



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: August 23, 2017

Subject: Housing Strategy Plan Update Meeting #6 on August 30, 2017 (File PLN17-00111)

MEETING PURPOSE

The purpose of this Housing Strategy Advisory Group meeting is for the members to begin to identify and prioritize strategies. This will form the basis of the group's recommendations for actions the City should consider within the next three to five years. The bulk of the meeting will be spent creating a large matrix on the wall, with group members coming prepared with pre-identified strategies that they think are worth pursuing. See Attachment 1 regarding how to prepare for this discussion prior to the meeting.

We will also take some time at the meeting to get your reaction to the on-line survey and other community outreach. If you have time, please come prepared with thoughts on an additional survey analysis that you would find helpful.

BACKGROUND INFORMATION

Instructions for preparing for the meeting, along with additional information that we have gathered in our outreach, are included in the following **Attachments:**

1. Homework Instructions
2. Strategy Matrix
3. On-Line Survey Results
4. Outreach Action List
5. Notes from Industry Panel Discussion with Advisory Group
6. Notes from Senior Focus Group Discussion
7. Notes from Student Focus Group Discussion
8. Notes from Downtown Merchants Focus Group Discussion
9. Notes from English Language Learners Focus Group Discussion
10. Notes from Real Estate Focus Group Discussion
11. Notes from Safe Parking Focus Group Discussion

Here are a few notes about the attachments:

- The Strategy Matrix that was first presented at the June 21st meeting is included as Attachment 2. You can use this as a starting point for your strategy identification, but are certainly not limited to this list.
- There were 1,468 responses to the survey. A basic summary report produced out of the Survey Monkey software is provided as Attachment 3. The answer choices on the left side of some of the charts (questions 1, 2, 4, 5 and 12) does not display fully. You can see the full text of the answer choices in the table below each chart. Where "Other" was a choice, the individual responses are included in list form.
- We have the ability to further analyze the survey data. We will ask at the meeting if there are any specific tabulations that you are interested in seeing. For example, how did renters answer a specific question versus how homeowners answered the same question?
- The Outreach Action List (Attachment 4) is a compilation of action items summarized from the discussion notes for all of the groups. The individual industry panel and focus group notes (Attachments 5 through 10) provide more context for the basis of the action items. Checkmarks are used in the notes to indicate where participants suggested specific strategies or actions for the City.
- Two additional focus group meetings are still to be held – one with major employers and one with residents of low-income housing.

Homework Instructions Kirkland Housing Advisory Group

At the meeting on August 30th, we hope to assemble your thoughts on strategic priorities; that is, to compile what you've been thinking are the most important housing problems to solve and the best things the city can do to solve them.

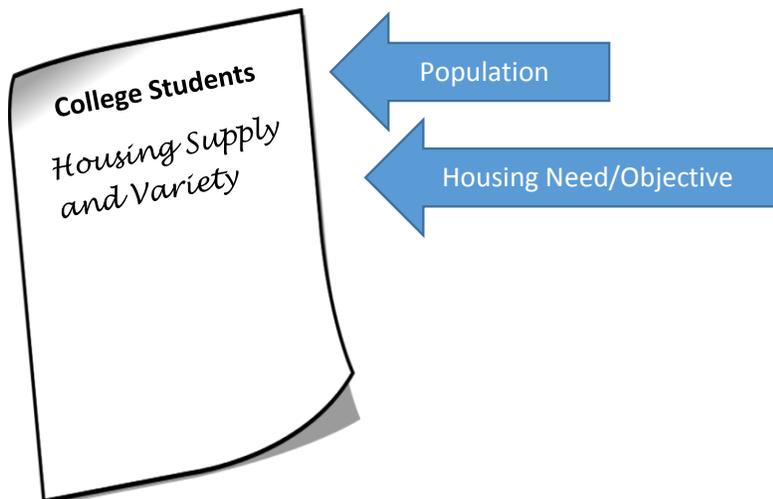
A. The way staff would like to try doing this is starting with specific populations with housing needs that we've discussed at previous meetings, which you identified as having "gaps" (in alphabetical order):

- College students.
- Families with children.
- Homeless.
- Immigrants and refugees with limited English skills.
- Local workers.
- People with disabilities.
- Seniors on fixed incomes.
- Small (1 to 2-person) households.
- Others who you think belong in this list.

Below, we've provided half sheets (you'll need to cut them yourself) for each of these populations. For any of these you choose (and choose as many as you like), we ask you first to identify the housing needs you want to address; that is, apply one of the three major policy objectives of the Comprehensive Plan Housing Element:

- Neighborhood Quality.
- Housing Supply and Variety.
- Housing Affordability.

The result would look something like this:

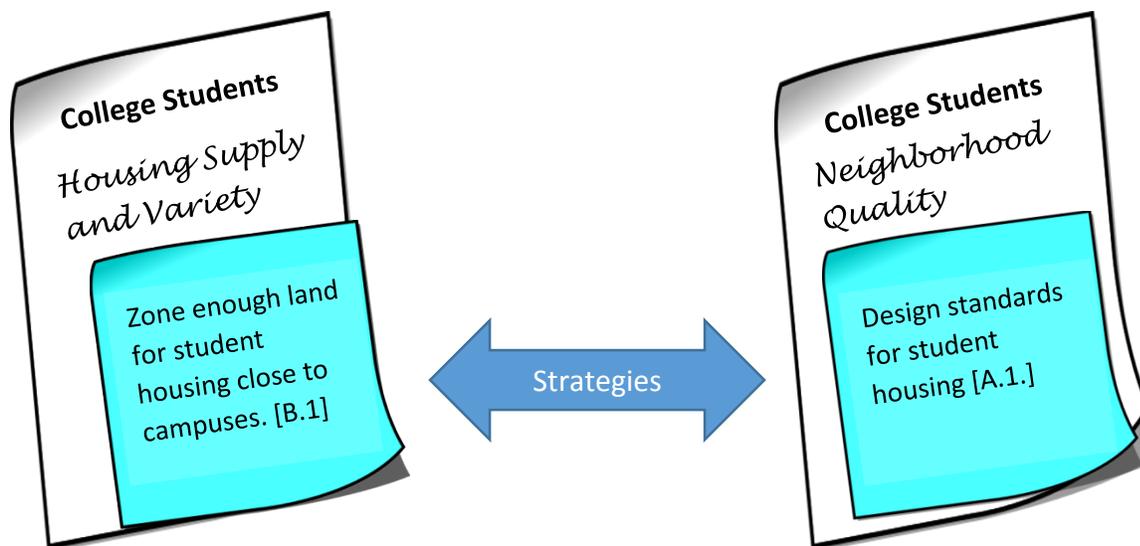


If you want to address more than one need for a certain population, create a separate sheet(s) for the population and then the second (or third) housing need.

You don't have to address every housing need—just those you feel the city should address in the next three to five years.

- B. Next, we ask you next to identify strategies, tools, or actions that you feel the city should take to help meet those housing needs. We recommend using the Strategies Matrix as your resource for this, but you are not limited to those strategies. You can also adapt or rephrase items on the list so that it best expresses what you mean.

One option is simply to list your strategies under the housing need the strategy is intended to help. Another method that we think is more flexible (because you might change your mind, run out of room, etc.) is to write the strategy on a sticky note and stick it on the sheet, like this:



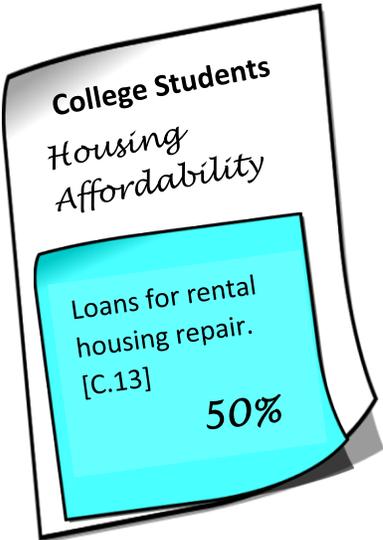
Notice that I took strategy B.1 and re-stated it in a more specific way that applied to college students. (If you do something like that, please note the item number from the Matrix. It might help us later.)

Add as many strategies to any housing need you like. It's OK to repeat strategies for more than one housing need. And you don't have to use every strategy in the Matrix, but every strategy you use should be attached to at least one housing need. Finally, if an important strategy doesn't "belong" to any particular population (maybe accessory dwelling units—ADUs—for example), feel free to create a new half-sheet for "Anyone."

Once you've done this for every housing need and strategy you want to address, move on to the next step.

- C. Finally, we'd like you to take the sheets you marked "Housing Affordability" and decide for each one whether the housing should be restricted in price and income and, if restricted, at what affordability level. For example, if you favor the city spending money to preserve rental housing (e.g., acquisition

or building repairs), but only if some or all of the units are set aside and affordable to Low-Income households, mark the strategy “Low” or “50%,” something like this:



As a reminder, see the following table:

2017 Income Levels, King County

	Very Low	Low	Moderate	Median	Middle
	<30 AMI	<50 AMI	<80 AMI	<100 AMI	<120 AMI
Family of 4:	\$28,800	\$48,000	\$76,800	\$96,000	\$115,200
2 people:	\$23,040	\$38,400	\$61,440	\$76,800	\$92,160
Single person:	\$20,160	\$33,600	\$53,760	\$67,000	\$80,640
Sample jobs (for a 1-person household)	Anything at minimum wage, less than full-time.	Bank teller. Barista. Grocery clerk.	Retail supervisor. Teacher (entry-level). Dental assistant.	Police officer (entry level).	Firefighter (entry-level).

Note: jobs would be categorized lower if they are the only income in a larger household.

At the meeting, we will arrange everyone’s sheets on the wall to see how things shape up!

Families w/ Children College Students

Homeless

Immigrants, Refugees

People w/ disabilities Local workers

1 & 2-person households Seniors, fixed incomes



STRATEGY MATRIX					GAP AREAS											Other Criteria						
Strategy	Examples	2007 Strategy Plan Outline	Comp Plan Reference	Activity Type	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)	Impact	Timeliness	Public Input	Progress 2007-Present	2017 Priority		
A. NEIGHBORHOOD QUALITY: Maintain and enhance the unique residential character of each city neighborhood.																						
A.1	Design Standards Incorporate neighborhood character and design principles into standards for new development [H-1.1]; address how new development can occur in a manner compatible with existing neighborhood character, particularly when sited on smaller lots or at greater densities than surrounding development [H-2.4, and under H-1.1].	*Address issues such as scale and bulk, setbacks that reinforce those of surrounding residences, and landscape buffers (where appropriate).		H-1.1 (text)	Regulatory																	
		*Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers.		H-2.4 (text)	Regulatory																	
		*Evaluate design character issues as part of Community Character Element. Includes items such as:	A.2.a.																			
		**Incentives for pitched roofs -- S-F homes. [Monitor?]	A.2.a.(1)	H-1.1	Regulatory																	
		**"Mega-house" standards. [Monitor?]	A.2.a.(2)																			
	**Review codes to encourage residential development in existing business districts. [Monitor?]	A.2.a.(3)																				
	*Revise horizontal façade regulations. [Monitor?]	A.2.b.																				
		*Provide pedestrian and transit connectivity and safe, attractive & usable public spaces.			Regulatory																	
A.2	Neighborhood Infrastructure Improvements & Maintenance.	*Greater regular infrastructure maintenance in residential neighborhoods.			Funding																	
		*New pedestrian and transit connectivity and safe, attractive & usable public spaces.			Funding																	
A.3	Neighborhood Beautification.	*Promote and/or support a neighborhood enhancement program (e.g., Bellevue).			Community																	
A.4	Environmentally Sensitive Site Planning. Preserve natural drainage, vegetation, and other natural features.	* Expedite permit for green certified housing		H-2.4 (text)	Regulatory																	
		*LID regulations allow clustering and lot size averaging. (see B.3)																				
A.5	Sustainable Development & Construction.	*Greater encouragement/Require energy efficiency and other means of sustainability in new housing.			Other Support/Regulatory																	
A.6	Rental Property Maintenance.	*Rental property inspection program.			Regulatory																	
		*Greater code enforcement.			Regulatory																	
		*Allow existing non-conforming M-F densities to be maintained or redeveloped. [Monitor?]	A.1.d.		Regulatory																Pre-2007	
B. HOUSING SUPPLY & VARIETY: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.																						
B.1	Create opportunities for increased residential capacity. Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.	*Allow smaller lots in single-family areas. [Monitor?]	A.1.a.	H-2.1	Regulatory															Pre-2007		
		*Evaluate PUD procedures.	A.1.b.		Regulatory																	---
		*Allow rounding of M-F units at a lower fraction. [Monitor?]	A.1.c.			Regulatory																Pre-2007
		*Revise zoning map to be consistent with the Comprehensive Plan. [Monitor?]	A.1.f.			Regulatory																Pre-2007

