



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: March 20, 2017

Subject: Housing Strategy Plan Update Meeting #1 on March 29, 2017 (File
PLN17-00111)

Thank you for agreeing to be a part of Kirkland's Housing Strategy Advisory Group. The City appreciates your willingness to participate in this process and help strategize about the important issue of housing in our community.

MEETING PURPOSE

The purpose of the first Housing Strategy Advisory Group meeting is to provide an introduction and overview that will set the context for the Housing Strategy Plan update. City and ARCH staff will present information and help guide the Advisory Group's discussion.

BACKGROUND INFORMATION AND MEETING OVERVIEW

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

The following overview of the meeting includes references to a series of attached documents. They will be discussed at the meeting and are included so that you might review them ahead of time if you wish.

Meeting Overview

1. Introductions
2. Strategy Plan Overview
 - A. Planning Context
 - City Planning Process

- Countywide Planning Policies /Growth Management Act
 - Housing Goals and Policies in Housing Element (see Attachment 1)
 - B. Housing Strategy Plan
 - Current (see Attachment 2)
 - Update Steps (see Attachment 3)
3. Considerations in developing a Strategy Plan
- A. Potential City role in housing (examples of strategies/tools – see Attachment 4)
 - B. Basic Housing Needs
 - C. Building upon existing efforts
 - D. Existing basic conditions
 - Housing Capacity
 - Overall housing affordability
 - E. Complementing other broader city goals and visions
4. Advisory Group Discussion
- A. Community input / outreach (e.g. focus groups, community workshop, stakeholder input, etc.)
 - B. Perceived housing trends and the potential positive or negative consequences
 - C. What do you most value about housing in your community?
 - D. When you visualize your community in 20 years, what would you describe as successful outcomes related to housing?
 - E. Is there particular information that will help you in helping to assess the most effective strategies?
5. Next Steps
- A. Needs analysis homework / reviewing data
 - B. Meeting schedule and materials

ATTACHMENTS

1. Kirkland Comprehensive Plan Housing Element
2. Adopted Kirkland Housing Strategy Plan
3. Kirkland Housing Strategy Plan Update Summary and Schedule
4. East King County: Local Housing Strategies



VII. Housing

A. Introduction

Existing Conditions

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

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

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

Future Needs

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

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

Kirkland's future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities,

other housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

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

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

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

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

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

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

B. The Housing Concept

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

- ◆ Promotes neighborhood quality through the continuation of the existing residential land use pattern, and through the application of standards where infill development occurs to ensure compatibility.
- ◆ Promotes an adequate supply and variety of residential densities and housing types.
- ◆ Addresses the need for special needs housing and housing affordable at every income level.
- ◆ The City should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.

C. Housing Goals

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

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

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

Neighborhood Quality

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

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

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

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

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

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

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

as well as landscape buffers where appropriate.

Housing Diversity

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

Housing Variety

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



Kirkland Bungalows



Danielson Grove cottage housing

Housing Supply

At an average density of 6.0 dwelling units per residential acre Citywide, Kirkland's residential densities are higher compared to other suburban communities. Nevertheless, the City contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2013, Kirkland had 36,866 housing units, capacity for an additional 9,516 units, and a 2035 Growth Target of 8,361 units.

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

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

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

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

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

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

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

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

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

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

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings as well as respond to emerging needs of the market. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality. In addition, manufactured housing can produce high quality housing that is less costly to construct than site built housing. Land use regulations should be applied equally to manufactured and site built housing.

