconventional housing types that may fill housing needs not currently met in Kirkland, such as: ** Small Efficiency Units ** Boarding homes. ** SRO/Dormitories				<b>High monitor</b>													
* Bonus in mixed-use for adding residential. * Evaluate potential for Transit-Oriented Development (TOD) at park-and-ride lots. ** Prioritize TOD with affordable housing, (specifically Totem Lake); partner with local housing groups such as HopeLink and Imagine Housing.			<b>Timely?</b>														Merchant RE	

STRATEGY MATRIX				GAP AREAS											Other Criteria			
Strategy	Examples	Previously Addressed	2017 Priority	College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness	Stakeholder		
B.2 <b>Reduce Development Costs.</b> 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.	* Reduce the cost & risk of development (especially for projects which provide residential units) by maximizing increasing certainty of development regulations as early in process as possible. ** Ensure utility charges are known early in the permit process.		<b>Monitor</b>													<b>Builder, NP</b>		
	*Evaluate timelines for permit review, and adopt required permit timelines established by the Land Use Regulatory Reform Act. (needed) **Consider expiditing permits that address priority needs																	
	*Off-street parking policies: **based on transit access/ walkability / right size parking **Parking benefit district/"cap and trade" program.																<b>Builder RE</b>	
	*Simplify permit process for zero-lot-line homes.																	
	*Allow concurrent review of discretionary approvals (e.g., zoning and PUD applications) and building permits.																	
	*Evaluate development regulations for their potential impact on housing costs. **Design review process. **Development charges (e.g. permits, impact fees, utilities) ** Parking Requirements																	
	*Reduce the number of housing projects subject to SEPA; categorical exemptions, planned action EIS, etc.																	
	*Building codes to allow prefabricatred and new building technologies (e.g., cross-laminated timber).																	
	*Modify height limits and building codes to maximize wood frame construction; e.g., allow 6-story wood frame, or increase 65-ft limits to 75 or 85 ft.																	
	*Site and development standards: **Infrastructure: street widths, curbs and sidewalks. **Setbacks.																	
<b>Workplace Housing</b>	* Innovative/incentives for workplace housing. Possible options of companies building apartments in their buildings. * Temp housing so workers can stay in town while they work.																	
<b>Housing for students</b>	* Allow for zoning near schools for student oriented housing; e.g. rooms for rent, small units, dorms ** Zoning incentives and other incentives to support. ** Master plan process for Northwest University.																	

STRATEGY MATRIX		Previously Addressed	2017 Priority	GAP AREAS										Other Criteria		
Strategy	Examples			College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness	Stakeholder
C. AFFORDABLE AND SPECIAL NEEDS HOUSING: Promote affordable and special needs housing throughout the city for all economic segments of the population.																
C.12	<b>Aging in Place.</b> Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood.	*Encourage forms of housing that support remaining (downsizing) in existing neighborhood or community. ** Clustering and/or "innovative" housing types: (See ___) ** ADU's (See ___)		High											SR	
		* Evaluate and potentially revise standards for utility tax and property tax exemptions.														SR
		*Encourage universal design improvements that increase housing accessibility.														
		* Programs to assist people with aging in place (e.g. meals, maintenance)  ** Continue using CDBG funds for the single-family housing repair and weatherization program.														SR
C.2	<b>Accessory Dwelling Units.</b> Promote the development of accessory dwelling units (ADUs) on single-family lots.	*Promote community education program for ADUs through outreach efforts, including fliers/technical assistance.		High											RE, Builder, SR	
		*Review regulations and permitting costs in order to minimize procedural requirements and address neighborhood compatibility. **Utility hook-ups. ** Affordable Permit fees.														
		** "Clemency" program to legalize existing ADUs. ** Fast Track permitting														
		* Review if any type of incentives can be offered. ** Facilitate financing														
		*Prohibit ADUs for short-term rental.														
		*Set local goal for ADUs; e.g., 5% of single-family lots within 10 years.			Monitor											
C.8	<b>Promote Opportunities for Homeownership.</b>	*Removing barriers to condo development ** Support State legislation removing barriers to condo development, including amend the state Condominium Act. ** Adopt provisions to allow fee-simple ownership of attached units instead of condominium ownership (more difficult to finance).		High Legis.											Builder RE	
		*Allow manufactured housing in all residential zones.														
		*Culturally appropriate homebuyer education and financial products.														
		* Explore ways to increase condominiums with FHA approval.														