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		*Evaluate potential for Transit-Oriented Development (TOD) at park-and-ride lots.	A.1.g.	Regulatory															Ongoing		
B.2	Reduce Development Costs. 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.	*Simplify permit process for zero-lot-line homes.	A.3.a.	Regulatory															Pre-2007		
		*Evaluate timelines for permit review, and adopt required permit timelines established by the Land Use Regulatory Reform Act.	A.3.c.	Regulatory																Pre-2007	
		*Further evaluate additional timelines for permit review.	A.3.d.	Regulatory																Pre-2007	
		*Allow concurrent review of discretionary approvals (e.g., zoning and PUD applications) and building permits.	A.3.e., A.3.f.	Regulatory																Pre-2007	
		*Evaluate development regulations for their potential impact on housing costs.	B.2.c.	Regulatory																Pre-2007	
		**Design review process.																			
		**Development charges.																			
		*Reduce the number of housing projects subject to SEPA; categorical exemptions, planned action EIS, etc.		H-2.3, H-2.4	Regulatory																
		*Building codes to allow prefabricated and new building technologies (e.g., cross-laminated timber).			Regulatory																
		*Modify height limits and codes to maximize wood frame construction; e.g., allow 6-story wood frame, or increase 65-ft limits to 75 or 85 ft.			Regulatory																
*Off-street parking policies:			Regulatory																		
**based on transit access/right size parking																					
**Parking benefit district/"cap and trade" program.																					
*Ensure utility charges are known early in the permit process.			Regulatory																		
*Site and development standards:			Regulatory																		
**Infrastructure: street widths, curbs and sidewalks.																					
**Setbacks.																					
B.3	Flexible Site Planning. Allow a broad range of housing and site planning approaches in single-family areas.	*Provide more flexibility in (i) site development standards and (ii) short platting (e.g., lot averaging, set-backs).	A.3.b.	Regulatory															Pre-2007		
		**Smaller lots.																			
		*Allow cottages, multiplexes that look like single-family homes, and small lot single-family homes in all zones.	A.3.h.	H-1.1, H-2.4, IS H.4.1	Regulatory															Pre-2007	
		**Cottages.																			
		**Compact single-family homes.																			
**Zero-lot-line homes.																					
**Common-wall housing.																					
B.4	Expand Housing Choices.	*Review the zoning code for barriers to innovative or unconventional housing types that may fill housing needs not currently met in Kirkland, such as:																			
		**Boarding homes.																			
		**"Tiny houses."																			
		** micro/eco-units																			

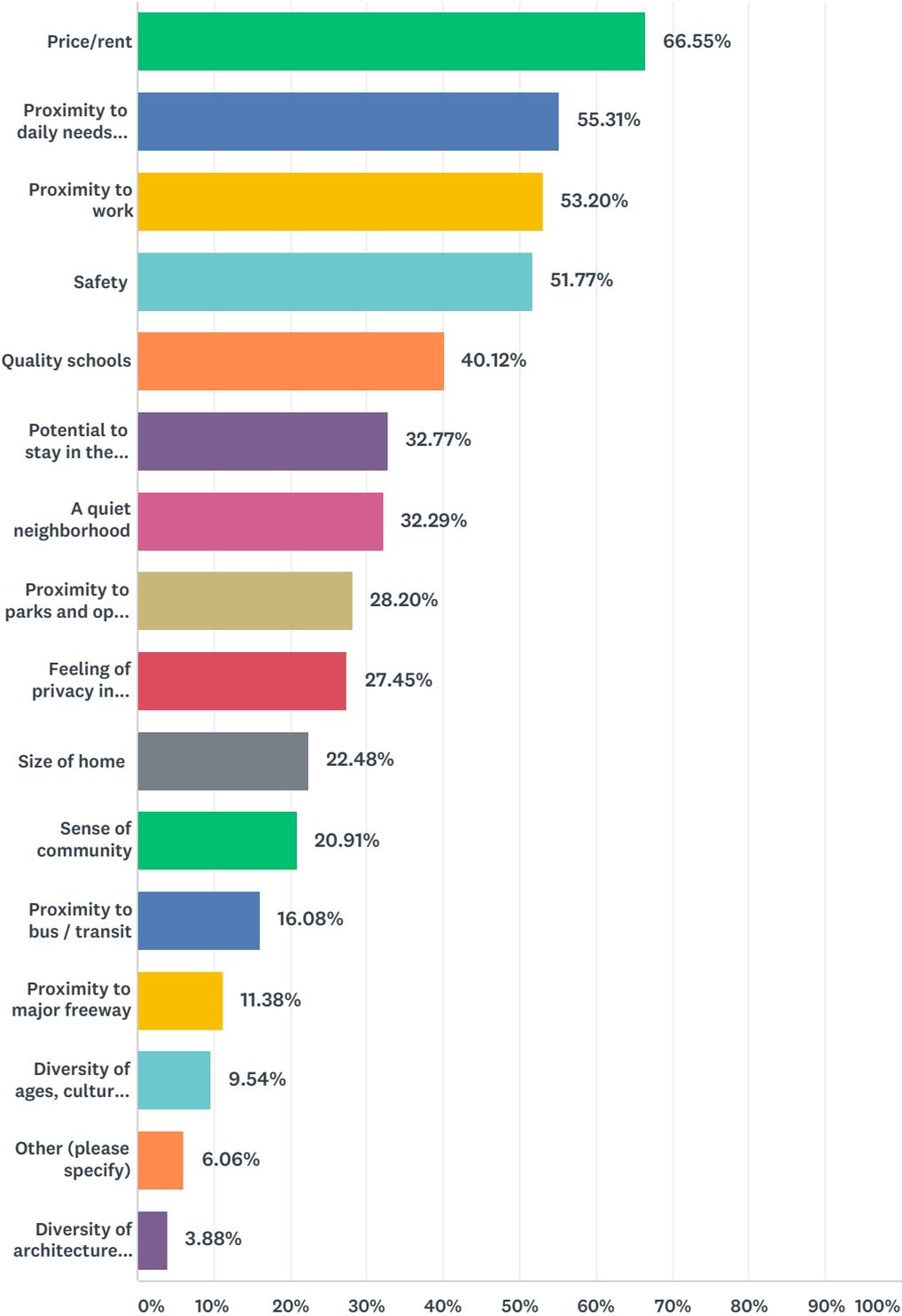
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C. AFFORDABLE AND SPECIAL NEEDS HOUSING: Promote affordable and special needs housing throughout the city for all economic segments of the population.																				
C.1	Incentives in exchange for providing affordable housing. [H-3.2]	*Expedite permit review for projects with affordable component.	A.4.b.	Regulatory																
		*Consider refinements to existing land use regulations that encourage and/or require the creation of housing affordable in new development.	A.4.a	IS H.4.2	Regulatory													Pre-2007		
		*Reduced parking requirements (with affordable housing conditions).			Regulatory															
		*Reduced or waived ground floor commercial space requirement in mixed-use zones.			Regulatory															
		*Property tax exemption (MFTE) for new housing with affordable in mixed use zones																		
		*Review requiring affordable housing when increases to development capacity for sites or neighborhoods are considered.		H-3.2	Regulatory															
C.2	Accessory Dwelling Units. Promote the development of accessory dwelling units (ADUs) on single-family lots.	*Promote community education program for ADUs through education efforts, including fliers/technical assistance.	B.2.g.	Community													Pre-2007			
		*Allow ADUs in single-family zones. [Monitor?]	A.1.e.															Pre-2007		
		*Review regulations that minimize procedural requirements and address neighborhood compatibility.																		
		*Review application/permitting procedures																		
		**Utility hook-ups.																		
		**Permit fees.																		
		*"Clemency" program to legalize existing ADUs.																		
*Prohibit ADUs for short-term rental.																				
		*Set local goal for ADUs; e.g., 5% of single-family lots within 10 years.		H-2.2	Regulatory															
					Planning															
		* Continue using City General funds for affordable housing and special needs housing															Pre-2007			
		*Continue using CDBG funds for affordable housing and special needs housing.	B.1.a.	Fiscal													Pre-2007			
C.3	Local Revenue. Establish a regular local source of funding for affordable housing programs.	*Explore potential other local revenue sources that could be targeted toward housing on a regular basis (e.g., general funds, portion of local taxes).	B.1.c.																	
		**Local housing levy.																		
		**Growth Fund (sources resulting from new growth; e.g., sales tax).																		
		**Transfer tax on capital gains ("anti-flipping").																		
		**Property taxes generated by properties sold by public entities for private development.																		
		**Tax on all cash residential transactions																		
		**Hotel tax on short-term rentals.			Fiscal															

STRATEGY MATRIX		2007 Strategy Plan Outline	Comp Plan Reference	Activity Type	GAP AREAS											Other Criteria			Progress 2007-Present	2017 Priority		
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		**Commercial development linkage fees.																				
		* In-lieu fees from new private development																				
C.4	Other support to affordable housing providers. [under H-3.1; H-3.5]	*Waive some or all permit and/or impact fees for affordable housing. Evaluate the cumulative costs of impact fees, permit fees, and hook-up fees.	B.1.d.	Fiscal																Ongoing		
		*Consider selling or leasing appropriate surplus land at below-market value for affordable housing.	B.1.e	Fiscal																	Pre-2007	
		**Conduct inventory of public property for potential availability for housing and other public uses, and update regularly.	B.2.a.	Other Support																		
		*Acquire land in Kirkland for development of housing to serve households earning 60% or less of the county median income.	B.1.f.	Fiscal																		
		**Revolving land acquisition fund; i.e., REDI fund.		Fiscal																		
		*Revolving loan fund to support 4% tax credit projects.		Fiscal																		
		*Pay or waive some utility and/or infrastructure costs for affordable housing.	B.1.g.	Fiscal																		
		*Explore non-cash forms of financial assistance (e.g., providing loan guarantees for affordable housing).	B.2.d.	H-3.5 (text)	Other Support																	
C.5	Provide Other (indirect) support for affordable housing.	* Identify and support local and regional projects' funding applications to other funders.	C.6.	Other Support																		
		*Work with local banks to coordinate better financing for affordable housing.	B.2.b.	H-3.5 (text)	Other Support																	
		*Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing.	B.2.e.	H-3.5 (text)	Other Support																	
		*Continue membership in ARCH.	C.2.	Intergovernmental																		Pre-2007
		*Increase usage of Housing Choice Vouchers (KCHA).		Other Support																		
		*Explore opportunities to use underutilized properties, especially non-profit/faith organization owned, for affordable housing.		IS H.3	Regulatory, Other Support																	
		*Support effort to site a permanent Eastside women's shelter in Kirkland.		IS H.3	Funding																	
		*Support efforts to increase private "social investment" funds for affordable housing		Other Support																		
		*Analyze the potential city role in employer assisted housing. Work with local employers to study model programs.	B.2.f.	Other Support																		

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C.9	Prevent and Relieve Homelessness. Support a range of housing options and services to move homeless persons and families to long-term financial independence. Support regional efforts to prevent homelessness.	*New housing with on-site services for homeless families and individuals.		Fiscal																			
		*Landlord Liaison Project.			H-3.7																		
		*Resources for homeowners facing foreclosure: **Homeowner counseling programs.																					
		**Pool for higher risk home repair loans or homeowners with temporary financial hardships.																					
		*Tenant relocation assistance (consistent with state law).		Fiscal & Regulatory																			
C.10	Geographic Equity. Support efforts to achieve a geographic balance in siting special needs housing throughout the city and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.	*Ensure that regulations do not unduly restrict group homes or other housing options for persons with special needs.		H-3.6, H-3.10																			
		*Ensure codes provide opportunities for special needs housing.	A.4.c. (part)		Regulatory																Pre-2007		
		*Work cooperatively with providers and other jurisdictions to achieve regional fair share balance and to maximize housing resources. Includes working with non-profit groups and the Housing Authority in creating affordable housing.	C.1.	H-3.10	Intergovernmental																Pre-2007		
C.11	Fair Housing. Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.	*Review group homes standards for consistency with the federal Fair Housing Act.	A.4.c. (part)	H-3.11																			
C.12	Aging in Place. Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. [H-3.9]	*Encourage universal design improvements that increase housing accessibility.		H-3.9	Other Support Regulatory																		
		*Clustering and/or "innovative" housing types: (See B.3) *ADU's (See C.2)																					
		*Continue using CDBG funds for the single-family housing repair and weatherization program.	B.1.b.	H-3.4 (text)	Fiscal																		
C.13	Affordable Housing Preservation. Preserve, maintain, and improve existing affordable housing. [H-3.4]	*Allow existing developments with non-conforming densities to maintain, remodel, and rebuild their properties and retain the same number of housing units, when located in planned-multifamily areas.		H-2.5	Regulatory																Pre-2007		
		*Transfer of Development Rights (TDRs).			Regulatory																		
		*Conduct inventory of existing multi-family residential properties and encourage preservation of those that are affordable.	B.2.h.	H-3.4 (text), and IS H.2																			
		*Acquire existing multifamily properties, based on strategic opportunity (e.g., location, condition, growth areas).			Fiscal																		
		*Continue using CDBG funds for the single-family housing repair program.	B.1.b.	H-3.4 (text)	Fiscal																Pre-2007		
C.14	Public Information.	*Undertake an educational campaign to increase awareness of housing issues, including special needs housing, and to address negative perceptions related to homelessness.	D.6.		Community																		

Q1 When looking for a place to live, what are your top five most important factors?

