



**CITY OF KIRKLAND**  
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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:** February 1, 2018

**Subject:** Housing Strategy Plan Update Meeting on February 7, 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 continue the conversation started on January 24<sup>th</sup> about 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 help guide the Advisory Group’s discussion.

**MEETING OVERVIEW**

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

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

**1. 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 Attachment 1, which shows edits to the first two sections (Neighborhood Quality and Expanded Housing Choices) based on the group’s conversation at the January 24<sup>th</sup> meeting. ***The goals at the February 7<sup>th</sup> meeting are for the Advisory Group to:***

- ***Verify that the edits proposed in the first two sections of the table in Attachment 1 are consistent with the Group’s intent; and***

- ***Review and propose changes to the Housing Affordability and Special Needs Housing sections of Attachment 1.***

The strategies in the table are not meant to diminish the importance of other strategies and potential actions included in the full matrix in Attachment 2. (Note: no changes have been made yet to the matrix in Attachment 2. Once the Advisory Group completes their review of the table in Attachment 1, the matrix will be updated for consistency.) The priority strategies 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 2/7, 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"?***

## **2. Draft Housing Strategy Plan**

The culmination of the Advisory Group process will be a final Housing Strategy Plan Report. Staff has put together a draft Housing Strategy Plan Report for your review (Attachment 3). We ran out of time to discuss this report at the January 24<sup>th</sup> meeting. At the February 7<sup>th</sup> meeting, we are interested in comments about the general content, layout and organization of the report. 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. The version of the report in Attachment 3, has a few edits (in redline) based on comments from the January 24<sup>th</sup> meeting.

***At the meeting on 2/7, 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 until noon on February 9<sup>th</sup>. At that point, staff will begin consolidating edits. To facilitate editing, we will send a copy of the document in Word format.***

**Next Steps**

A study session to present the Advisory Group's work is scheduled for 6:00 pm on March 6<sup>th</sup>. It may be necessary for the Advisory Group to meet one more time on February 21<sup>st</sup> to finalize a recommendation. Please put a placeholder on your calendar and we will decide on February 7<sup>th</sup> if the meeting will be needed.

**Attachments**

1. Edited Top Priority Strategies Table
2. Strategy Matrix
3. Edited Draft Housing Strategy Plan Report



**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	<p>In cooperation with neighborhood <u>s associations</u>, identify areas targeted for walkability where amenities and infrastructure should be focused.</p> <p>Open Spaces: Incentivize neighborhood planning/pocket parks reducing need for large yards. Create open spaces, <u>including trail network</u>, that encourage social gathering.</p>
Support services in neighborhoods	<p>Zone or incentives for all-inclusive neighborhoods-- food, daycare, park, meet-up places, transit.</p> <p>Allow for <u>[OR encourage]</u> strategic neighborhood commercial development to the extent that it improves neighborhood walkability.</p>
Expanded Housing Choices	
<p><b>Housing opportunities for a greater diversity of households in lower density residential and transitional neighborhoods</b></p> <p>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; <u>S</u>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, <u>co-housing</u>, 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. <u>Regulations allowing such housing must balance providing some level of flexibility with having sufficiently clear provisions to ensure that the intended outcomes (e.g. _____) will be achieved. For example, some areas may allow greater heights where they do not have impacts on view corridors of others.</u></p>	<p>Review the zoning code <u>and other regulations</u> 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 priced<u>s</u>.</li> <li>• Multiplexes that look like single family homes</li> <li>• 'Tiny houses'.</li> <li>• <u>Smaller lots (4,000 sq ft) near areas targeted for walkability or with nearby (parks).</u></li> </ul> <p>Convert <u>portions of some</u> older single-family housing neighborhoods (less efficient) <u>located on edges of residential areas near [OR are located closer to transit, arterials or other amenities (e.g. park, trails, commercial)]</u> to mixed-density villages of smaller homes or clustered housing with central open areas.</p> <p>Enable "missing middle" home styles (multi-bedroom) and "pocket neighborhood" community models, especially in areas targeted for walkability</p> <p>Create a program to create and manage an inventory of smaller rentable plots for smaller/portable homes (&lt;400 sq ft)</p>