STRATEGY MATRIX		GAP AREAS										Other Criteria				
Strategy	Examples	Previously Addressed	2017 Priority	College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness	Stakeholder
	*Explore ways to support nontraditional ownership models; e.g., land trusts, "sweat equity" programs, limited equity condominiums, and co-ops.															HS
C.1 <b>City Incentives in exchange for providing affordable housing</b>	* Land use provisions linking additional development capacity with affordable housing. **Consider refinements to existing land use regulations that encourage and/or require the creation of affordable housing in new development.  ** Review requiring affordable housing when considering increases to development capacity for sites or neighborhoods. ** Consider linking affordable housing (e.g. in-lieu payments) to increases in capacity for commercial development ** Opportunities for linking with usage of Housing Choice Vouchers (KCHA).		<b>Monitor?</b>  <b>As needed</b>  <b>Timely</b>													HS
	*Reduced parking requirements for affordable housing units.															NP
	*Reduced or waived ground floor commercial space requirement in mixed-use zones.															Builder
	* Property tax exemption (MFTE) in mixed use zones for new housing that includes a portion of affordable housing		<b>Monitor</b>													
	*Expedite permit review for projects with affordable component.															
C.7 <b>Support to Renters.</b>	*Tenant counseling: **Specialized assistance for those with language barriers or mental illness.  **Community service officers; i.e., civilian intermediaries to resolve conflicts among landlords and tenants.															ELL HS
	*Tenant protections: **Broader protections from source-of-income discrimination. **Longer noticing requirements to vacate when multiple tenants displaced.  **Just Cause Eviction notice. **Local portability of tenant screening reports. **Limits to, or process for, rent increases to existing residents.															HS Safe
	* Assistance with finding reliable roommates.															LWIT
	*Limit conversions of rental housing to condominiums.															

STRATEGY MATRIX		Previously Addressed	2017 Priority	GAP AREAS										Other Criteria	
Strategy	Examples			College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (80 AMI)	Middle (120 AMI)	Timeliness
C.10 <b>Fair Housing.</b> Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing. Support efforts to achieve a geographic balance in siting special needs housing throughout the city and region.	*Ensure that regulations do not unduly restrict group homes or other housing options for persons with special needs.														
	*Ensure codes provide opportunities for special needs housing.														
	* Monitor local housing market for racial discrimination practices.														
	*Review group homes and other regulatory standards for consistency with the federal Fair Housing Act.														
C.13 <b>Affordable Housing Preservation.</b> Preserve, maintain, and improve existing affordable housing. [H-3.4]	*In multifamily areas, allow existing developments with non-conforming densities to maintain, remodel, and rebuild their properties and retain the same number of housing units.														
	*Transfer of Development Rights (TDRs) to preserve aff. housing.														
	*Conduct inventory of existing multi-family residential properties and encourage preservation of those that are relatively affordable. ** Assist organizations to acquire multifamily properties to preserve their relative affordability, (See Direct Assistance).														
	*Continue using CDBG funds for the single-family housing repair (See Direct Assistance)														
C.14 <b>Public Information.</b>	*Undertake an educational campaign to increase awareness of housing issues, including special needs housing, and to address negative perceptions related to homelessness.														Safe

STRATEGY MATRIX		Previously Addressed	2017 Priority	GAP AREAS										Other Criteria		
Strategy	Examples			College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (60 AMI)	Middle (120 AMI)	Timeliness	Stakeholder
C. DIRECT ASSISTANCE FOR AFFORDABLE AND SPECIAL NEEDS HOUSING: Promote affordable and special needs housing throughout the city for all economic segments of the population.																
C.3	<b>Local Revenue.</b> Establish a regular local source of funding for affordable housing programs.	* Continue using City General funds for affordable housing and special needs housing		<b>High?</b>											NP	
		*Continue using CDBG funds for affordable housing and special needs housing.														SR
		*Explore potential dedicated local revenue sources targeted on an ongoing basis toward affordable housing. **Local housing levy. **Growth Fund (sources linked to new growth; e.g., sales tax). **REET **Property taxes generated by properties sold by public entities for private development. **Tax on all cash residential transactions/ transfer tax on capital gains ('anti-flipping') **Hotel tax on short-term rentals. **Commercial development linkage fees. ** In-lieu fees from new private development (Residential and Commercial - See Incentives)														
C.4	<b>Provide other support for affordable housing</b>	*Waive some or all permit and/or impact fees for affordable housing.		<b>Timely Legis.</b>											NP	
		*Consider selling or leasing appropriate surplus land at below-market value for affordable housing. **Conduct inventory of public property for potential availability for housing and other public uses, and update regularly. ** Evaluate incorporating affordable housing into city developments (e.g. fire station, parking)														RE
		*Explore non-cash forms of financial assistance (e.g., providing loan guarantees for affordable housing).														NP
		* Assist housing providers in their efforts to create affordable housing ** Support funding applications to other regional funders. ** Increase usage of Housing Choice Vouchers (KCHA). ** Encourage innovative partnerships between public/private institutions (e.g. LWIT, faith organizations). For example, lots for tiny houses  ** Work with local banks to coordinate better financing for affordable housing.														

