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# Housing Element – Policy Briefing #2

Planning Commission Study Session

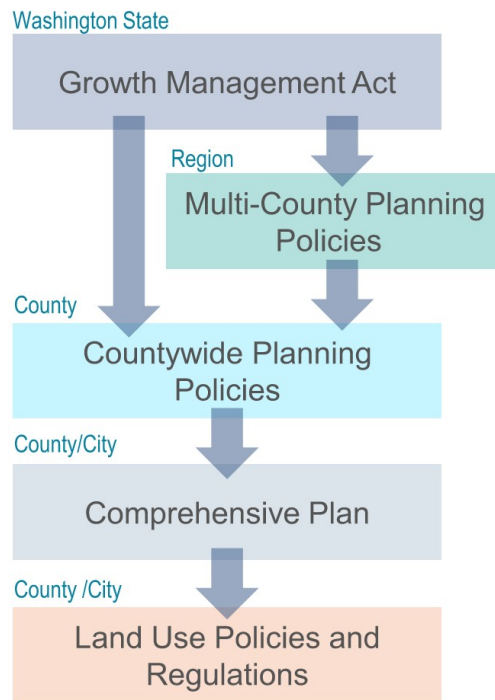
March 28, 2024



# Housing Element



## Statewide Growth Planning Framework

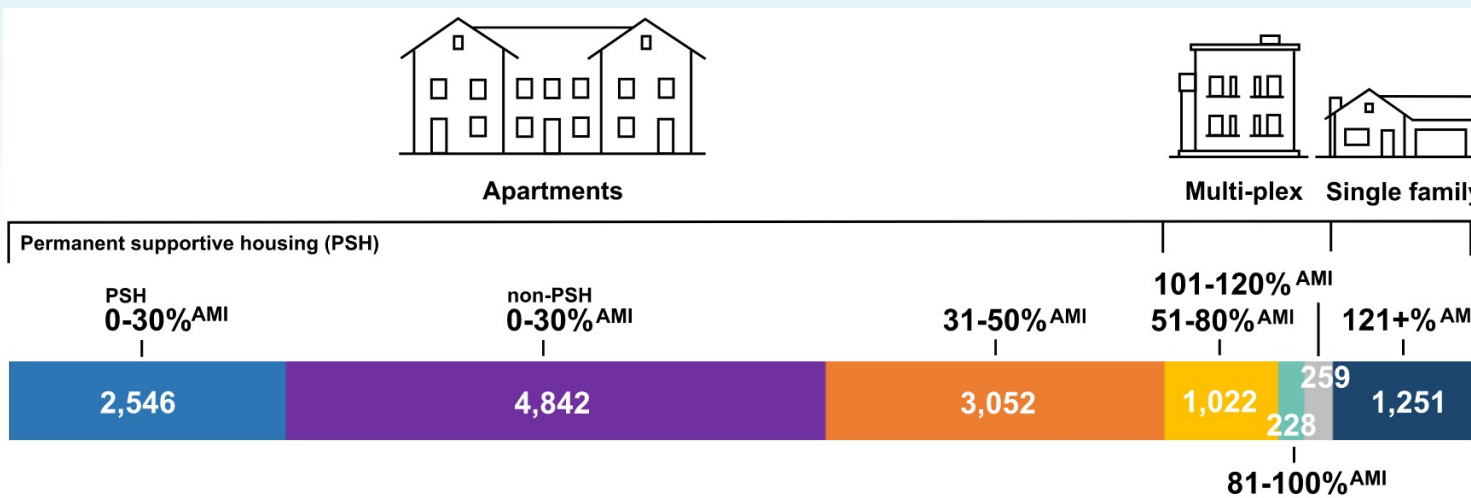


Goals and policies must (HB 1220):

- Understand the countywide housing market and Kirkland's role in it.
- Plan and accommodate housing affordable to all income levels
- Address the legacy of zoning
- Address patterns of disinvestment
- Identify displacement risk
- Prevent or reduce displacement

# Kirkland's 2019-2044 Housing Needs Allocation

## 13,200 Net New Units



**10,440 Apartments (79%)** for households making **0-50% AMI**







**1,509 Multi-plex (11%)** for households making **51-120% AMI**

**1,251 Single family (10%)** for households making **+120% AMI**

In addition, Kirkland's allocation of emergency housing is **2,522 units**, which is calculated as city's percent share of the countywide housing growth.