Answered: 1,468 Skipped: 0



ANSWER CHOICES	RESPONSES
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City of Kirkland Housing Survey

ATTACHMENT 3
8/30/17 HSAG MEEETING

Price/rent	66.55%	977
Proximity to daily needs like restaurants, groceries and recreation	55.31%	812
Proximity to work	53.20%	781
Safety	51.77%	760
Quality schools	40.12%	589
Potential to stay in the home for a long time	32.77%	481
A quiet neighborhood	32.29%	474
Proximity to parks and open spaces	28.20%	414
Feeling of privacy in neighborhood	27.45%	403
Size of home	22.48%	330
Sense of community	20.91%	307
Proximity to bus / transit	16.08%	236
Proximity to major freeway	11.38%	167
Diversity of ages, cultures or ethnic backgrounds	9.54%	140
Other (please specify)	6.06%	89
Diversity of architecture in neighborhood	3.88%	57
Total Respondents: 1,468		

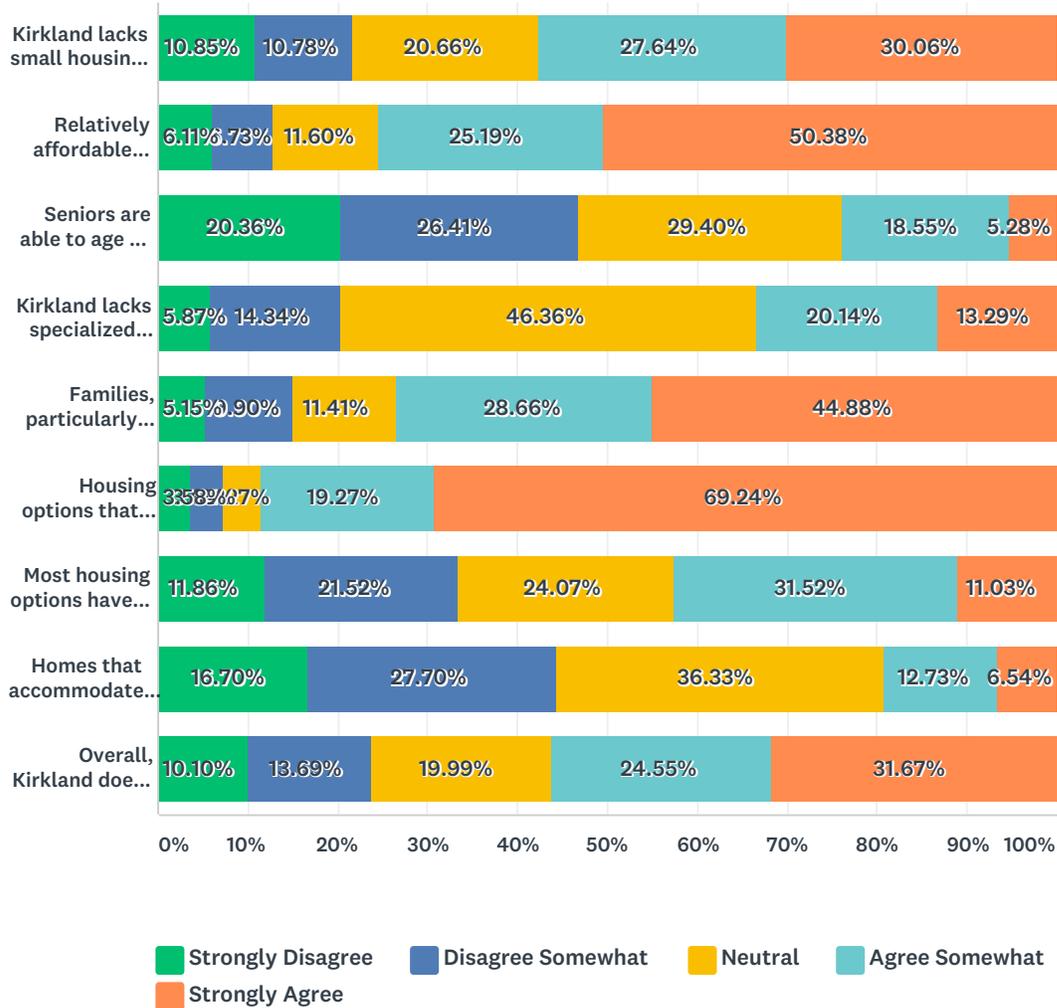
#	OTHER (PLEASE SPECIFY)	DATE
1	property size	7/20/2017 7:52 AM
2	pet friendly	7/19/2017 7:12 PM
3	Low crime rate	7/19/2017 3:56 PM
4	Yard size.	7/19/2017 3:41 PM
5	Yard large enough to garden	7/19/2017 2:39 PM
6	return on investment	7/19/2017 2:31 PM
7	Kind people	7/15/2017 8:01 PM
8	80% of the above	7/14/2017 6:23 PM
9	Quit tearing down trees to build ugly expensive houses with no privacy.	7/14/2017 9:15 AM
10	Traffic conditions	7/14/2017 9:14 AM
11	Intelligent local government - I don't want to constantly worry about new taxes being levied nevertheless city funds weren't properly managed in the first place	7/14/2017 7:31 AM
12	Lack of over population and traffic congestion	7/13/2017 8:59 PM
13	Calm Traffic	7/13/2017 8:33 PM
14	Proximity to quality health care and emergency medical assistance	7/13/2017 2:32 PM
15	walkability and safe biking	7/13/2017 7:46 AM
16	views	7/12/2017 6:13 PM
17	close to Lake Washington	7/12/2017 5:22 PM
18	Property taxes drive some people out of their homes when they retire and are on fixed incomes.	7/12/2017 4:58 PM
19	Not too near power lines or major roads	7/10/2017 8:31 PM

20	Dog friendly location	7/10/2017 8:40 AM
21	Yard for dog	7/10/2017 8:28 AM
22	1. Economic diversity. I am sick and tired of cookie cutter McMansions cropping up all over our neighborhood! This does not reflect Kirkland values. Where are the mid size or smaller homes? No one with average income can live here anymore, it makes me ill. If we had wanted a hoity toity community, we would have moved to Bellevue. Blech.	7/10/2017 7:41 AM
23	Live in Finn Hill. Love our large lots. HATE the crowded mega houses being built	7/10/2017 6:44 AM
24	I	7/9/2017 10:27 PM
25	Allows animals	7/9/2017 10:17 PM
26	Traffic	7/9/2017 10:01 PM
27	Pri 1: bicycling: good safe trails / paths to work and for recreation, Pri 2: Walkability	7/9/2017 9:09 PM
28	Pet friendly	7/9/2017 8:59 PM
29	Walkability	7/9/2017 8:48 AM
30	Natural light inside of home	7/7/2017 10:21 PM
31	Property tax rate (2nd to home prce)	7/7/2017 9:21 AM
32	development plan equal to redmond, bellevue for shopping and entertainment.	7/7/2017 12:14 AM
33	Surrounding homes well maintained	7/6/2017 8:55 PM
34	No homeowners association with too many restrictions and ever-increasing dues.	7/6/2017 8:44 PM
35	View of the water.	7/6/2017 6:24 PM
36	Parking	7/6/2017 2:28 PM
37	Traffic	7/6/2017 11:14 AM
38	I don't want to pay for car parking I won't use. This largely takes care of itself because housing that comes bundled with 1 or 2 or 3!!! + visitor car parking spaces are very expensive so I can't afford and those without cars won't buy/rent.	7/5/2017 3:32 PM
39	Lack of crowding and congestion, plenty of free parking	7/3/2017 5:10 PM
40	well maintained yards and homes, no junk yards,	7/3/2017 12:31 PM
41	View	7/3/2017 8:18 AM
42	Ease and safety of getting around such as traffic and sidewalks	7/2/2017 6:47 PM
43	Adequate roads and transportation	7/2/2017 12:07 PM
44	Lack of constant road congestion so it's possible to get to stores, restaurants, etc.	7/2/2017 10:23 AM
45	Low income housing is a huge priority no ki Jill	7/2/2017 9:59 AM
46	The home itself.	7/2/2017 9:51 AM
47	Pleasant environment	7/2/2017 4:03 AM
48	More roads to travel on. By CAR.	6/30/2017 4:53 PM
49	Ease of access	6/30/2017 8:47 AM
50	Consistent architecture- not giant homes next to ramblers	6/30/2017 8:35 AM
51	The homes aren't 5 feet from the next- new construction is too close!!!	6/29/2017 8:04 PM
52	Walking safety	6/29/2017 10:17 AM
53	Walkability	6/29/2017 9:57 AM
54	Condition of the home	6/29/2017 7:32 AM
55	Landscaping - lots of trees	6/29/2017 12:32 AM
56	are neighborhoods too dense / are roads gridlocked because of too dense neighborhoods...	6/28/2017 10:35 PM

57	Seeking a home away from those new condos, which is a result of more traffic and population	6/28/2017 8:53 PM
58	Size of yard	6/28/2017 7:25 PM
59	Pets allowed, all breeds	6/28/2017 7:00 PM
60	Low crime rate	6/28/2017 6:55 PM
61	Clean up 85 st (rose hill)	6/28/2017 6:47 PM
62	Animals allowed (cat)	6/28/2017 6:41 PM
63	NO TRAFFIC, IT'S A NIGHTMARE!	6/28/2017 5:40 PM
64	N	6/28/2017 4:52 PM
65	Nice nieghborhood of large exclusive homes	6/28/2017 4:49 PM
66	A city and community takes pride in cleaning & upkeep. Example: upkeep with moving lawns, plants & flowers, paving roads	6/28/2017 4:17 PM
67	Green spaces, both public but also private. Neighborhoods where the houses do not crowd the edges of the lots. Areas where there are trees in the yards and gardens between houses	6/28/2017 3:30 PM
68	Proximity to recreational activities	6/28/2017 11:25 AM
69	lot size	6/28/2017 10:27 AM
70	size of lot/property	6/28/2017 10:25 AM
71	close to family	6/28/2017 9:43 AM
72	Not a high density pud	6/28/2017 8:03 AM
73	Easy access to KCC	6/28/2017 7:12 AM
74	Adequate parking for myself and for my guests to be able to visit	6/28/2017 5:49 AM
75	No overcrowding, adequate infrastructure, low property taxes	6/27/2017 11:36 PM
76	Walkability	6/27/2017 11:25 PM
77	Street traffic and access from thoroughfare to home	6/27/2017 7:36 PM
78	Walkability, Economic diversity, Houses not huge.	6/27/2017 9:24 AM
79	Not too restrictive in what I can do on my property	6/27/2017 9:14 AM
80	Trees, a yard for a garden and a place for the grandchildren to play, good habitat for birds	6/27/2017 8:12 AM
81	view	6/27/2017 8:05 AM
82	Traffic	6/27/2017 7:59 AM
83	"Walkability" and "Bikability" of the neighborhood. One of our great thrills of living along 122nd Ave NE just north of 60th St. is that we can walk downtown to the library, or to Bridle Trails shopping area, or to the PCC/Met. Market complex, or to the Cross-Kirkland corridor (maybe for a beer at Chainline?) - and its both entirely safe and comfortable walking, and it's a beautiful walk as well. Or we can safely ride bikes to these same destinations and more, including down 70th St. to the Sammamish river trail, or up Market St. to Juanita Dr., etc. That's magical to us.	6/27/2017 7:19 AM
84	Lack of traffic and ease of getting around town.	6/27/2017 6:32 AM
85	Sidewalks. OMG Washington! SIDEWALKS!	6/27/2017 2:17 AM
86	Dog friendly	6/27/2017 12:35 AM
87	less traffic	6/26/2017 11:30 PM
88	As for size, small to medium house. Room to grow food. It	6/26/2017 9:58 PM
89	Condition of the home/property	6/23/2017 5:23 PM

Q2 How would you rate the following statements for Kirkland today?