STRATEGY MATRIX		Previously Addressed	2017 Priority	GAP AREAS											Other Criteria	
Strategy	Examples			College Students	Young Adults	1 & 2-person	Homeless	Seniors	English-ltd	Homeowners	Very Low (30 AMI)	Low (50 AMI)	Mod (60 AMI)	Middle (120 AMI)	Timeliness	Stakeholder
C.5	<ul style="list-style-type: none"> <li>** Support efforts to increase private "social investment" funds for affordable housing</li> <li>** Explore opportunities to use underutilized properties, especially non-profit/faith organization owned, for affordable housing.</li> </ul>														NP	
	*Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing.														NP, SR, RE	
	*Analyze the potential city role in employer assisted housing. Work with local employers to study and implement model programs.															
C.9	<b>USES OF LOCAL RESOURCES: Housing Development/Operation</b> <ul style="list-style-type: none"> <li>* Support range of affordable housing needs (ARCH Housing Fund)                             <ul style="list-style-type: none"> <li>** Types of Households served: Families, seniors, homeless, persons with special needs.</li> <li>** Coordinate funding with other cities to maximize local aff. housing</li> </ul> </li> </ul>														NP Safe	
	<ul style="list-style-type: none"> <li>* Prevent and Relieve Homelessness                             <ul style="list-style-type: none"> <li>** New housing with on-site services for homeless families and individuals.</li> <li>** Support effort to site Eastside women's shelter in Kirkland.</li> <li>** Landlord Liaison Project.</li> <li>**Housing for people exiting incarceration.</li> </ul> </li> </ul>														Safe	
	*Acquire existing multifamily properties, based on strategic opportunity (e.g., location, condition, growth areas).															
	*Pay or waive some utility and/or infrastructure costs for aff. housing.															
	*Acquire land in Kirkland for development of housing to serve households earning 60% or less of the county median income. <ul style="list-style-type: none"> <li>** Revolving land acquisition fund; i.e., REDI fund.</li> </ul>															
	*Revolving loan fund to support 4% tax credit projects.															
	<b>USES OF LOCAL RESOURCES: Assistance to Residents</b> <ul style="list-style-type: none"> <li>*Resources for homeowners:                             <ul style="list-style-type: none"> <li>** Down payment assistance program.</li> <li>**Homeowner counseling programs.</li> <li>**Pool for higher risk home repair loans or homeowners with temporary financial hardships</li> <li>** CDBG funds for the single-family housing repair and weatherization program.</li> </ul> </li> </ul>															
*Tenant relocation assistance (consistent with state law).																

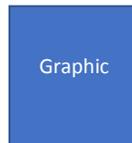
<b>F. IMPLEMENTATION (and Oversight)</b>		
<b>1. MONITORING ACTIVITIES--GENERAL</b>	<b>Strategy Plan Outline</b>	<b>Housing Element</b>
Routine, on-going data collection and reporting for planning purposes, program evaluation, etc.		
<p><b>Residential Growth.</b> Track data such as total number of new units constructed, the types of units, affordability, the densities at which the units were developed, the remaining capacity for residential growth.</p> <p><b>MF Zoning Objectives</b> Evaluate city efforts in achieving projected densities in multi-family zones and commercial areas. Review standards if densities are not achieved.</p> <p><b>Inventory existing income- and rent-restricted housing</b> and affordable non-income- and rent-restricted stock.</p> <p><b>Housing Dispersal.</b> Evaluate City efforts in achieving objective of dispersing affordable housing in the city.</p> <p><b>Regional Benchmarks.</b> Work with other jurisdictions to develop regional benchmarks, and as needed, collect information for regional benchmarks</p> <p><b>Strategy Plan.</b> Adopt and regularly update the Housing Strategy, that identifying specific housing strategies that will be considered in order to address the City's housing needs and goals.</p>		
<b>2. MONITORING ACTIVITIES--PREVIOUS EFFORTS</b>		
Gathering information to evaluate effectiveness of recently adopted regulations, recently funded programs, etc.		
<p><b>MFTE Program.</b> Track amount, location and type of housing using property tax exemptions for housing under RCW 84.14 (KMC 5.88)</p> <p><b>Accessory Dwelling Unit (ADU) Monitoring.</b> Track production of ADUs and evaluate the effectiveness of land use regulations in encouraging the development of Accessory Dwelling Units (ADUs) by such means as streamlined permitting, education programs, and regular review of the effectiveness of ADU regulations.</p> <p><b>Cottage Housing /Duplex / Size limited</b></p> <p><b>Parking.</b> In the Downtown and other activity centers, monitor parking of new housing and potential impacts in surrounding neighborhoods.</p> <p><b>Low Impact Development (LID) Standards.</b> Evaluate effectiveness of LID standards.</p> <p><b>Evaluate design character issues as part of Community Character Element.</b> Includes items such as: Incentives for pitched roofs -- S-F homes // "Mega-house" standards // horizontal façade regulations</p>		
<b>3. MONITORING ACTIVITIES--POTENTIAL EMERGING ISSUES</b>		
Tracking issues that city wants to watch for a while before deciding on a course of action.		
<b>State/Federal Legislation.</b> Monitor and, as appropriate, provide comment on county, state and federal legislation affecting housing in Kirkland.		