	<p>Community education efforts to increase community awareness/dialogue for alternative forms of housing:</p> <ul style="list-style-type: none"> <li>• <u>'Density Fair'. Invite professionals and residents to workshops to explore alternative types of housing and how to integrate into specific neighborhoods.</u></li> <li>• <u>'Sister neighborhood' program. Identify and foster relationships with other cities that have neighborhoods that could act as models to Kirkland.</u></li> </ul>
<p><b>Increase overall housing and choices in Transit Oriented Development and other Centers.</b></p> <p>Need more clarity of <u>a specific location of 'TOD' areas.</u> <u>Considerations in identifying TOD opportunities include: transit access, arterials, opportunity for other non-motorized trips (e.g. walking, bicycle) Should be areas that are not only about increased transit trips, but also support other forms of trips (walking, bicycle, etc.)</u></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 sustainability envisioned in the Comprehensive Plan.</p>	<p>Transit-Oriented Development (TOD) 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> <ul style="list-style-type: none"> <li>• Small Efficiency Units</li> <li>• Boarding Homes</li> <li>• <u>Single Room Occupancy/Dormitories</u> Student housing</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><b>Reduce Development Costs.</b></p> <p>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><u>Establish a graduated impact fee system that has higher fees for larger, more expensive homes, and lower fees for smaller, less expensive homes.</u></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>

Housing Affordability and Special Needs Housing	
Indirect Assistance	
Strategy	Examples of Potential Actions
<b>Aging in Place.</b> Support housing options, programs, and services that allow seniors to stay in their homes, <del>or</del> neighborhood, <u>or community</u> . 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.	Continue using CDBG funds for the single-family housing repair and weatherization program.
	Encourage forms of housing that support remaining (downsizing) in existing neighborhood or community, e.g. Clustering and/or "innovative" housing types / ADU
	Evaluate and potentially revise standards for utility tax and property tax exemptions.
	Encourage universal design improvements that increase housing accessibility
	Programs to assist people with aging in place (e.g. meals, maintenance)
<b>Accessory Dwelling Units.</b> Promote the development of accessory dwelling units (ADUs) on single-family lots.	Review regulations and permitting costs. Minimize procedural requirements and address neighborhood compatibility.
	Promote community education program for ADUs through outreach efforts, including fliers/technical assistance
	Review if any type of incentives can be offered
	Prohibit ADUs for short-term rental.
<b>Promote Opportunities for Homeownership</b>	Removing barriers to condo development, including amendments to the state Condominium Act.
<b>City Incentives in exchange for providing affordable housing.</b>	Review requiring affordable housing when increases to development capacity for sites or neighborhoods are considered
	Opportunities for linking with usage of Housing Choice Vouchers (KCHA).
	Consider linking affordable housing (e.g. in-lieu payments) to increases in capacity for commercial development.
Housing Affordability: Direct Assistance	
<b>Local Revenue. Establish a regular local source of funding for affordable housing programs.</b>	Continue using City General and CDBG funds for affordable housing and special needs housing
	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>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>Provide other support 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>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>

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: Maintain and enhance the unique residential character of each city neighborhood.</b>																
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.														

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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)															
	* 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		High													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).																		
<b>Increase overall housing and choices in TOD/Centers</b> Need more clarity on locations of "TOD" areas. Should be areas that are not only about increased transit trips, but also support other forms of trips (walking, bicycle, etc.)	* 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		High monitor													Faith, HS, Safe, LWIT		
	* 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.		Timely?														Merchant RE	

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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.																	

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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.		High Legis.											Builder RE	
		** Adopt provisions to allow fee-simple ownership of attached units instead of condominium ownership (more difficult to finance).														
		*Allow manufactured housing in all residential zones.														
		*Culturally appropriate homebuyer education and financial products. * Explore ways to increase condominiums with FHA approval.														

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	*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.															

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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

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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.														

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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.		



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# Housing Strategy Plan

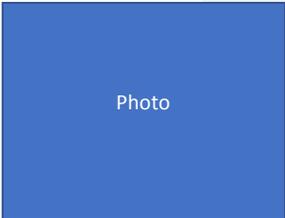
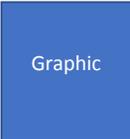
## Introduction

From media coverage, to data analysis, to comments from community residents, it is apparent that housing and especially housing affordability is a significant issue that impacts our community in many ways. 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.*



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### 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 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 ~~will~~ 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

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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 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:

- 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.
- Given the magnitude and implications of these gaps, the city needs to be bold in their efforts. Particularly in the area of affordability where the distribution of housing affordability in the city is so mismatched to the ability to pay of the city's residents and employees.
- 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.~~

### **TABLE 1 'HOUSING GAP AREAS'**

#### **a) Types of Households**

- Providing for lower income (up to \$45k) and moderate income (up to \$75,000) households, especially lower income seniors and individuals and more moderate income families including single parents.
- Homeless
- Moderate income home ownership (entry level, younger couples)
- Implications of increasing population diversity (types of housing, or English language barriers for accessing information)
- A low proportion of workers in the city who live in the city.