Answered: 1,463 Skipped: 5



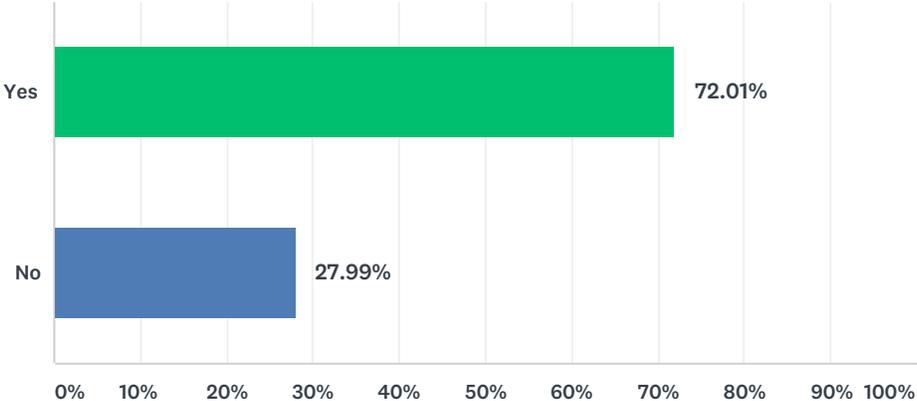
	STRONGLY DISAGREE	DISAGREE SOMEWHAT	NEUTRAL	AGREE SOMEWHAT	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
Kirkland lacks small housing alternatives, such as "micro-housing," tiny houses, cottages and small homes in single-family neighborhoods.	10.85% 157	10.78% 156	20.66% 299	27.64% 400	30.06% 435	1,447	3.55
Relatively affordable housing options are being demolished.	6.11% 89	6.73% 98	11.60% 169	25.19% 367	50.38% 734	1,457	4.07
Seniors are able to age in their existing home.	20.36% 293	26.41% 380	29.40% 423	18.55% 267	5.28% 76	1,439	2.62
Kirkland lacks specialized senior housing options.	5.87% 84	14.34% 205	46.36% 663	20.14% 288	13.29% 190	1,430	3.21
Families, particularly young families, have limited housing options in Kirkland.	5.15% 75	9.90% 144	11.41% 166	28.66% 417	44.88% 653	1,455	3.98
Housing options that are affordable are hard to come by.	3.58% 52	3.65% 53	4.27% 62	19.27% 280	69.24% 1,006	1,453	4.47

City of Kirkland Housing Survey

Most housing options have easy access to public transit.	11.86% 172	21.52% 312	24.07% 349	31.52% 457	11.03% 160	1,450	3.08
Homes that accommodate extended families are plentiful.	16.70% 240	27.70% 398	36.33% 522	12.73% 183	6.54% 94	1,437	2.65
Overall, Kirkland does not have an adequate supply of housing.	10.10% 146	13.69% 198	19.99% 289	24.55% 355	31.67% 458	1,446	3.54

Q3 Have you or anyone you know, had trouble finding a place to live in Kirkland in the last five years?

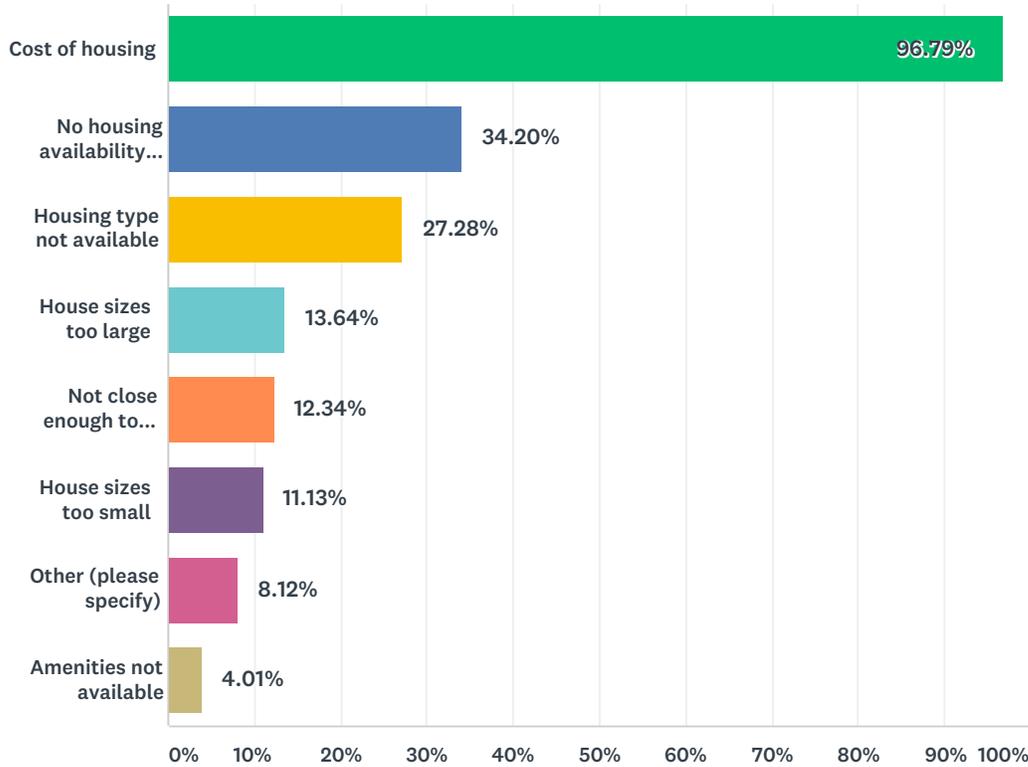
Answered: 1,461 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	72.01%	1,052
No	27.99%	409
TOTAL		1,461

Q4 If Yes, what kept you, or someone you know, from finding a place to live? Select all that apply.

Answered: 997 Skipped: 471



ANSWER CHOICES	RESPONSES	
Cost of housing	96.79%	965
No housing availability in a desired neighborhood	34.20%	341
Housing type not available	27.28%	272
House sizes too large	13.64%	136
Not close enough to transit/bus service	12.34%	123
House sizes too small	11.13%	111
Other (please specify)	8.12%	81
Amenities not available	4.01%	40
Total Respondents: 997		

#	OTHER (PLEASE SPECIFY)	DATE
1	We are trying to downsize to a single level smaller house. This model is scarce and of course the PRICE WARS!	7/21/2017 7:10 PM
2	Too many apartments. Wanted condo	7/20/2017 11:35 PM
3	Too expensive even for dual income family.	7/19/2017 4:12 PM
4	I couldn't afford to stay in my Kirkland home and couldn't find another in Kirkland under \$525,000	7/19/2017 12:24 PM

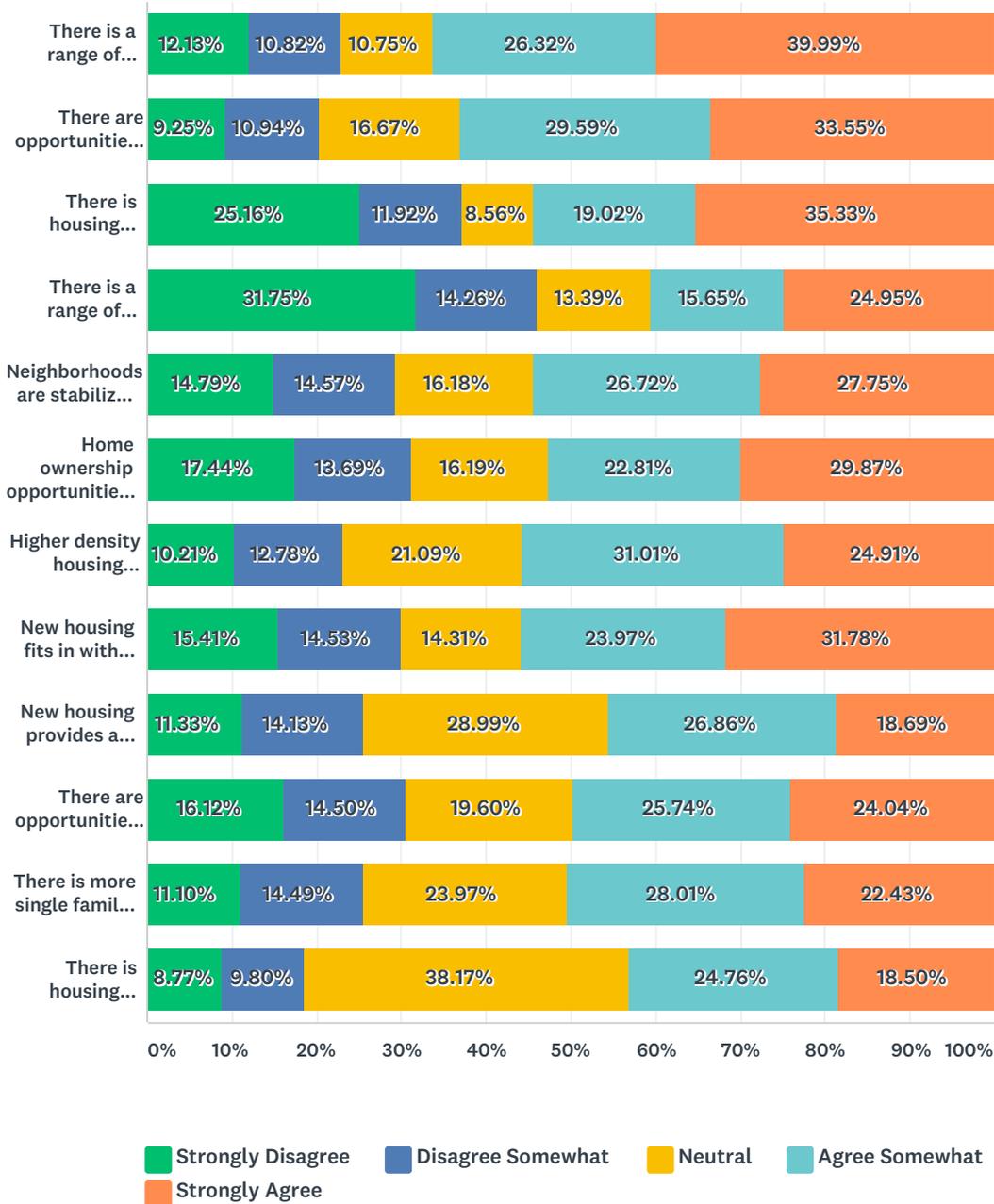
5	Affordable housing is outdated. I just rented a brand new apartment in Woodinville for the exact same price I was offered for a 1970's apartment in Kirkland.	7/19/2017 12:21 PM
6	We were forced to leave our home because of development encroaching around us.	7/19/2017 11:14 AM
7	Multiple bids on houses.	7/15/2017 5:49 PM
8	Developers' over-pricing and greed.	7/14/2017 3:23 PM
9	The cost is so outrageous, I will be living in my car soon.	7/14/2017 2:48 PM
10	Outbid, shortage of affordable housing	7/13/2017 11:34 PM
11	Houses sell too quickly.	7/13/2017 9:26 PM
12	The rents are out of control	7/13/2017 8:15 PM
13	Postage stamp lot	7/13/2017 8:08 PM
14	Ramblers are being torn down and big modern homes with no yards taking its place. I want a yard and a Rambler.	7/13/2017 6:42 PM
15	Houses too close together	7/11/2017 9:48 AM
16	There was very little available for rent in our school radius	7/10/2017 8:07 PM
17	Houses built with no yards, too close together and expensive	7/10/2017 6:54 PM
18	Too much competition with out of country buyers buying up the market sight insert for well over listing price	7/10/2017 8:29 AM
19	Getting out bid by all cash offers with no contingencies	7/10/2017 7:27 AM
20	Lots in Kirkland should be 5000 sqft so more homes could be available	7/9/2017 11:17 PM
21	8?	7/9/2017 10:32 PM
22	Too many places to rent, not enough places to buy.	7/9/2017 10:31 PM
23	Not in their current school district	7/9/2017 9:55 PM
24	Very competitive rental and real estate markets. There's simply too much demand.	7/7/2017 7:23 AM
25	Too many apartments, so poor parking, and crowded streets, sidewalks, parks.	7/6/2017 2:30 PM
26	They didn't like the options available or they wanted more house for less money than what was for sale.	7/6/2017 7:21 AM
27	Out of country buyers are driving up the cost of real estate prices.	7/5/2017 8:42 PM
28	No sense of community, too many Trees are being cut down therefore "No Privacy" or buffer from roads or neighbors	7/5/2017 5:26 PM
29	I wanted home (was looking to buy or rent) in walkable neighborhood with access to frequent transit and 3 BR (I have 2 kids). I don't own a car so didn't want to pay for parking. Ideally looking for a townhouse or condo. This doesn't exist in Kirkland. You can't buy or rent a home without car parking. It just does not exist. This makes homes in walkable neighborhoods crazy expensive and makes affordable homes only possible way out in far reaches of neighborhoods where you have to drive to everything. I did not find a place in Kirkland and do not currently live in Kirkland which probably means you will ignore my input which is sad because there are more people like me than homeowners in Kirkland fighting for parking and only allowing detached homes.	7/5/2017 3:38 PM
30	School ranking	7/3/2017 7:07 PM
31	competing with developers for available homes/lots	7/3/2017 8:50 AM
32	Ability to remodel and/or subdivide. Building codes are too restrictive on same	7/2/2017 9:25 PM
33	lack of inventory due to demand	7/2/2017 6:02 PM
34	On busy road with a lot of traffic and street noise. Cost, by far, is what made me move to Redmond from Kirkland after 20 years.	7/2/2017 1:09 PM
35	Over priced everywhere in Kirkland in	7/2/2017 10:01 AM
36	Houses not available within walking distance to stores and schools	7/2/2017 6:35 AM