Proposed Housing Strategy Plan  
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# Housing Strategy Plan

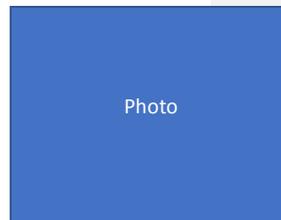
## Introduction

The City of Kirkland is updating its Housing Strategy Plan in 2018 to address a growing need for a wide range of housing types and the challenges of population growth and housing cost increases for current and future residents and employees. This implements the Comprehensive Plan policy calling for a Housing Strategy Plan to be adopted and updated periodically to address the City's housing needs and goals. The Council adopted the following objective to guide this effort.



**Strategy Plan Objective:** *The city has a history of taking efforts to increase the diversity and range of housing affordability.*

*City understands the importance of housing within the community. Kirkland is a largely residential community, as housing remains the city's predominant land use. Since 2005, the city has seen an increase in mixed-use developments. The city has a wide variety of other housing styles including zero lot line, townhomes, multi-family flats, and accessory dwelling units. 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.*



*The City's mission is to provide additional housing that is compatible with existing neighborhoods and the environment. For the City's existing and new housing combined to provide a range of housing types and opportunities to meet the needs of all segments of the population including: housing affordable to a wide range of incomes that meets need of a growing employment base, and serves populations with special housing needs including seniors and homeless households.*

## Housing Strategy Plan Function

The purpose of the Housing Strategy is to identify what are the top issues and strategies for the city to explore in greater detail over the next three to five years that seem to have the most promise to address the city's housing needs and policies. The Housing Strategy Plan is a work program of specific issues and

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strategies for the City to focus on and specific actions to consider. It does not obligate the City to a certain course of action, but provides a framework for ongoing and future actions. The individual strategies require additional analysis and definition and, upon further consideration, some may turn out to be infeasible. While the Housing Strategy is intended to be comprehensive, it does not preclude the exploration of other strategies that emerge over time.

### Development of Priority Strategies

The Housing Strategy Plan was last updated in 2007. This updated Plan builds upon the city's efforts over the past 20 years. These past efforts are summarized on page \_\_\_ of the report and in more detail in Appendix C. In developing priority strategies consideration was given to both evaluating and potentially updating existing efforts, as well as adding new strategies.

The City Council appointed an Advisory Group to help develop recommendations for the Housing Strategy. They are people from the community, members of neighborhood association, and/or local businesses. The names and profiles of the Advisory Group members are included in Appendix A).

The Council emphasized the importance of getting community input as part of developing the Housing Strategy. Ways community input was sought include:

- The Advisory Group members were selected specifically to bring various community/neighborhood perspectives into developing the Housing Strategy.
- An online survey which received over 1400 responses.
- Focus group meetings for more in depth conversations with groups including students, seniors, local businesses, homeless households, realtors, and immigrants.
- A panel discussion of housing industry experts with the Advisory Group.
- A Community Workshop

Summaries of the workshop, the community survey and the focus group discussions are included in the Public Outreach section (page \_\_\_) and Appendices E - G. Once the council approves the Housing Strategy, the council will then direct follow up work on individual strategies, and there will be opportunity for input during work on each specific strategy.

### Report Organization

The next section of this report identifies the top strategies recommended by the Advisory Group (Table 2). These top strategies are first introduced by a section (General Themes) that

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outlines some of the main themes identified by the Advisory Group that guided their overall work. This is followed by a section (Top Strategies) describing the three areas in which strategies are organized and some observations regarding each of these areas of strategies, which include:

- Neighborhood Character
- Housing Supply and Diversity
- Housing Affordability

Following Table 2 are several sections summarizing different parts of the background work by the Advisory Group used to review and understand local needs, including

- Kirkland Housing Element Goals and Policies;
- Past housing efforts by Kirkland
- Data describing local housing supply and needs;
- Input from community outreach

The main Housing Strategy report is supplemented by several appendices which go into greater detail on the various topics listed above. Of particular note is Appendix I which is a complete list of strategies considered, organized into the three areas described above.