Sources: King County Dept of Community and Human Services, Performance Measurement and Evaluation, March 3, 2022  
Image adapted from WA Dept of Commerce

# Organization of Proposed Goals and Policies

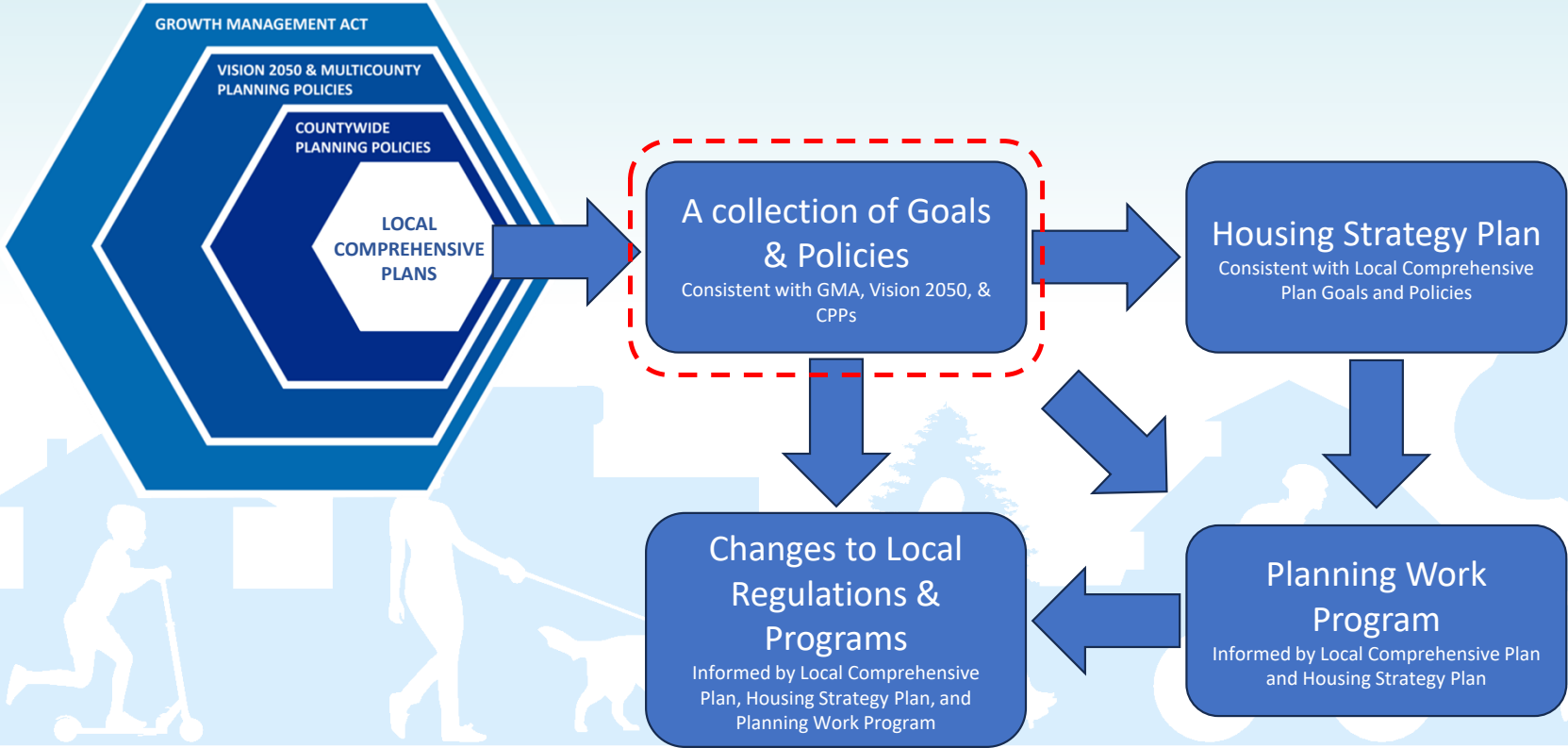
Puget Sound Regional Council	
 <p>Supply</p>	<p>Build more housing of different types.</p> <p style="color: red; font-weight: bold;">Reviewed on February 22, 2024</p>
 <p>King County</p>	<ul style="list-style-type: none"> <li>• Increase housing supply, particularly for households with greatest need.</li> <li>• Expand housing options and increase affordability accessible to transit and employment.</li> </ul>
 <p>Stability</p>	<p>Provide opportunities for residents to live in housing that meets their needs.</p>
 <p>King County</p>	<ul style="list-style-type: none"> <li>• Expanded housing and neighborhood choice for all residents.</li> <li>• Housing stability, healthy homes, and healthy communities.</li> <li>• Equitable processes and outcomes.</li> <li>• Measure results and provide accountability.</li> </ul>
 <p>Subsidy</p>	<p>Create and sustain long-term funding sources to create and preserve housing for very [and extremely] low-income households and unhoused residents.</p>
 <p>King County</p>	<p>Note: King County disperses policies covering the topic of subsidy throughout the CPP. Staff has grouped the City's proposed goals and policies on subsidy consistent with CPP here.</p>

K2044 update will revise Comp Plan Goals & Policies

# Goals & Policies to Action



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K2044 update will revise Comp Plan Goals & Policies

**Do the draft goals and policies  
direct the required and desired  
future outcomes?**



Image sources: MRSC



K2044 update will revise Comp Plan Goals & Policies



# Stability

# Draft Goal



Stability



- Provide opportunities for residents to live in housing that meet their needs.