37	Condo's & apartments are too small. Too many 0 & 1 bedroom units. Not enough 2-3 bedroom units.	6/30/2017 3:07 PM
38	Lack of backyard space	6/29/2017 12:52 PM
39	Availability of housing in the right price range	6/28/2017 11:17 PM
40	Builders are delayed so long in the city and fees are so high that those are passed onto buyers.	6/28/2017 10:34 PM
41	background checks	6/28/2017 10:11 PM
42	I remember reading that Kirkland was building affordable housing for those that work in the services in Kirkland. \$1500.00/month rent is NOT affordable!	6/28/2017 9:19 PM
43	no houses or apartments available at all	6/28/2017 9:17 PM
44	Apartments of poor quality; Apartments too small; Lack of parking near apartments	6/28/2017 9:04 PM
45	Huge increase in rent or landlord selling home.	6/28/2017 8:40 PM
46	Credit/deposit requirements were ridiculous	6/28/2017 7:11 PM
47	Not allowing pets	6/28/2017 7:04 PM
48	Getting outbid repeatedly by cash buyers. Also, many people who would like to move up cannot afford the new increased prices so instead they stay where they are.	6/28/2017 7:02 PM
49	Minimal ramblers - elderly parents need minimal stairs	6/28/2017 6:46 PM
50	i purchased a condo in kirkland in 2005 and sold it in 2010, then had to rent in kirkland until i could save up enough to buy again. In 2015 everytime we put an offer in on a house (in the price range of \$600k - \$750k) it became a bidding war. We spent 15 months trying to purchase a home. I grew up here, went to school here and have lived here my entire life.	6/28/2017 5:06 PM
51	Dogs not allowed	6/28/2017 4:54 PM
52	not enough new nice large homes	6/28/2017 4:51 PM
53	No pets allowed - LARGE dogs specifically (50+ lbs)	6/28/2017 4:01 PM
54	Affordable homes are knock downs	6/28/2017 3:36 PM
55	No homes available in friendly neighborhoods with yards big enough for kids to play in	6/28/2017 3:31 PM
56	No handie cap acceissable places that are either low income or affordable. Many places doe not allow for those in wheelchairs or on walkers to get in, let alone move about the home safely.	6/28/2017 12:29 PM
57	M	6/28/2017 10:12 AM
58	Bid out by foreign money. I've had 3 friends this happened to last summer.	6/28/2017 6:42 AM
59	Lack of sufficient yard space.	6/28/2017 4:19 AM
60	Housing was not on the market very long; less than a week for most we could see. And then they had huge bidding wars.	6/28/2017 12:43 AM
61	Lack of yard space in new homes	6/27/2017 11:38 PM
62	Small houses are disappearing	6/27/2017 11:16 PM
63	Outbid on house offers	6/27/2017 11:11 PM
64	Cash buyers for homes and multiple offers on a house. Rent increases.	6/27/2017 11:05 PM
65	Too small of yard.	6/27/2017 9:33 PM
66	Low supply	6/27/2017 5:45 PM
67	Not enough for middle class families.	6/27/2017 5:31 PM
68	People are complaining because they want Nordstrom on a Walmart budget. They need to get a better job or get over themselves. We have two houses; one as a rental and one as a home. Both north of Kirkland. (Bothell and Lynnwood) We both grew up in Kirkland, North Firs neighborhood, and our parents live there. We could buy there if we wanted to sacrifice our other retirement plans, but we don't. We see what's happening in taxes now to our parents, and we'd rather do what we're doing. Eventually we may move down there, but we know we have to PAY for the privilege to live there. I'm sick of these crybabies whining and flipping burgers all day.	6/27/2017 5:02 PM

69	Lack of one story homes available except to builders who tear down	6/27/2017 2:23 PM
70	Friends were outbid on a lot of houses.	6/27/2017 11:58 AM
71	Cost vs. quality. Paying a lot, getting a little.	6/27/2017 10:28 AM
72	Housing needing too many updates	6/27/2017 10:27 AM
73	lack of yard	6/27/2017 9:14 AM
74	Allowing contractors to destroy neighborhoods and build completely unaffordable housing for the average citizen	6/27/2017 8:26 AM
75	Limited supply of homes on the market	6/27/2017 7:58 AM
76	Landlords requiring \$5000+ to move in.	6/27/2017 7:51 AM
77	Houses are very old.	6/27/2017 7:38 AM
78	Breed restrictions on dogs	6/27/2017 12:00 AM
79	There simply isn't room for everyone to live here.	6/26/2017 9:24 PM
80	Low inventory of "starter homes"	6/26/2017 6:02 PM
81	house that interested in was purchased for cash before could counter offer	6/26/2017 3:00 PM

Q5 Which of these statements are successful outcomes for Kirkland in the next 20 years?

Answered: 1,374 Skipped: 94



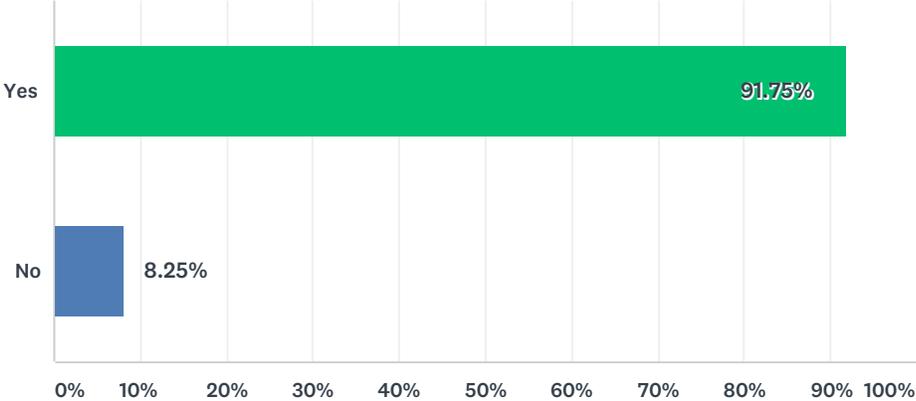
	STRONGLY DISAGREE	DISAGREE SOMEWHAT	NEUTRAL	AGREE SOMEWHAT	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
There is a range of housing options for households at all stages of life.	12.13% 166	10.82% 148	10.75% 147	26.32% 360	39.99% 547	1,368	3.71
There are opportunities to “age in place,” either in your current home or housing specifically for seniors.	9.25% 126	10.94% 149	16.67% 227	29.59% 403	33.55% 457	1,362	3.67

City of Kirkland Housing Survey

There is housing available for local employees earning \$25,000 to \$60,000 each year.	25.16% 344	11.92% 163	8.56% 117	19.02% 260	35.33% 483	1,367	3.27
There is a range of housing affordable to a wide range of incomes, including lower incomes (less than \$25,000).	31.75% 434	14.26% 195	13.39% 183	15.65% 214	24.95% 341	1,367	2.88
Neighborhoods are stabilized by preserving existing housing and maintaining its relative affordability.	14.79% 202	14.57% 199	16.18% 221	26.72% 365	27.75% 379	1,366	3.38
Home ownership opportunities are increased for a wider range of households.	17.44% 237	13.69% 186	16.19% 220	22.81% 310	29.87% 406	1,359	3.34
Higher density housing opportunities exist close to good transit service.	10.21% 139	12.78% 174	21.09% 287	31.01% 422	24.91% 339	1,361	3.48
New housing fits in with and preserves the character of the existing community.	15.41% 209	14.53% 197	14.31% 194	23.97% 325	31.78% 431	1,356	3.42
New housing provides a diversity of architecture.	11.33% 154	14.13% 192	28.99% 394	26.86% 365	18.69% 254	1,359	3.27
There are opportunities for young households, including students or entry level workers, through individual or group living arrangements.	16.12% 218	14.50% 196	19.60% 265	25.74% 348	24.04% 325	1,352	3.27
There is more single family housing available.	11.10% 151	14.49% 197	23.97% 326	28.01% 381	22.43% 305	1,360	3.36
There is housing available for adults with special needs.	8.77% 119	9.80% 133	38.17% 518	24.76% 336	18.50% 251	1,357	3.34

Q6 Do you live in Kirkland?

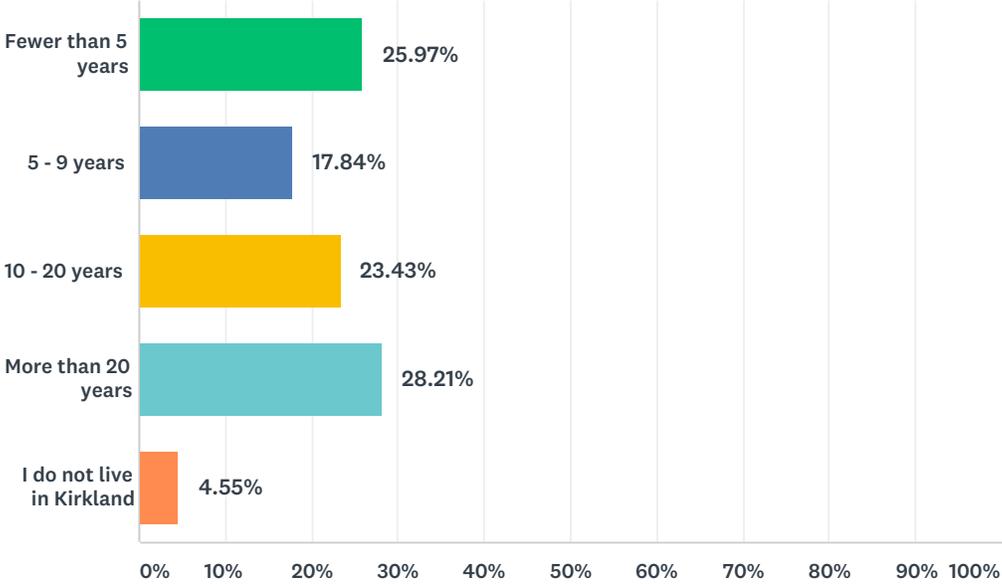
Answered: 1,369 Skipped: 99



ANSWER CHOICES	RESPONSES	
Yes	91.75%	1,256
No	8.25%	113
TOTAL		1,369

Q7 How long have you lived in Kirkland

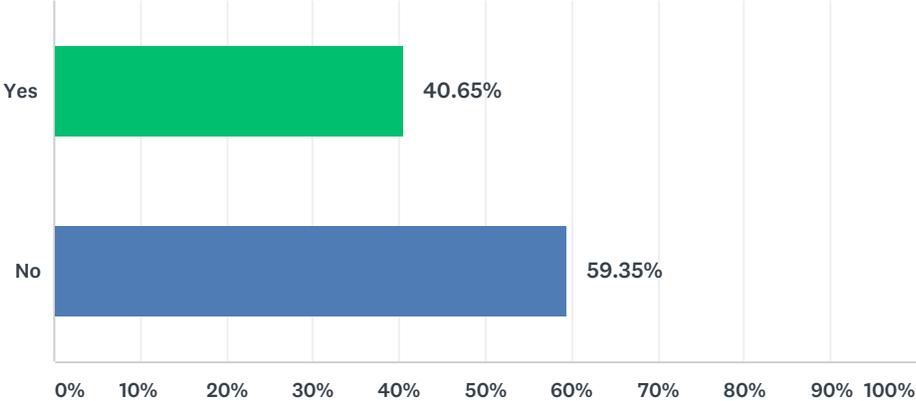
Answered: 1,340 Skipped: 128



ANSWER CHOICES	RESPONSES	
Fewer than 5 years	25.97%	348
5 - 9 years	17.84%	239
10 - 20 years	23.43%	314
More than 20 years	28.21%	378
I do not live in Kirkland	4.55%	61
TOTAL		1,340

Q8 Do you work in Kirkland?