#### LIST OF APPENDICES

- Appendix A: Advisory Group Members
- Appendix B: Kirkland Comprehensive Plan Housing Goals and Policies
- Appendix C: Summary of Existing Local Housing Strategies
- Appendix D: Housing Needs
- Appendix E: Stakeholders/Focus Group Summary
- Appendix F: Community Survey
- Appendix G: Community Workshop
- Appendix H: Monitoring Matrix
- Appendix I: Housing Strategy Plan Matrix

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## General Themes

During the course of the Advisory Group's work, several themes/issues emerged that helped shape developing priority strategies, including:

- The city has seen growth in the past, and it is somewhat inevitable it will continue to occur. The question is how intentional we choose to be in how it occurs.
- Wanting to create neighborhoods with better access to more daily needs (i.e. 10 minute neighborhoods).
- Wanting there to be a fuller range of housing choices. It's not just a simple question of adding housing capacity in terms of number of units. Efforts to increase capacity should more intentionally add capacity in ways that will more explicitly result in a range of housing types in terms of type of housing and its affordability to address local needs (aging seniors, workforce, missing middle). Housing choices that not only meet current residents needs today, but that meet our resident's and their children's needs in 5 to 20 years. And housing that meets the needs of the local workforce and others.
- Based on community and stakeholder input and evaluating local data, the Advisory Group identified several 'housing gap' areas; i.e., unmet housing needs. These housing gaps are summarized in [Table 1 below](#).

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## Top Strategies

The Advisory Group evaluated a wide range of strategies. The strategies and the recommended top priority strategies are organized into three basic categories. A complete list of strategies considered included in Appendix I. Following is a description of the three categories of strategies, followed by Table 2 which summarizes the top strategies recommended by the Advisory Group in each of the three categories.

The strategies in Table 2 are not meant to diminish the potential importance of other strategies included in Appendix I. The strategies in Table 2 were selected either because they seemed most promising to address the most significant housing gap, or the ability to link to other planned city initiatives or other timely events (neighborhood planning process, transit area planning initiatives). Therefore, these seem most desirable to undertake sooner than others. Part of the ongoing process of the Housing Strategy, will be to revisit progress after a few years and reconsider and update strategies for the city to undertake.

It is also noted that some of the strategies in Table 2 are intertwined and may be most effectively addressed in partnership. In particular are the neighborhood quality and diversity of housing strategies. It is suggested that these strategies could be approached simultaneously to achieve the complimentary objectives of 10 minute neighborhoods, and allowing neighborhoods to better accommodate a wider range of households in our community- from allowing existing residents to age in place, to accommodating young singles and families just starting out. An opportunity for doing so would be through the neighborhood planning process.

### A. “Neighborhood Character”: 10 Minute Neighborhoods

It is hard to isolate housing from many other components of a community. How we can look at housing as part of a larger community network to contribute to the overall livability within the city for a variety of household types? Part of the Advisory Group’s discussion has been around the concept of creating 10 minute neighborhoods in as wide an area of the city as possible (mixed use centers, transition neighborhoods and single family neighborhoods). By 10 Minute Neighborhoods we mean a community where residents can walk or other non-motorized means to travel short distances from home to destinations that meet their daily needs.



Neighborhood heat map?

### B. Housing Supply and Diversity

Our community is already made up of a variety of different types and styles of housing – single-family homes, townhomes, small and large apartment and condominium buildings. There are also accessory dwelling units (mother in law apartments), cottages and micro-units. But there still are unmet needs. The challenge is to probe if there are ways we can expand such efforts in

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ways that fit into the community, and create the types of housing that might meet the needs of our current and future population.

The overall objective is how can the city empower and encourage the private market to achieve an overall housing supply in Kirkland that:

- Enable housing providers to respond to the market.
- Enable a diversity of households who want to live in Kirkland to meet their housing needs here.
- Accommodate more housing on existing residential land while helping to avoid suburban sprawl
- Increase capacity in areas already served by transit and other public utilities and services.
- Have regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility
- Preserve the city's existing housing.
- Promote opportunities for homeownership



Photo from workshop of lower density housing example

Following are types of housing that the Advisory Group feel have the potential to fit into the city and help address local housing needs for a wider range of households. They understand these ideas may not fit everywhere and/or may need guidelines in order to fit into the community.

Lower Density neighborhoods

- ADU's / Cottages / Duplexes and triplexes, including those designed to look like single family residences / Tiny homes

Transition neighborhoods

- Townhouses or row houses / Duplexes and triplexes / Bungalow court / Boarding homes / Dorm type housing at colleges/churches / Micro-housing /ADU's

Central/mixed use neighborhoods

- Transit oriented development / 'Micro-housing' / Dorm type housing at colleges/churches / Boarding homes
- Opportunity to target opportunities for affordable housing, especially related to joint development near transit facilities and partner with affordable housing organizations like Hopelink and Imagine Housing.