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

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

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

Innovative housing types also may be appropriate on sites in single-family neighborhoods that do not have environmental constraints. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively

with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

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

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

Affordable and Special Needs Housing

Housing Affordability

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

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

Table H-1: Comparing Kirkland's Incomes and Housing Affordability

Income or Affordability Level (\$ in 2011)	Percent of Kirkland's Households by Income	Percent of Kirkland's Housing Units by Affordability
Very Low-Income (<30% of median income; or \$21,200)	8%	2%
Low-Income (30% – 50% of median; \$21,200 to \$35,300)	8%	4%
Moderate-Income (50% – 80% of median; \$35,300 to \$56,500)	14%	16%
Middle-Income (80% – 100% of median; \$56,500 to	9%	19%

\$70,599)		
Above Middle-Income (greater than \$70,599)	61%	59%

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

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



Francis Village

Table H-2: Comparing Kirkland's Rental Housing Affordability and Cost-Burdened Households

Income or Affordability Level	Percent of Kirkland's Renters by Income	Percent of Kirkland's Rental Housing Units by Affordability	Kirkland's Renters, by Income, Who Are Cost-Burdened
Very Low-Income	14%	7%	72%
Low-Income	12%	9%	80%
Moderate-Income	14%	43%	68%

Middle-Income or Above	60%	41%	22%
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Roughly 60 percent of Kirkland's very low-income households are severely cost burdened; i.e., pay more than 50 percent of their incomes for housing. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

Special Needs Housing

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



Friends of Youth

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

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

Policy H-3.1: Strive to meet the City's proportionate share of the Countywide housing needs of very low-, low-, and moderate-income households.

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

Table H-3: Comparing Countywide Housing Needs and Kirkland's Housing Affordability

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

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

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

Because every city has its own circumstances, limitations, and opportunities, Kirkland can and should support affordable housing across the Eastside as well as within the community. As a member of ARCH, as mentioned in the Introduction, the City has assistance to carry out many of the policies of the Housing Element.

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

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

require affordable housing in return.

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

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

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

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

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

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

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



South Kirkland Park and Ride Lot Housing

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

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

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

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

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

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

A variety of housing types – shelters, single-room occupancy hotels (SROs), group homes,

congregate care facilities – are needed to combat homelessness. The City should continue to make funding available to social service agencies serving these special-needs populations, to facilitate their development and operation.

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

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

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

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

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

Policy H-3.10: Support efforts to achieve a geographic balance in siting special-needs housing throughout the City and region, including support of housing in jurisdictions that serve residents from elsewhere on the Eastside.

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

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

Policy H-3.11: Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

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

HOUSING STRATEGY PLAN JULY 2007

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50– 80%	80- 120%	≥120 %

A. ZONING AND SUBDIVISION REGULATIONS

1. Infill/Increased Capacity

- a. Allow smaller lots in single family areas. (H-3.1)
- b. Evaluate PUD procedures (H-2.6,H-2.7,H-3.2)
- c. Allow rounding of mf units at a lower fraction. (H-2.7)
- d. Allow existing non-conforming mf densities to be maintained or redeveloped. (H-3.3)
- e. Allow ADU in single family zones. (H-2.2)
- f. Revise zoning map to be consistent with the Comprehensive Plan.
- g. Evaluate potential for Transit-Oriented Development at Park and Ride Lots. (LU-3.3)

						●	●
Not Scheduled	X	X		●	●	●	●
2007 (With Misc. Code Amendments)	X	X				●	●
					●	●	●
				●	●	●	●
					●	●	●
2007/2008	X	X	X	●	●	●	

FOOTNOTES:

X – Necessary for completion of task

 Completed or underway

 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50– 80%	80- 120%	≥120 %

2. Design/Neighborhood Character Issues

- a. Evaluate design character issues as part of Community Character Element. (H-1.1) Includes items such as:
 - (1) Incentives for pitched roofs - sf homes
 - (2) 'Mega house' standards
 - (3) Review codes to encourage residential development in existing business districts.
- b. Revise horizontal facade regulations. (H-1.1)

(1)							●
(2)	X	X					
(3)							
	X	X					●

3. Streamlining/Innovative Housing

- a. Simplify permit process for zero lot line (H-2.7)
- b. Provide more flexibility in:
 - (1) Site development standards, and
 - (2) Short platting (e.g. lot averaging, setbacks). (H-2.7)
- c. Evaluate timelines for permit review. Adopt required permit timelines established by the new Land Use Regulatory Reform Act. (H-2.6)
- d. Further evaluate additional timelines for permit review. (H-2.6)
- e. Allow concurrent review of discretionary approvals (e.g. zoning and PUD applications). (H-2.6)