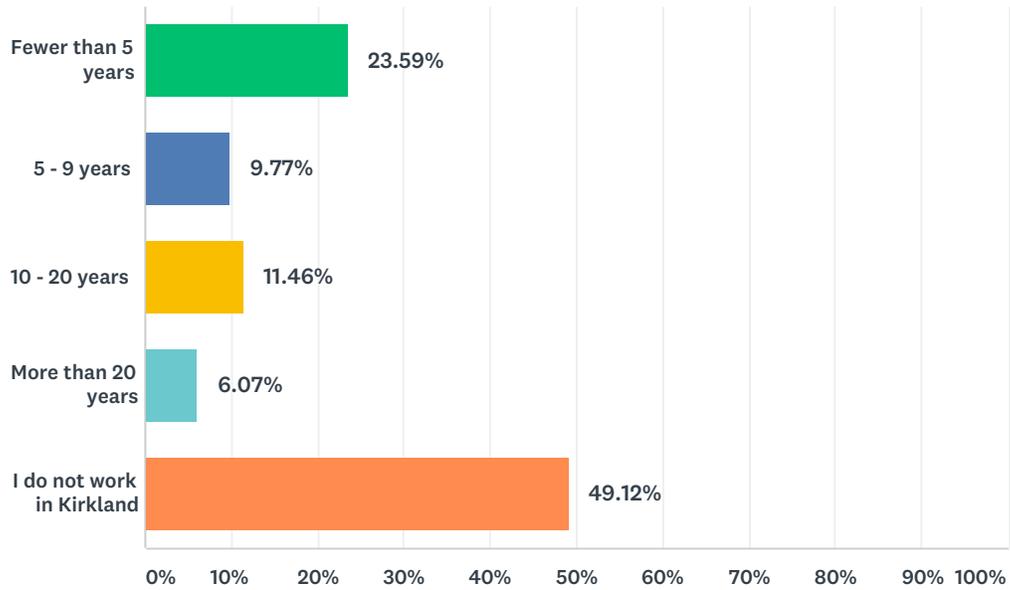
Answered: 1,358 Skipped: 110



ANSWER CHOICES	RESPONSES	
Yes	40.65%	552
No	59.35%	806
TOTAL		1,358

Q9 How long have you worked in Kirkland

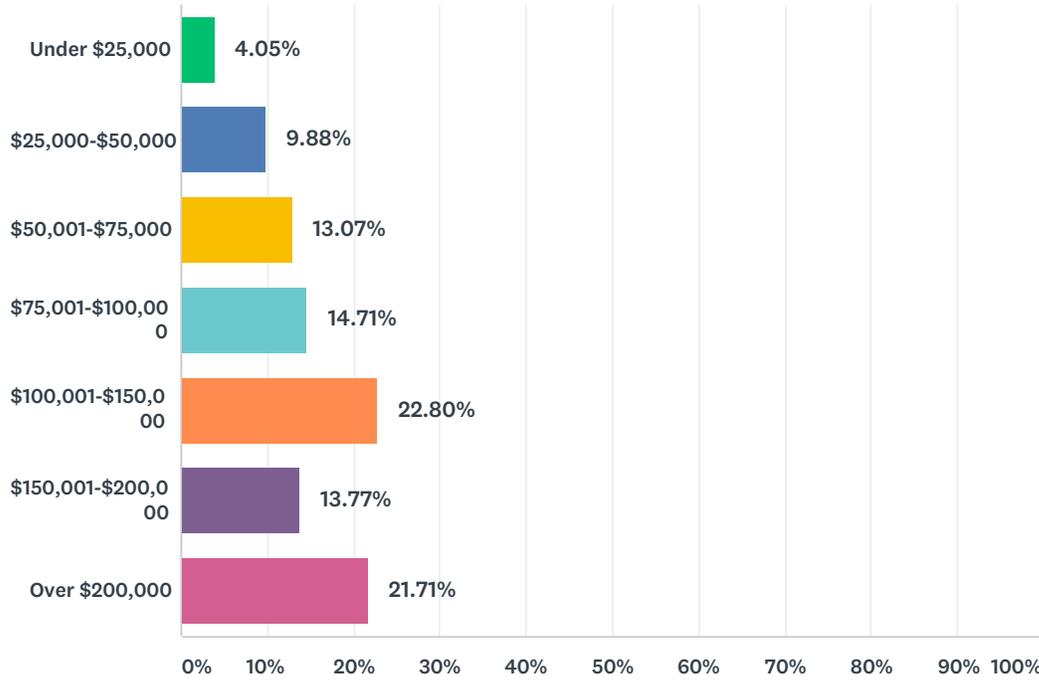
Answered: 1,187 Skipped: 281



ANSWER CHOICES	RESPONSES	
Fewer than 5 years	23.59%	280
5 - 9 years	9.77%	116
10 - 20 years	11.46%	136
More than 20 years	6.07%	72
I do not work in Kirkland	49.12%	583
TOTAL		1,187

Q10 What is your annual household income?

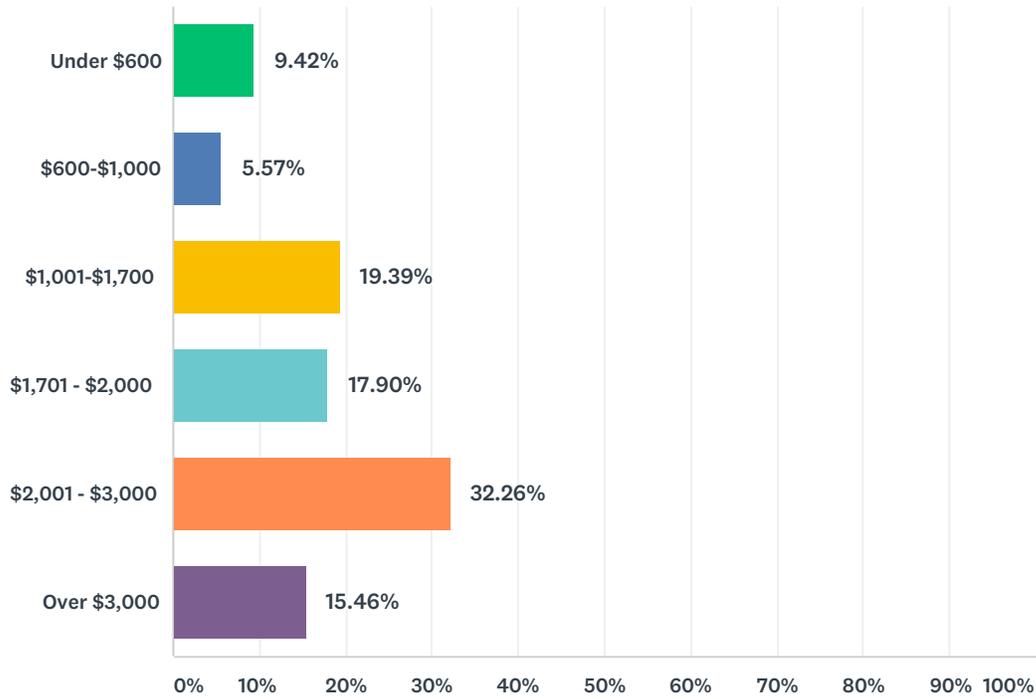
Answered: 1,285 Skipped: 183



ANSWER CHOICES	RESPONSES	
Under \$25,000	4.05%	52
\$25,000-\$50,000	9.88%	127
\$50,001-\$75,000	13.07%	168
\$75,001-\$100,000	14.71%	189
\$100,001-\$150,000	22.80%	293
\$150,001-\$200,000	13.77%	177
Over \$200,000	21.71%	279
TOTAL		1,285

Q11 How much do you pay in mortgage/rent each month?

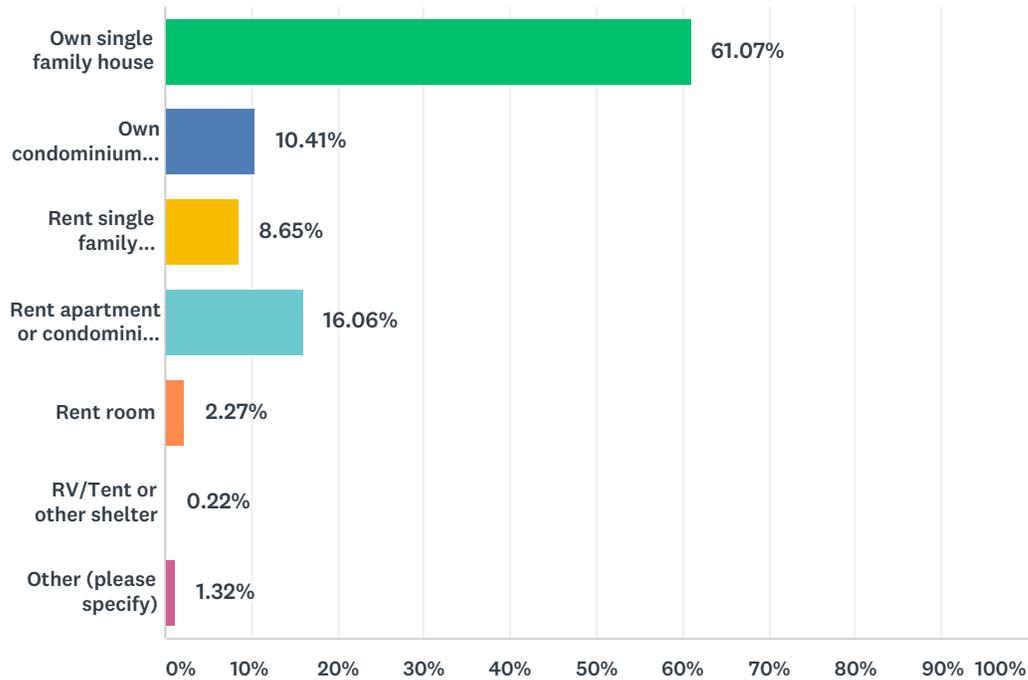
Answered: 1,274 Skipped: 194



ANSWER CHOICES	RESPONSES	
Under \$600	9.42%	120
\$600-\$1,000	5.57%	71
\$1,001-\$1,700	19.39%	247
\$1,701-\$2,000	17.90%	228
\$2,001-\$3,000	32.26%	411
Over \$3,000	15.46%	197
TOTAL		1,274

Q12 Which of the following best describes your current residence?

Answered: 1,364 Skipped: 104



ANSWER CHOICES	RESPONSES	
Own single family house	61.07%	833
Own condominium unit	10.41%	142
Rent single family house/duplex/triplex	8.65%	118
Rent apartment or condominium unit	16.06%	219
Rent room	2.27%	31
RV/Tent or other shelter	0.22%	3
Other (please specify)	1.32%	18
TOTAL		1,364

#	OTHER (PLEASE SPECIFY)	DATE
1	Transitional housing	7/19/2017 11:53 AM
2	Live with parents	7/14/2017 6:33 PM
3	Tax credit property-rent apartment	7/13/2017 8:19 PM
4	Own Townhouse	7/13/2017 5:25 PM
5	own a house with a MIL	7/12/2017 5:25 PM
6	single family home with a ADU.	7/12/2017 5:04 PM
7	Live with relatives	7/10/2017 8:59 PM
8	We are active duty Army, from Kirkland, but stationed outside of Kirkland at this time.	7/9/2017 10:34 PM
9	Own townhome	7/6/2017 9:03 PM

10	Rent townhome.	7/6/2017 8:53 PM
11	Senior Living - Merrill Gardens	7/5/2017 3:32 PM
12	Family home.	7/4/2017 7:53 PM
13	Own Townhome	6/29/2017 8:41 AM
14	Looking to buy	6/28/2017 8:28 PM
15	Own single family with ADU	6/28/2017 7:00 PM
16	Attached Dwelling Unit	6/27/2017 8:56 PM
17	tear down in between two apartment sized single residence homes	6/26/2017 10:45 PM
18	Rent Mother-in-Law Apartment	6/26/2017 10:33 PM

Outreach Action Ideas

Kirkland Housing Strategy, 2017

Downtown Merchants

- ✓ More housing close to downtown to maintain customer base, if traffic congestion can be solved.
- ✓ More apartments that are affordable to entry level workers, especially near retail core and/or good transit.
- ✓ Dock a cruise ship at the marina for housing that does not require or allow cars.

ELL Students

- ✓ Create larger apartments for extended families.
- ✓ Develop smaller single family homes for empty-nesters.
- ✓ Help in their native languages to find affordable housing.
- ✓ Help with security deposits and other move-in expenses (while looking for work and to overcome lack of U.S. credit history).

Industry Panel

- ✓ Allow conversions to residential use.
- ✓ Should look at tree retention rules. Allow some alternative approaches to account for circumstances.
- ✓ Look at trees & sustainability holistically—city as a whole vs. each site and long term. (Can replace trees, not all trees the same.) Solar power and other things can create as much or more sustainability benefit.
- ✓ Manage parking actively both on-site (developer) and on streets (city). The residents of Arete' have fewer peak hour trips. Redmond's parking strategy works well.
- ✓ ADUs: friend in Seattle makes enough rent to cover large part of his mortgage.
- ✓ ADUs: target 10%; reduce fees if agree to keep affordable; waive parking requirement.
- ✓ ADUs: Impact fees and hookup fees inhibit their production. Expect to see more demand. In new product they appeal to multi-generational families.
- ✓ Condos: contact legislators to reform liability laws.
- ✓ Channel density to CBD and Totem Lake, and loosen up regulations for condos.
- ✓ Be more flexible on types of uses allowed in ground level commercial space (e.g. Redmond allows services such as medical and accounting).
- ✓ Predictable fees and permitting process.
- ✓ Waive fees for permanently affordable units.
- ✓ Re-evaluate growth targets and development capacity?
- ✓ Working as a sub-region for funding projects allows you to do larger projects, which can add efficiency. Also allows cities to work together to get regional share of countywide and state resources.
- ✓ Land banking—helps small and medium size organizations create successful affordable developments.
- ✓ Consider addressing affordability up to 120% AMI.
- ✓ Free land from cities, churches, etc.