Photo from workshop of transitional neighborhood example



Photo from workshop – higher density example

### C. Housing Affordability

Finally, are strategies that focus on explicit housing affordability, or affordable housing – that is housing intended to be affordable to a specified income level, generally anywhere from Very low income, or \$20,000 to \$28,000 (30% median income) to moderate income (\$53,000-\$77,000) (80% median income). This is not about general diversity of housing types and relative affordability of housing, but efforts so that those with low or moderate income might be able to

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manage in our community, as well as how to build upon what the city has been doing. The Advisory Group has been looking at a couple themes within this topic:

- Improve housing affordability at all income levels
- Ensure that moderate-, low-, and very low-income households have adequate housing opportunities
- Relieve and prevent homelessness.
- Strive to meet the City's proportionate share of the countywide housing needs of very low-, low-, and moderate-income households
- Support affordable housing across the Eastside as well as within the community



Couple photos of  
affordable housing

Direct Assistance. First, are activities where the city provides direct assistance for housing that is targeted to specific housing for households at specific income levels or certain populations

- Sources have included a portion of the City's general funds. In addition, the city has waived development fees for affordable housing.
- Have been used for households earning up to \$58000 (60% median, family of 4) and other lesser income.
- Been for families, seniors, homeless, and persons with special needs.
- Typically assist community based groups (non-profit or housing authority) in developing housing

Other Types of Efforts. Second, city efforts other than direct financial assistance. A primary area of effort by Kirkland has been to require new developments that have received increased development capacity to include housing affordable to households low and moderate income households (earning \$33 - \$77,000). Other city efforts include helping low income or homeless residents with housing costs and services to get into or stay in their housing (e.g. utility and property tax relief or deferrals for seniors, support to service agencies serving homeless individuals and families).



Table summarizing city capital funding for  
affordable housing

## Monitoring Activities

In addition to identifying the top strategies for the City's consideration,

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One of the stated purposes of the Housing Strategy is to assist the City to prepare for the next Comprehensive Plan update. Along these lines, there are a number of “strategies” that do not directly result in the creation of housing. These strategies generally fall into the area of monitoring local efforts. They are an integral part of the city’s overall efforts to understand local needs and to help assess the effectiveness of overall efforts and specific strategies, and to help inform future planning efforts. These often require some level of ongoing effort in order to monitor local conditions and to assess the impact of different strategies. These ‘monitoring’ efforts have been listed separately from the other strategies and they are grouped into three categories:

- General monitoring: Includes efforts to monitor general housing supply and affordability.
- Monitoring specific housing issues: This includes monitoring items that are currently not significant issues in the city, but may become more prominent (e.g. regulating micro-apartments or conversions of single-family homes to student rentals).
- Monitoring previous city efforts. This involves monitoring items where the city has policies or regulations in place, but they should be monitored to see if they are accomplishing their intended results (e.g. city’s update to zoning code and permit process).

**Appendix F** lists specific monitoring efforts for each of these areas. A more explicit effort to predefine specific annual monitoring and data collection activities is recommended in order to ensure that adequate information is available to monitor the range of these items.

**Commented [SA1]:** Should this go into the body of the report or be an appendix?

## IMPLEMENTATION

Placeholder depending upon what decide to do.

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**INSERT: TABLE 2: PROPOSED TOP PRIORITY STRATEGIES**

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Policy Direction

The housing-related Goals, Policies sections of the Comprehensive Plan Housing Element are included in **Appendix B**. They are condensed in the table below, in a way that the Advisory Group found relevant to identifying some key objectives for the Housing Strategy Plan.

GOALS	POLICIES
<p><b>1. Each Kirkland neighborhood maintains and enjoys a unique residential character (Goal H-1).</b></p>	<p>a. Maintain a compatible mix of land uses in and around all residential areas, and adequate supplies of land zoned for growth and housing variety, including accessory dwelling units (Intro, H-2.1, H-2.2, H-2.5).</p> <p>b. Establish and maintain the physical elements important to well-designed neighborhoods and environments—esthetic and architectural features as well as urban design and infrastructure (Intro, H-1.1, H-2.4).</p> <p>c. Promote housing supplies affordable to very low-, low-, and moderate-income households throughout Kirkland and in proportion to county-wide needs (Intro, H-3.1 through H-3.5).</p> <p>d. Support special needs housing throughout the city and region (Intro, H-3.6, 3.10).</p> <p>e. Support housing options, programs, and services that enable seniors to continue living in their current homes or neighborhoods (H-3.9).</p> <p>f. Support housing and services, including regional efforts, to help homeless families and individuals move to long-term independence (H-3.7).</p> <p>g. Defend fair housing in Kirkland for all people (H-3.11).</p>
<p><b>2. Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community (Goal H-2).</b></p>	
<p><b>3. Kirkland has affordable and special needs housing throughout the city for all economic segments of the population (Goal H-3).</b></p>	

Process

To develop the Housing Strategy Plan, the Advisory Group spent several meetings evaluating input from a variety of sources. These included:

- Policy direction provided by the Housing Element of the Comprehensive Plan (**Appendix B**).
- Past and present housing-related efforts undertaken by the City. (See **Appendix C**.)
- Variety of data related to local and regional housing needs. Key findings are presented in **Appendix D** and summarized in the box, “Key Data Points.”
- Input from several public outreach efforts, including:
  - Housing-industry professionals panel at a regular Advisory Group meeting.
  - Small focus groups (held outside regular meetings).
  - An online survey.
  - A community workshop.

Details of the input gathered from public outreach are listed in **Appendix E**.