						●	●
						●	●
					●	●	●
	X	X			●	●	●
					●	●	●

FOOTNOTES:

X – Necessary for completion of task

Completed or underway

Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

- f. Allow concurrent review of discretionary approvals and building permits (e.g. PUD and building permit). (H-2.6)
- g. Allow manufactured housing in all residential zones.
- h. Allow cottages, multiplexes that look like single-family and small lot single-family in all zones. (H-3.2)

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50– 80%	80- 120%	≥120 %
		X		●	●	●	●
					●	●	●
2007	X	X			●	●	●

4. Affordable Housing/Special Needs

- a. Evaluate and potentially revise special bonuses for affordable housing in multifamily zones. Inclusionary Zoning to be considered, among other options. (H-2.3, H-2.4)
 - (1) Multifamily Zones
 - (2) Totem Lake and NE 85th Street
 - (3) CBD, JBD, NRHBD
 - (4) Single Family Zones (evaluate general affordability of housing, not specific to low/medium income)
- b. Expedite permit review for projects w/affordable component. (H-2.3)
- c. Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing. (H-2.10, H-2.11)

(1) Evaluate & potentially revise 2007/08 (2) (3) 2007/08 (4) 2008	X	X		●	●		
	X	X		●	●		
				●	●	●	●

B. DIRECT/INDIRECT FORMS OF ASSISTANCE

FOOTNOTES:

X – Necessary for completion of task

Completed or underway

+ Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50– 80%	80- 120%	≥120 %

1. Direct Forms of Assistance

a. Continue direct funding of affordable housing/special needs housing through the CDBG program. (H-2.8, H.9)			X	X	●	●		
b. Continue using CDBG funds for the Single Family Housing Repair program. (H-2.8)			X	X	●	●		
c. Explore potential other local revenue sources that could be targeted toward housing on a regular basis (e.g. general funds, portion of local taxes). (H-2.9)			X		●	●		
d. Waive some or all permit/impact fees for affordable housing. (H-2.3, H-2.9) Evaluate the cumulative costs of impact fees, permit fees and hook-up fees.					●	●		
e. Consider selling/leasing appropriate surplus land at below market value for affordable housing. (H-2.9)	2008+ Ongoing		X	X	●	●		
f. Acquire land in Kirkland for development of housing to serve households earning 60% or less of County median income. (H-2.9)	2008-2009		X		●	●		
g. Pay or waive some utility and/or infrastructure costs for affordable housing. (H-2.9)					●	●		

2. Indirect Forms of Assistance

a. Conduct inventory of public property for potential availability for housing and other public uses/ update regularly. (H-2.9)					●	●	●	●
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FOOTNOTES:

X – Necessary for completion of task

Completed or underway

+ Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

- b. Work with local banks to coordinate better financing for affordable housing. (H-2.9) – ARCH to lead task
- c. Evaluate development regulations for their potential impact on housing costs. (H-2.6)
- d. Explore non-cash forms of assistance (e.g. providing loan guarantees for affordable housing). (H-2.3, H-2.9)
- e. Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing. (H-2.9, H-2.12)
- f. Analyze the potential city role in employer assisted housing/ Work with local employers to study model programs. (H-2.12)
- g. Promote community education program for ADUs through education efforts including fliers/technical assistance. (H-2.2)
- h. Conduct inventory of existing multifamily residential properties and encourage preservation of those that are affordable – work with ARCH. (H-2.9)

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50–80%	80-120%	≥120 %
Not scheduled			X	●	●		
				●	●	●	●
Not scheduled		X		●	●		
Not scheduled			X	●	●	●	
Not scheduled		X	X	●	●	●	●
			X	●	●	●	●
2007			X	●	●		

C. REGIONAL/STATEWIDE INITIATIVES

- 1. 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

			X	●	●		
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FOOTNOTES:

X – Necessary for completion of task

 Completed or underway

 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

- housing. (H-2.1, H-2.9)
2. Continue membership in ARCH. (H-2.12)
 3. Work with other jurisdictions to develop and implement a regional housing finance strategy. (H-2.12)
 4. Work with other jurisdictions to develop regional benchmarks.
 5. Review, and as appropriate, comment on and/or support county and state federal legislation affecting the availability of housing. (H-2.12)
 6. Identify and support local and regional projects. (H-2.12, H-2.13)
 7. Implement program that takes advantage of property tax exemptions for housing in certain areas under RCW 84.14. (H-2.3)
 8. Work with AWC and other housing lobby groups to provide additional tax relief at the State level for affordable housing. (H-2.9)

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50– 80%	80- 120%	≥120 %
		X	X	●	●	●	●
Not scheduled			X	●	●	●	
			X	●	●	●	●
			X	●	●	●	●
			X	●	●		
			X	●	●		

D. OVERSIGHT/MONITORING/EDUCATION

1. Complete a strategy plan/work program and update every five (5) years. (H.3)
2. Monitor progress in meeting housing needs and report to City Council annually. Information collected should at a

		X		●	●	●	●
				●	●	●	●

FOOTNOTES:
 X – Necessary for completion of task
 Completed or underway
 Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

- minimum include total housing development, construction and demolition of affordable housing, and creation of ADUs. (H.4)
3. Collect information on a regular basis needed for the Regional Benchmarks.
 4. Evaluate city efforts in achieving projected densities in multifamily zones and commercial areas. Review standards if densities are not achieved. (H-1.1)
 5. Evaluate City efforts in achieving objective of dispersing affordable housing in the City. (H-2.5)
 6. Undertake an educational campaign to increase awareness of housing issues.

SCHEDULE/ STATUS	CODE UPDAT E	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50– 80%	80- 120%	≥120 %
			X	●	●	●	●
					●	●	●
Not scheduled				●	●	●	
Not scheduled				●	●	●	●

FOOTNOTES:

X – Necessary for completion of task

Completed or underway

+ Ongoing: Discrete task completed, but work continues

KIRKLAND STRATEGY PLAN UPDATE

Strategy Plan Objective: Kirkland has a history of efforts to increase the diversity and range of affordability of its housing. The city has done so by both local efforts and cooperating with regional initiatives. With the growing need and impact of housing affordability on the community's residents, businesses and overall city goals; the city will actively engage the broader community to undertake a more comprehensive approach to updating its housing strategy plan, with special emphasis on housing affordability.

Schedule:

Advisory Group begins in March after approval of members by Council. Report to Council August 2017. Staff would begin background work immediately to be prepared for first Advisory Group meeting. Primary broader community outreach would occur in about late April to early May. Council would review and adopt updated Housing Strategy Plan in August after a review by the Planning Commission in July. (See attached schedule)

Advisory Group

- Work group with broad community representation with purpose of assisting with developing an update of the city housing strategy plan for the City Council to review and adopt
- Members: (12 – 15 max)
 - Neighborhood associations
 - Small Business
 - Large business
 - Faith community
 - School
 - City Commissions: Planning, Human Services, Senior
 - Houghton Community Council
 - Chamber of Commerce
 - Service organizations
 - Affordable housing resident
- Scheduled every three weeks, over 15 weeks (6 meetings)
- Meeting agendas
 1. Introductory conversation
 - Group objective / How impacting the community / review past city efforts // develop data list that will help inform (review staff list and supplement/modify)
 2. Review housing data – discuss what does it mean in terms of local housing needs and potential city action.
 3. Brainstorm on potential city objectives:
 - Review strategy lists pulled together from other communities/research
 - See if other ideas from group
 - Discuss local opportunities / constraints / concerns with strategies
 4. Expert Panel (private / non-profit / housing authority /)
 - Comments and questions and answer on the strategy list.
 - Request any final input/information from staff
 5. Discuss and begin developing updated strategy plans for council consideration
 - Updates on any other public input (survey /community workshop, etc)

- For specific strategies list any qualifications/concerns with implementing the strategy that should be accounted for as the strategy is implemented
 - Develop reasons that certain strategies are prioritized in the strategy plan.
6. Final review of draft strategy plan

Other Forms of input

- Planning, Human Services, Senior commissions will review strategies and provide input to the work group.
- Community Workshop.
In the middle of the advisory group process there will be one or more community workshops open to the general public. Purpose of the workshop is to give the broader community to present input on local housing needs and potential strategies.
- Community on-line survey
At the same time as the community workshop consider other on-line ways to solicit input on needs/ strategies.
- Housing professional stakeholders
In addition to the expert panel, housing professionals will be consulted on a one-on-one basis and small group by staff to solicit input on specific strategies.