- ✓ Look at land use and development regulations with “fresh set of eyes.” Land-consumptive regulations (e.g., critical area, tree retention, street widths, setbacks, parking ratios) have importance, but when all added together impacts ability to use land.
- ✓ Reconsider ground floor retail requirements: some developers may prefer affordable units to ground floor retail.
- ✓ Look for ways to get more density to create more affordable for-sale housing stock.
- ✓ Credit enhancement.

LWIT Students

- ✓ Adjust low-income thresholds so more working poor can qualify for assistance.
- ✓ Develop protections to help people looking for and living with roommates or renting rooms in houses to protect themselves and their possessions (agreement templates, clearinghouse, legal assistance).
- ✓ Develop vacant and abandoned properties for low cost housing.
- ✓ Create well-managed, affordably priced on campus housing.

Real Estate Agents

- ✓ Change ADU size limit from percentage of primary residence to a flat number, so that ADUs can be feasible for smaller homes.
- ✓ Remove off-street parking requirement and reduce set-backs for ADUs.
- ✓ City needs to support more ADUs (standards and public information).
- ✓ Rezone corner lots (10,000 sq ft or larger) in some single-family neighborhoods to accept tri-plexes or 4-plexes (with off-street parking).
- ✓ Inglewood Center and Kingsgate shopping center would be ideal places for 4- to 5-story mixed-use residential development. [Note: their zoning appears to allow this.]
- ✓ Look for public land; e.g., LW Tech.
- ✓ City needs to allow higher densities in more areas.
- ✓ State needs to pass condo reform.
- ✓ Student housing needed near Northwest University. Zoning doesn't allow boarding houses.
- ✓ Green-building incentives are good for housing affordability in the future; homes are better built and cheaper to own in the long run.
- ✓ Large multi-family properties should be allowed to redevelop with lower parking ratios.
- ✓ Fix Buildable Lands system to accurately account for development potential.
- ✓ Tweak the Urban Growth Boundary so that more land is available for housing and not as much pressure on Kirkland.

Safe Parking residents

- ✓ More affordable housing opportunities
- ✓ More transitional housing opportunities
- ✓ Tiny houseS (place in parks and act as park host)
- ✓ Communal housing opportunities
- ✓ More micro apartments or studio apartments
- ✓ Help with move-in costs (first, last, deposit)
- ✓ Help with credit and eviction history – ordinance to prevent discrimination against

- ✓ Help with car repairs so that they can move to housing that is in another state or region where cost of living is less
- ✓ Protection from rent increases
- ✓ Mental health assistance
- ✓ Jobs
- ✓ Urban rest stop (showers and laundry) so that they can get ready for work
- ✓ Place to store belongings so that they can drive to work without a car full of stuff.
- ✓ Raise community awareness of homeless issue – “Good people, bad circumstances.”
- ✓ Buy vacant buildings and turn them into shelters

Seniors

- ✓ Co-housing – rental version.
- ✓ Small, single-level homes; e.g., “village” of cottages, for a mix of ages.
- ✓ ADUs:
 - How can you cash flow improvement cost for senior homeowner?
 - Simplify paperwork, make easier to permit.
- ✓ City should buy property, and then get developer who will build moderately priced housing.
- ✓ More affordable apartments, condominiums and smaller homes available in central Kirkland.
- ✓ Retail (e.g. grocery, drugstore) within walking distance of homes.
- ✓ Property tax and utility tax relief.
- ✓ Support programs that assist with staying in house:
 - Yardwork, maintenance, meals; e.g., Friends of Seniors (Sammamish), or Time Bank.
 - Local transportation (Access has limitations) volunteer driver for more than medical.
 - Agency that checks in on seniors (e.g., in past postal workers).
 - Home health care (some have insurance).
- ✓ Educate the broader community about housing and what city is doing (people frustrated and don’t know city doing stuff).

Industry Panel Discussion Notes Kirkland Housing Advisory Group July 19, 2017

Panelists:

Tim Walter, King County Housing Authority
Bonnie Geers, Quadrant Homes
Rand Redlin, Centerra
Robert Pantley, Natural and Built Environments
Bill Leedom, Talon Capital

Bill Leedom

Kirkland Urban project using 8-year MFTE, but 12-year didn't make financial sense. Company must take a balanced approach—what works for the project short-term and long-term, as well as for the community.

There is an acute shortage of workforce housing. Question is how to address collectively. Incentivize developers without costing them too much.

“Everyone wants to live in more density.”

Not about height but being most efficient on given land.

Single-family homes create mismatch of space used when kids leave home. Ways to take advantage of that space, or have housing alternative to move onto, so can sell and make available for another family.

USA has incredible surplus of retail space. Kirkland Urban's retail space is the most costly space to build and gives lowest return.

- ✓ Allow conversions to residential use.

Design review adds time to project, time increases risk which has cost implications (need higher return).

- ✓ Should look at tree retention rules. Allow some alternative approaches to account for circumstances.
- ✓ ADUs: friend in Seattle makes enough rent to cover large part of his mortgage.
- ✓ Condos: contact legislators to reform liability laws.
- ✓ Channel density to CBD and Totem Lake, and loosen up regulations for condos.

Robert Pantley

Loves “the affordable side of what we do;” includes Arete' in Kirkland. 87% of units are affordable at 80 AMI, and 25% are affordable at 40 AMI.

Successful projects have to have “nice” units and as many as the site will allow. Prefers to build more “nice” units than fewer “luxury” units.

Public doesn't understand (benefits of density) and will push back. Need separate approaches for single-family and multifamily areas. Single-family owners bought a lifestyle and are sensitive to that. .

Developers have to offer as much or more for land than its value under the current use; so if developers can't get a price for land that covers their costs and makes an adequate return, they won't develop.

The market rate units subsidize the affordable units. That puts pressure on what percentage can be affordable, impacts the ratio of affordable to market rate. Be careful going beyond 10%.

- ✓ Look at trees & sustainability holistically—city as a whole vs. each site and long term. (Can replace trees, not all trees the same.) Solar power and other things can create as much or more sustainability benefit.

LEED saves renters utility costs, making housing more affordable. Also reduces long-term investment requirements for PSE. Arete' got lower interest rate from Fannie Mae because of LEED.

- ✓ Manage parking actively both on-site (developer) and on streets (city). The residents of Arete' have fewer peak hour trips. Redmond's parking strategy works well.
- ✓ Be more flexible on types of uses allowed in ground level commercial space (e.g. Redmond allows services such as medical and accounting).

Should it be a privilege to own a single-family home, or to live in a city center?

ADUs: sold 2 homes of his own with ADUs. Buyers saw limited value. Neighbors may also oppose ADUs. But we need more.

Evaluate strategies by two tests: (a) Does it create more affordable housing? (b) Is it economical for developers? Many things can be done to reduce costs.

Rand Redlin

Need to look at many approaches.

- ✓ Predictable fees and permitting process.
- ✓ Waive fees for permanently affordable units.
- ✓ Re-evaluate growth targets and development capacity?

FOY campus in Kirkland has been successful and welcomed by neighbors.

- ✓ Working as a sub-region for funding projects allows you to do larger projects, which can add efficiency. Also allows cities to work together to get regional share of countywide and state resources.
- ✓ Land banking—helps small and medium size organizations create successful affordable developments.
- ✓ Consider addressing affordability up to 120% AMI.
- ✓ Free land from cities, churches, etc.
- ✓ ADUs: target 10%; reduce fees if agree to keep affordable; waive parking requirement.

Families want good schools and parks near home.

Affordable homeownership is good for community; hard to achieve at 80% AMI.

“Stay in the regional game.”

Don't forget funding for homelessness and very low-income households.

Bonnie Geers

Company's objective: How do we bring housing to market for less-than-high-end buyers?

Land—not much available in UGA, so more units needed on same amount of land. Has led Quadrant to build more townhomes. Lots of people like townhouse living in city centers (walkable to services). Townhomes meet demand of young families and downsizing Boomers.

Design standards—overall can be beneficial, but some of specifics can be problematic.

Appreciate the balance of strategies in the matrix.

- ✓ Look at land use and development regulations with “fresh set of eyes.” Land-consumptive regulations (e.g., critical area, tree retention, street widths, setbacks, parking ratios) have importance, but when all added together impacts ability to use land; e.g., combination of addressing tree retention and topography make it difficult; heritage trees can add value, but not necessary to preserve all.
- ✓ Reconsider ground floor retail requirements: apartment rents have to underwrite commercial space, which may go vacant or return nothing to owner. Some developers may prefer affordable units to ground floor retail.
- ✓ ADUs: Impact fees and hookup fees inhibit their production. Expect to see more demand. In new product they appeal to multi-generational families.

Condos: Seattle high-rises can afford to set aside contingencies for when they get sued.

- ✓ Look for ways to get more density to create more affordable for-sale housing stock. (Lots of way to get density for rental.) Homeownership is good for wealth building and community stability.

Tim Walter

2/3 of KCHA's housing is for “workforce” (50-80 AMI); not subsidized.

The largest supplies of affordable housing in most communities is in older, more modest apartment buildings. But operating costs are rising faster than wages of most residents. Rising rents are taking away affordability and forcing people out. 1,500 – 2,000 units in Kirkland.

KCHA's objective: Acquire existing, affordable apartments. Take long term approach to creating affordability and to prevent them from escalating in cost.

KCHA's major source of funding for acquisition is tax-exempt revenue bonds and also assisted by property tax exemption. Until a few years ago, KCHA could finance 100%; but with rising values now only 70%, so need to find ways to help fill gap to acquire.

- ✓ Credit enhancement.

Affordable housing requirements don't stop deals, if buyers figure cost into prices they pay for land.

For families, concentrating on 2+ bedroom apartments when acquiring properties.

Parking: People find their way to housing with (or without) parking that meets their needs. Properties near good transit tend to attract those with fewer cars. Don't need all housing to have the same parking proportions (one-size-fits-all regulations).

How do we get property into hands of mission-driven organizations?

<p>Housing Strategy Focus Groups Senior Housing Group Kirkland Senior Center Friday, July 7, 2017</p>	<p>Kathy Iverson, Senior Council Evie Caletti KSC Myra Vargas Kirkland resident Karen Koenig KSC Syd Mack KSC Rich Thomas KSC Santos Contreros Kirkland resident June Palon KSC</p>
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1. What are the general demographics of seniors that you are aware of (age, other?) Is this changing, and if so – how?
 - People are living longer.
 - Seniors getting taxed out of community.
 - Imbalance of seniors, more families moving in.
 - Work with vulnerable seniors. Most want to stay in home, but challenges with doing so. Don't have resources to pay others for items used to do on own (e.g maintain home). Caring for other with limited support.
 - Seeing more seniors at Hopelink (many are immigrants or working poor).

2. Is the type and cost of housing available in the city impacting seniors, and if so, how?
 - Do you think more of the seniors you are aware of would choose to live in a different area or type of home if there were more housing choices, including aging in place?
 - Are there seniors that you are aware of that would do better if they were able to "age in place"? If yes, what barriers are you aware of that prevent "aging in place" to occur?
 - Not as senior friendly community. Housing options to move into not affordable to seniors. E.g. Merrill Gardens \$4,000+, Condos very expensive
 - Son living with her. She receives support with house, he receives support by having affordable rent.
 - He is leaving Kirkland because of a lifestyle choice.
 - Assisted living is \$6 - \$10k per month. Limited availability of units that take Medicaid, and if so, often require private pay for a minimum period of time.
 - ✓ Not insisting upon moderate priced single family homes.

3. What type of housing choices that currently don't exist would be helpful to seniors? (Type (rental/ownership)/pricing) --
 - Co-housing – rental version
 - Small, single level homes
 - ✓ 'Village' of cottages, for a mix of ages
 - ADU:
 - ✓ How can you cash flow improvement cost for senior homeowner?
 - ✓ Simplify paperwork, make easier to permit
 - City should buy property, and then get developer who will build moderate priced housing.