**Commented [SM2]:** If used, this photo needs a caption like, “Photo courtesy of Kirkland Reporter.”



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The Advisory Group used this information to develop a variety of criteria for evaluating strategy options and then, through several iterations of discussion, derived its recommendations.

### Selected Examples of Existing Local Housing Strategies

The City has made progress on many of the objectives of its Comprehensive Plan Housing Element (combined with Human Services in 2015), including public investments for neighborhood vitality, land use code amendments to support housing construction and a variety of housing choices (including senior housing with services), and funding for affordable housing. A complete description is included as **Appendix B**. The matrix also includes a column that indicates those strategies that relate to previous city efforts.

#### Neighborhood Quality:

Every Kirkland neighborhood has an adopted plan that defines neighborhood character and design standards.

Low-Impact Development regulations offer site design flexibility and encourage more natural storm water control.

#### Housing Variety:

City has permitted innovative developments, such as Danielson Grove cottages [photo] and Arete residential suites [photo].

#### Housing Affordability:

Kirkland's affordable housing incentives have helped produce \_\_\_\_ moderate-income and \_\_\_\_ low-income homes in multi-family areas with good transit service in downtown Kirkland, Totem Lake, North Rose Hill, and Juanita.

Some developers chose to pay primarily small projects fees in lieu of providing affordable housing, raising \$\_\_\_\_\_ for ...

Together with other members of A Regional Coalition for Housing (ARCH), Kirkland contributed funding for over 1,900 units of low-income housing and close to 1,000 units of moderate-income housing. Almost 400 of these are located within Kirkland for families, seniors, people with special needs, or people who are homeless.

**Commented [SM3]:** Replace map and add symbols for Danielson Grove, Arete, and affordable housing projects?



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Kirkland partnered with state and other local funders, King County Metro, Imagine Housing, Polygon Northwest, and others to transform the South Kirkland Park and Ride from a surface parking lot and bus center into 240 housing units (61 affordable), retail, and additional parking for a complete, mixed-use, transit-oriented development.

## Housing Needs

The Advisory Group considered Kirkland’s housing needs from several perspectives. Household types and incomes, jobs and wages, and housing types and prices are a few of the fundamental indicators of supply and demand. The financial burden of housing costs, and homelessness data, are the markers of housing problems. Key findings are presented in **Appendix D** and summarized here

❖ *A considerable number of Kirkland households pay more for housing than they can afford.*

Only 16% of the low- and very low-income renters in Kirkland live in housing where they can pay less than 30% of their gross incomes. Almost two-thirds (62%) pay more than half their incomes for housing—known as “severe cost burden.” These figures are increasing for Kirkland, as they are in other cities.

❖ *Many jobs in Kirkland don’t pay enough to afford Kirkland housing, so many workers commute from farther away.*

The median wage paid in Kirkland is comparable to other Eastside cities, but 54% of those jobs pay less than \$50,000. More than half of all working households across King County have just one wage earner; so, a fair number of those lower-paid workers can afford, at the most, \$1,250 a month for housing.

Traffic congestion in Kirkland can be attributed to workers commuting into Kirkland as well as on residential growth in Kirkland. [\[add data or just map\]](#)

Cost-burdened renters chart

Map showing commuting in and out of Kirkland

Photo for homelessness

### EXISTING ASSISTED HOUSING - KIRKLAND: 2017

	Aff. Units	General	Senior	Homeless	Special Needs
Funding Assistance Through ARCH Trust Fund (1993 - 2016)	382	142	97	115	28
Other City Efforts (Land Use / MFTE / Land) **	176	83	23	31	6
Other Federally/ State Funded Housing ***	603	408	195		
<b>OVERALL TOTAL</b>	<b>1,161</b>	<b>664</b>	<b>315</b>	<b>115</b>	<b>34</b>

\* Affordability: ~55% for 30% median income / 30% for 50% median income / 15% for 60% median income  
 \*\* Affordability is typically 50% or 80% AMI for rental and 80%-100% AMI for Ownership  
 \*\*\* Typically pre 1990, owned by King County Housing Authority and for very low income.  
 \*\*\*\* Senior housing is privately owned affordable at 60% median income.

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❖ *Homelessness is increasing in Kirkland.*

In 2017, the annual one-night count of unsheltered homelessness found 284 people across the Eastside, the highest figure yet. Lake Washington Schools reported 207 homeless students during the 2010–2011 school year, and that number has grown each year since, to 296 in 2015-2016.

❖ *Small households (1 or 2 people) predominate in Kirkland, but have relatively few small homes to choose from (especially for homeownership).*

Two-thirds (66%) of Kirkland households (and 62% of homeowners) have just one or two people; but only 43% of the city's housing units (and just 24% of owner-occupied homes) have two or fewer bedrooms. No one would suggest that people should live in a smaller home than they want, but the data indicate demand for smaller, less expensive housing options in Kirkland.