#### **b) Types of Housing**

- Housing and programs to allow seniors to stay in their home or the community (e.g. cottages, adus, cap taxes, in-home services)
- Accessory Dwelling Units and other types of small housing units
- Preserving existing relatively affordable housing
- Transit Oriented Development. Which also has implications on transportation for households - types of trips and dependence on personal automobile (e.g. pedestrian, transit) and related costs.
- Maintaining opportunities for ownership housing for variety of income levels

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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.

- Neighborhood Character
- Housing Supply and Diversity
- Housing Affordability

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~~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. [A complete list of strategies considered included in Appendix I.](#)

The strategies in Table 2 are not meant to diminish the potential importance of other strategies included in Appendix \_\_. The strategies in Table 2 were selected either because they seemed most promising to address the most significant housing gaps, 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.

Neighborhood heat map?

### A. "Neighborhood Character": 10 Minute Neighborhoods

It is hard to isolate housing from many other components of a community. How can we 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.

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### 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 ways that fit into the community, and create the types of housing that might meet the needs of our current and future population. This work closely relates to some of the Neighborhood Character strategies. To be successful, this involves more consciously understanding and planning for housing more at the neighborhood versus citywide scale. And one good starting point is to find neighborhoods in other cities, regionally, nationally or internationally that reflect the character expressed by the priority strategies.



Photo from workshop of lower density housing example

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 transitional neighborhood 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



Photo from workshop – higher density example

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- o 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.

### 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 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:



Couple photos of  
affordable housing

- 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

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



Table summarizing city capital funding for  
affordable 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

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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).

## Monitoring Activities

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

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.

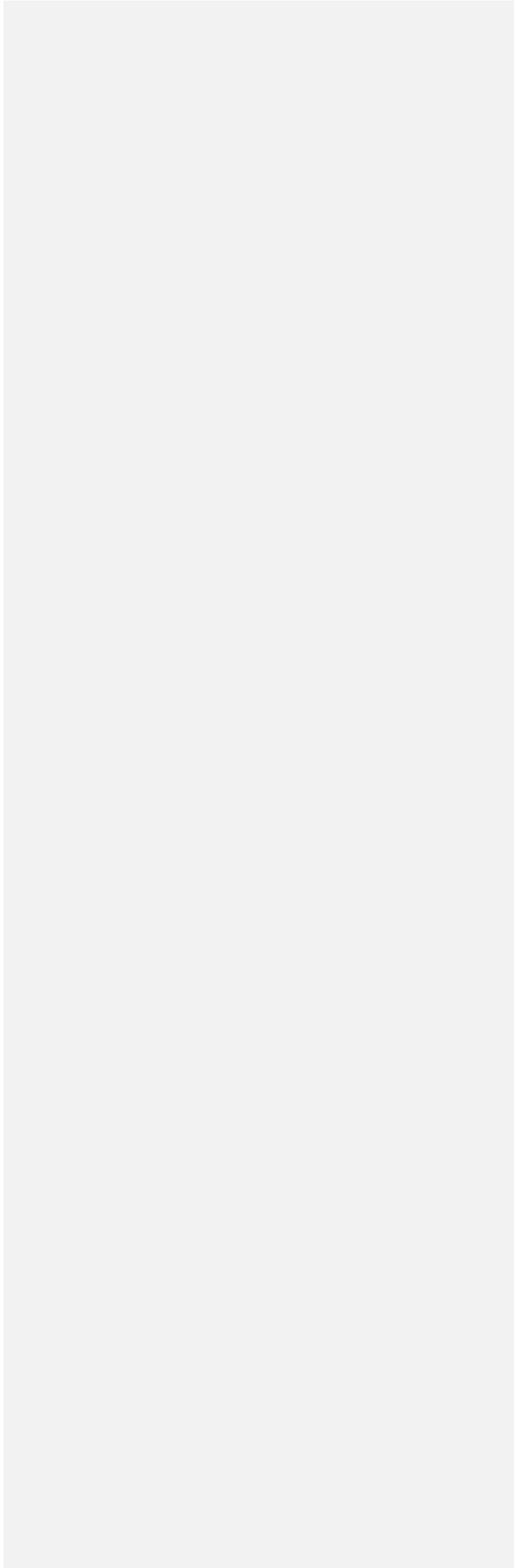
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## IMPLEMENTATION

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**.



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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 [redacted] moderate-income and [redacted] 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 \$ [redacted] through 2017.

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.

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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.