- There needs to be more affordable apartments, condo's and smaller homes, available in Kirkland Proper. City administrators are not aware of older adults having to leave the city when we age, as it appears that we don't fit the demographic of the preferred Kirkland resident when we reach sixty plus.
4. Are there any things the city or broader community could do in trying to address local housing needs for seniors?
- Retail (e.g. grocery, drugstore) within walking distance of homes.
 - ✓ Property tax and utility tax relief.
 - ✓ Ways to assist with staying in house
 - yardwork, maintenance, meals, – e.g. Friends of Seniors (Sammamish), or Time Bank.
 - Local Transportation (Access has limitations) volunteer driver for more than medical.
 - Agency that checks in on seniors (e.g. in past postal workers)
 - Home health care (some have insurance)
 - Educate the broader community about housing and what city is doing (people frustrated and don't know city doing stuff).
5. If you were to sit down with the Mayor/City Council, what one thing would you tell them that would influence their choices when providing affordable housing?
- Do all the above.
 - Affordable village with cottages
 - Have single level homes
 -

<p>Housing Strategy Focus Groups Student Focus Group Lake Washington Institute of Technology Wednesday, July 26, 2017</p>	<p>Iulia Trista Matthew Joseph Tia Amanda Eileen</p> <p>Arthur Sullivan, ARCH Dawn Nelson, City of Kirkland</p>
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1. Where do you live now? In what type of housing and who do you live with (alone, roommates, parents, spouse/children)?
 - In family home with parents and siblings
 - In condominium or house with spouse
 - In house with boyfriend and his parents
 - In apartment with unrelated roommate and their children
 - In transitional housing with their children and other single women and their children
 - All live outside of Kirkland and cited commute time and cost (from Mill Creek, Duvall, Carnation, Mountlake Terrace) as an issue.

2. What works well for you in your current housing? What could work better?
 - Works well:
 - Living at home with parents and siblings has no direct cost and have more space than would likely have if lived on their own.
 - Enjoy living in less dense areas (Duvall, Carnation)
 - Challenges:
 - Need multiple incomes to afford basic rent
 - Can't find affordable housing in Kirkland even with multiple incomes
 - Can't find affordable land for tiny house
 - Has land, but regulatory hurdles and cost to permit and develop are too high
 - Finding roommates that are stable and safe is difficult
 - Commute time and expense, transit access from Duvall/Carnation/Mountlake Terrace is not convenient
 - Live in small space so need to rent storage space, but still less expensive than renting bigger housing unit.
 - Wage increases don't keep up with increases in living expenses, especially housing.

3. Would you consider living in Kirkland?
 - Would depend on where job is
 - If could find affordable living space, with room for possessions (micro apartment might not work if you have to get rid of all your furniture, etc.)
 - Feels like a safe place, good community atmosphere

4. Where do you see yourself living in 5 years?
 - Own 2/3 bedroom home costing about \$1,400 per month
 - Still with parents
 - In the same city where they work
 - Living in a healthy community, not a run down neighborhood.
5. What would help solve housing issues?
 - ✓ Better transportation network that would enable them to get rid of car and the associated expenses of owning and operating a car
 - ✓ Increase the upper income threshold for the low income, to increase the number of working poor who can get assistance
 - ✓ Protections for people living with roommates or just renting rooms in houses to make it easier to protect themselves and their possessions (agreement templates, clearinghouse, legal assistance)
 - ✓ Help people deal with 'gap periods' (e.g. if lose their jobs until find another job.)
 - ✓ Reuse of vacant and abandoned properties for low cost housing
 - ✓ On campus housing if it is well managed

Discussion Notes

Downtown Merchants Focus Group

August 4, 2017

Participants:

Cindy Reynolds, Mermaid Hair Extensions
Vince Isaacson, Lake Street Diamond Company
Cindy Rochelle, Studio 150 Salon
Dawn Morse, HoloDeck 3 Studios
Yakov Gorshkov, Seattle Thread Company
Shelley Cribby, Realogics Sotheby's Realty
Barbie Collins Young, Kirkland Downtown Association
Beth Gale, Kirkland Chamber of Commerce

Also attending:

Dawn Nelson, city of Kirkland
Mike Stanger, ARCH

Participant 1

2 part-time employees. One commutes from Vashon Island. College students make good employees and often live with parents (or close to school).

Problem of greater density is traffic congestion. City should get developers to contribute more to road improvements.

Participant 2

7 full-time employees. Also has little turnover problem.

Housing is important for maintaining customer base. Higher density would help, but also worsens traffic congestion, which has caused her to lose some customers.

Participant 3

Has 10 employees. High-end wages for hair stylists, but most live away from Kirkland (e.g., Everett, Kent, Marysville); exceptions are almost always married—can afford Kirkland if they have 2 incomes. Turnover's not a problem, but initial hiring is difficult. Buys Good-to-Go passes for staff.

More apartments affordable to entry-level workers would help, especially if they enable tenants to commute without cars.

Participant 4

2 employees.

Greater density in and around the CBD would increase the market of customers.

"Wacky idea:" Dock a cruise ship at the marina for housing. No cars required (or allowed).

Participant 5

1 full-time and 1 part-time employee. Also likes to hire college students part-time.

Has worked in downtown Kirkland 4 years and regularly goes out for lunch, and sees same restaurant employees; they don't seem to have turnover problem, so must be paid well enough, but feels they can't afford to live in Kirkland.

Doesn't see the point of studying or trying to effect affordable housing downtown Kirkland. People live where they will live and work where they will work. Government can't make people live and work in same neighborhood and shouldn't control the economy.

Participant 6

2-3 employees.

(Left after introductions.)

Participant 7

100 brokers at Kirkland office. Those that live locally have two-income households.

Kirkland is just a desirable, expensive place to live, and that's not going to change.

Discussion Notes

English Language Learners Focus Group

Lake Washington Institute of Technology, Kirkland

August 7, 2017

Participants:

Maria, from Russia, lives in a Lynnwood apartment

Andre, Maria's husband, also from Russia

Jeff, from China, bought a home in Sammamish 2 years ago with his wife

Natalia, from Russia(?), owns a home in Sammamish with her husband

Jamilah, from Jordan, lives in a Kirkland apartment with husband, 2 daughters, son in law and a granddaughter.

Sophy, from China(?), lives in Redmond with her parents and a sister.

Also attending:

Dawn Nelson, city of Kirkland

Mike Stanger, ARCH

What factors determined where you live?

Price (rent) that they could afford as close to Seattle as possible (Lynwood).

Proximity to husband's job at Microsoft (2 different people). (One moved from Kirkland to Sammamish, one moved from Kenmore to Kirkland.)

Price (purchase) that they could afford for a newer house in a good neighborhood (2 different people)

What do you like/not like about where you live?

Needs more space for extended family living together.

Good neighborhood school nearby for their children.

House is newer, but too big for just 2 people. Closes off the upper level to use only when guests come. Can't find a newer house with just 2 bedrooms.

No parks near apartment in Lynwood.

Would you live closer to campus if you could?

Likes the Eastside and would move here if they could find an affordable place.

Majority said they would not see a benefit of living closer to campus..

How did your English skills affect your ability to find housing when you moved here?

Joined a Russian-language Facebook group to get a referral to a bilingual real estate agent.

High school classmate living in Seattle referred him to a bilingual real estate agent.

Did anything else about your immigration experience make it hard to find housing?

Transferring money from Russian bank to American bank is difficult.

Without a current job or credit history in the U.S., some landlords won't accept you, and others will require a big security deposit.

Discussion Notes

Real Estate Agents Focus Group

August 18, 2017

Participants:

Brenda Nunes, Keller Williams
Lynn Sanborn, Windermere
Bill Blanchard, Windermere
Doug Davis, Hallmark Realty
Mike Connolly, Windermere
Deby Rourke, John L Scott
Jim Callerson

Also attending:

Mike Stanger, ARCH

(Most of the comments made in this discussion were voiced or echoed by others in the group. Therefore, these comments are grouped topically and not identified by speaker.)

Accessory Dwelling Units (ADUs):

- ✓ Change size limit from percentage of primary residence to a flat number, so that ADUs can be feasible for smaller homes.
- ✓ Remove requirement for off-street parking and reduce setbacks.

Homes with ADUs would be attractive to multi-generation families.

FNMA rules won't allow ADU rental income to count toward loan qualification.

Density:

Allow more density where it needs to be—near jobs and park-and-rides.

- ✓ Rezone corner lots (10,000 sq ft or larger) in some single-family neighborhoods to accept tri-plexes or 4-plexes (with off-street parking).
- ✓ Inglewood Center and Kingsgate shopping center would be ideal places for 4- to 5-story mixed-use residential development. [Note: their zoning appears to allow this.]
- ✓ Look for public land; e.g., LW Tech.

In conjunction with growth and increasing density, need to solve traffic and mobility problems. Traffic congestion and inadequate transit options discourage Kirkland sales and used by opponents to block new development. Similar concerns over sewer system capacities for growth. Regional cooperation and planning needed.

GMA:

- ✓ Time to tweak Urban Growth Boundary; would open up land supply and enable builders everywhere to meet housing demand. Less pressure on Kirkland's supply.

- ✓ Fix Buildable Lands system to accurately account for development potential; present methods overstate development potential. Need to get the right people in the room and work out reforms.

Housing Types:

Aging in place: many seniors who initially oppose leaving their long-time homes end up loving new homes if they can be found in the same community.

There is demand for smaller units, but to be feasible:

- ✓ City needs to allow higher densities in more areas.
- ✓ City needs to support more ADUs (standards and public information).
- ✓ State needs to pass condo reform. Current law makes it too easy for homeowners to sue developers, and that has practically stopped condo development for the past 5 or more years.
- ✓ Student housing needed near Northwest University. Zoning doesn't allow boarding houses.

Miscellaneous:

All good solutions seem to be blocked by neighbors.

- ✓ Green-building incentives are good for housing affordability in the future; homes are better built and cheaper to own in the long run.
- ✓ Large multi-family properties should be allowed to redevelop with lower parking ratios.

Builders complaints:

- Planners changing requirements (or becoming aware of additional requirements) during the permitting process.
- Slow permitting due to complexity and insufficient staffing. Would like to see more "problem solvers" working the help desk and in the field.
- Kirkland officials, more than in other cities, bow to neighbor complaints too often; examples from construction sites that added significant costs to builders.

<p>Housing Strategy Focus Groups Safe Parking Focus Group Wednesday, August 23, 2017</p>	<p>Judy Jen Mary Lou Robin Kevin</p> <p>Dawn Nelson, City of Kirkland Leslie Miller, City of Kirkland Serena Campas, City of Kirkland</p>
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1. What type of housing would be most helpful to you in your life right now?
 - Transitional housing
 - Communal, affordable housing – small personal refrigerator, shared cooking and bathroom facilities okay
 - Affordable apartment or house
 - Microapartment or tiny house

2. Does that look like the housing you've lived in previously? How is it different?
 - Own home or apartment previously
 - Transitional housing previously
 - Shelter previously
 - Housing needs today are much smaller than past, realized they didn't need large apartment. Anything will look palatial after living in a car.

3. What are the barriers that prevent you from being housed?
 - Paying first month, last month and security deposit prior to moving in
 - Cost of living increasing faster than income
 - Make too much (in Social Security or income from job and child support) to qualify for assistance, but not enough to cover actual living expenses
 - 211 coordinated entry system has not proven helpful, too much bureaucracy to be put on wait lists for uncertain outcome
 - Fear of what will happen when lease expires; will rent be raised to the point that they have to move? (Moved eight times in the last ten years because of this.)
 - Health care costs – have to choose what to pay for
 - Credit history
 - Past eviction history

4. What type of assistance do you need to achieve housing?
 - ✓ More affordable housing opportunities
 - ✓ More transitional housing opportunities
 - ✓ Tiny house (place in parks and act as park host)
 - ✓ Communal housing opportunities
 - ✓ More micro apartments or studio apartments
 - ✓ Help with move-in costs (first, last, deposit)
 - ✓ Help with credit and eviction history – ordinance to prevent discrimination against

- ✓ Help with car repairs so that they can move to housing that is in another state or region where cost of living is less
 - ✓ Protection from rent increases
 - ✓ Mental health assistance
 - ✓ Jobs
 - ✓ Urban rest stop (showers and laundry) so that they can get ready for work
 - ✓ Place to store belongings so that they can drive to work without a car full of stuff.
5. Why choose Safe Parking program rather than a shelter option?
- Feel safer in car than shelter – can drive away if they feel threatened
 - Pets aren't allowed in shelters
 - Safety issues in shelters
 - Lack of shelter space – on waitlist
 - Coordinated entry system is too cumbersome
6. Other comments
- Each day is a struggle to survive and each day that passes takes them further from being productive members of society.
 - People in the community (grocery store, dropping their children at preschool located at the church) look down on them – they need to be acknowledged as human beings.
 - ✓ Raise community awareness of homeless issue – “Good people, bad circumstances.”
 - ✓ Buy vacant buildings and turn them into shelters
 - Even “affordable” housing seems too expensive - \$1,000 per month for an apartment isn't achievable
 - Permanent housing waitlists are too long
 - Section 8 voucher doesn't necessarily guarantee housing – difficult to find willing landlords and there is still the fear of uncertainty that the rent will be raised at the end of lease.
 - Need safe housing with supports for people with mental health issues