The city issued building permits for only 80 condominium units and 28 ADUs from 2011 through 2015, out of a total growth of 1,100 housing units.

❖ *Housing costs are increasing faster than incomes.*

Since 2000, the average rent in Kirkland has increased 55%, to more than \$1,800, while the King County Area Median Income changed only 12%. The median price of a Kirkland home more than doubled in just the last five years--\$833,000 for a detached, single-family home and \$369,000 for a condominium.

Kirkland has housing affordable to moderate-income households, but has significant deficits in housing affordable to low- very low-income households (30% of the area median income; earning \$26,000 for a family of 3).

❖ *Kirkland's issues are like those of other East King County communities.*

Data indicate that Kirkland residents, businesses, and workers, in their essence, differ very little from those of other communities that are also forming housing strategies, including Bellevue, Kenmore, Bothell, and Issaquah.



Commented [SM4]: Tried to find a picture of a couple looking at a huge house. Maybe a drawing would be better.

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## Public Outreach

Details of the input gathered from public outreach are listed in **Appendices E - G**. Staff arranged five small group discussions (“focus groups”) of typically five to seven people —separate events for (a) seniors, (b) real estate agents, (c) downtown merchants, (d) college students, (e) English language learners, and (f) safe parking program residents.

In July, the Advisory Group met with six professionals from various parts of the housing industry (for-profit and non-profit developers as well as the King County Housing Authority). The group provided input on the pros and cons of the strategies the Advisory Group was considering.

- ❖ *Kirkland needs more housing, especially in places where people can walk to shopping, employment, and transit.*

More housing with walkable access to retailers, restaurants, etc. would support Kirkland businesses with more customers and a labor force that’s closer to work. In conjunction with affordable housing incentives, lower-wage workers could save money on rent and transportation.

- ❖ *Kirkland needs a greater variety of housing types, especially housing units smaller than the single-family homes that have been added most recently.*

More small housing units for homeownership (e.g., condos, duplexes, townhomes) could create opportunities for first-time buyers and down-sizers, create or preserve open space, and provide transitions between lower- and higher-density neighborhoods. Accessory dwelling units (ADUs) help homeowners earn money, provide entry-level rental housing, and offer options for older residents (e.g., to keep their homes and rent part, or live independently with adult children), but costs and code complexities have limited their number. Condos could make ideal homeownership opportunities and avoid car trips for couples and small families in a walkable, mixed-use environment; but liability issues (which can be fixed by changing state law) have made condo development prohibitively expensive.

- ❖ *Kirkland needs to be less expensive to build and develop housing.*

Developers would like the City to update regulations and make housing development less land consuming and less expensive; e.g., less parking, fewer restrictions on tree removal, be more flexible with ground-floor retail, simplify the code, and make fees

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known more in advance. In addition, reduce barriers to smaller housing types (e.g., townhomes and duplexes), even in single-family neighborhoods.

Some developers and realtors would support Growth Management Act updates to enable more housing construction. (A statewide review project is underway and will deliver recommendations to the Legislature soon.)

❖ *Faith communities want to be part of the solution.*

Many faith communities are mission-driven and have land to address housing problems. With appropriate zoning, some would be willing to provide affordable housing and/or emergency shelter.

❖ *King County cities can help each other by combining resources to address housing issues that cross city boundaries.*

The major homelessness policies and programs in King County have turned to a “housing-first” orientation; that is, the most effective way to help people experiencing homelessness is to start by getting them into safe, stable housing, and then addressing income and employment, mental and physical health, etc. From that perspective, the city of Kirkland should continue to work aggressively to help fund and provide land for subsidized, low-income housing, including housing for people with special needs and/or who are homeless. The city also has powers to reduce barriers to affordable rental housing, such as credit and eviction histories and move-in costs.

➤ *Kirkland needs to prepare for changing demographics, including growing populations of senior citizens, immigrants, and college students.*

As Lake Washington Institute of Technology and Northwest University grow, so does the demand for housing. Students are unable to find some of the conventional types of student housing, such as campus residence halls and off-campus boarding houses. Zoning and other local regulatory changes may be needed to enable college students to walk to school.

Kirkland seniors, growing in number naturally, typically have fixed incomes but face increasing housing costs—especially difficult for

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renters, but also a problem for homeowners. They may need less housing, but either want to keep their homes or downsize in the community they know, where friends, family, and services are. Rent restrictions, property tax limits, and relief on utility bills are common requests. Other supports to sustain independent living, which the city can assist directly or indirectly, include more small-unit housing (especially in a small community environment), help with home and yard maintenance, transportation, in-home accessibility improvements, and neighborhood walkability.

Immigrants come to Kirkland and East King County for many reasons, and not all have high-paying tech jobs. Some reported that smaller housing types, help with security deposits (lacking a U.S. credit history), and easier-to-find services in their native language would help them get off to a good start, avoid homelessness, become productive, and support their families.