HOUSING STRATEGY PLAN UPDATE SCHEDULE

When	What	Who
Nov-Feb	Discussion/direction	Council Planning & Economic Development and PW/Parks/Human Services Committees, full Council
Oct-Feb	Prepare background materials for Task Force meetings / public outreach	Staff
Jan - Feb	Select consultant/facilitator for outreach	Staff
March	Appoint Task Force	Council
March	Meeting #1 — Introduction / Overview	Advisory Group
April	Meeting #2 — Housing Needs	Advisory Group
April - May	One-on-ones with stakeholders	Staff; Advisory Group members?
April - May	Neighborhood outreach meetings	Facilitator; Advisory Group
April - May	Meeting #3 — Housing Objectives	Advisory Group
May	Check-in from staff	Council Planning & Economic Development Committee
May	Meeting #4 — Expert panel	Advisory Group
June	Meeting #5 — Initial draft to update Strategy Plan	Advisory Group
June	Meeting #6 — Final review	Advisory Group
July	Planning Commission Review	Planning Commission/ Advisory Group
August	Present report to City Council	Council/ Advisory Group

East King County: Local Housing Strategies

Tools	Bellevue	Bothell	Issaquah	Kenmore	Kirkland	Mercer Is.	Newcastle	Redmond	Sammamish	Woodinville	Seniors
Land Use: Housing Supply and Diversity											
Increase Development Capacity											
<i>Voluntary Approaches</i>	●		●	●		●			●	●	
<i>Mandatory Approaches</i>			●	●	●		●	●	●		
Development Agreements			●			●		●			
<i>On-site affordable Units</i>			●			●		●			
<i>Site Control / In-lieu</i>	●		●								
Dimension standards flexibility	●		●		●						
Reduce Parking Requirement ¹	●				●						●
Reduce Open Space Requirement			●								
Smaller Ownership Housing ²					●		●	●	●		●
Mobile Home Park Preservation		●									●
Micro Units (renter housing)					●			●			
SEPA - Planned Action EIS											
Regulatory Incentives for Affordable Housing											
ADUs ³					●	●	●				●
MFTE ⁴	●			●	●	●					
Impact Fee Waivers	●		●	●	●		●		●		
Permit Fee Waivers	●		●		●		●		●		
Direct Support											
ARCH Trust Fund ⁵	●		●	●	●	●	●	●	●	●	●
Underutilized Land											
<i>City Land, Market Value</i>	●	●		●				●			●
<i>City Land, Donation</i>	●		●		●			●	●		●
<i>Other Public Agencies</i>	●			●	●			●			
<i>Private Land ⁶</i>	●		●		●						●
Other Tools											
Community Outreach											
<i>Education: Class / Tours</i>					●			●	●		
<i>Neighborhood Plans</i>				●	●			●			
<i>Media/City Newsletters</i>											
Preserve Existing Housing											
<i>Preserve federally assisted ⁷</i>	●	●	●		●	●		●			
<i>Sending' TDR credit</i>											
<i>Proactive outreach to owners</i>					●						
Relocation Assistance											
Section 8 Anti-discrimination	●				●			●			

¹ Only lists cities with explicit reduced standards for affordable housing. Many cities allow special studies to reduce parking.

² E.g., cottages, multi-plexes.

³ Multi-family Property Tax Exemption.

⁴ All cities allow Accessory Dwelling Units. This indicates cities that have permitted 10 or more ADUs per 1,000 single-family homes.

⁵ Multifamily Property Tax Exemption.

⁶ All cities have contributed CDBG funds. This indicates cities that have also given from general funds.

⁷ E.g., churches, private donations to non-profits.