**Goal H-2: Provide fair and equal access to housing that meets the needs of all current and future residents throughout the city.**

- Expanded housing and neighborhood choice for all residents.
- Housing stability, healthy homes, and healthy communities.
- Equitable processes and outcomes.
- Measure results and provide accountability.





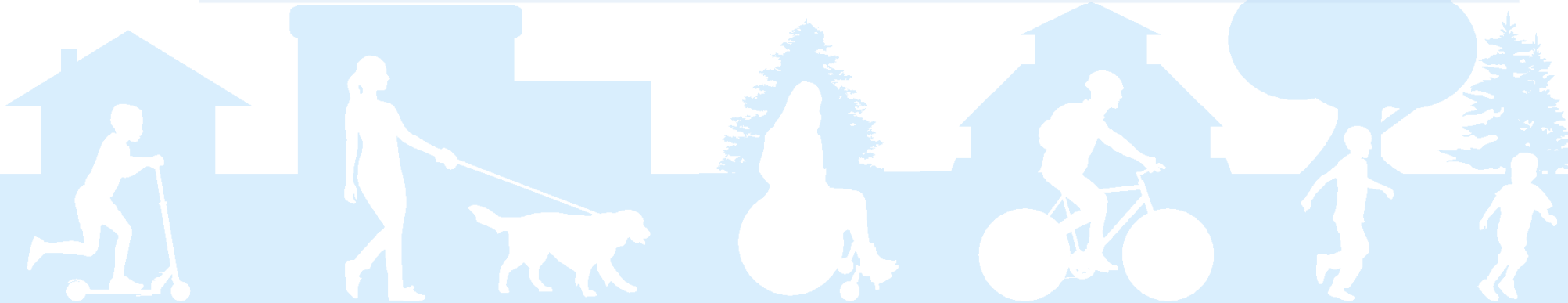
# Select Draft Policies



- Expanded housing and neighborhood choice for all residents.



**Policy H-2.#G:** Ensure housing remains available for occupancy by exploring actions such as a vacancy tax, long-term occupancy requirements, and restrictions on short-term rentals.



# Select Draft Policies



- Expanded housing and neighborhood choice for all residents.



**Policy H-2.#H:** Increase residential capacity and housing choice in residential neighborhoods by exploring requirements including, but not limited to, requiring new detached dwelling units to be designed to accommodate future ADUs, setting residential intensity minimums, or establishing setback requirements to accommodate future on-site residential capacity.

# Select Draft Policies



- Expanded housing and neighborhood choice for all residents.



**Policy H-2.#1:** Increase residential capacity and housing choice in residential neighborhoods through the creation and management of a program to manage an inventory of smaller/portable homes.



# Select Draft Policies



- Expanded housing and neighborhood choice for all residents.



**Policy H-2.#J:** Strive to retain existing unsubsidized affordable housing on properties being redeveloped through flexible zoning regulations including, but not limited to, exempting the existing home from intensity limits, development standards that allow for maximizing the development intensities of new housing while retaining the existing home onsite, or allowing for the relocation of the existing home either onsite or on a separate site.

# Select Draft Policies



- Expanded housing and neighborhood choice for all residents.



**Policy H-2.#K:** Address displacement of low-income households by adopting regulations that require landlords to offer tenants relocation assistance, consistent with State and Federal law.



# Select Draft Policies



- Housing stability, healthy homes, and healthy communities.



**Policy H-2.#M:** Adopt regulations and implement programs (such as High Performing Affordable Housing) that will provide housing with healthy indoor air quality and lower operating costs to low-income households.



# Select Draft Policies



- Housing stability, healthy homes, and healthy communities.



**Policy H-2.#O**: Support the retention of existing unsubsidized affordable housing through home maintenance and retrofitting with the creation of and participation in weatherization programs, and energy efficiency retrofit programs and the adoption of regulations making it easier for property owners making these home improvements.

# Select Draft Policies



 **King County** • Equitable processes and outcomes.



**Policy H-2.#T:** Coordinate with other departments, providers, and other key stakeholders to foster comprehensive, appropriate, and proactive responses for individuals and households experiencing homelessness or housing instability.



# Select Draft Policies



 King County • Equitable processes and outcomes.



**Policy H-2.#U**: Ensure equitable distribution of more housing types by removing exclusionary regulations and review processes from the zoning code.



K2044 update will revise Comp Plan Goals & Policies

# Select Draft Policies



- Measure results and provide accountability.



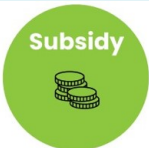
**Policy H-2.#V:** Monitor progress towards meeting Kirkland's allocated housing growth targets and eliminate disparities in access to housing and neighborhood choices.



K2044 update will revise Comp Plan Goals & Policies

# Subsidy

# Draft Goal



- Create and sustain long-term funding source to create and preserve housing for very [and extremely] low-income households and unhoused residents.



**Goal H-3: Create and sustain either through direct support or regional collaboration affordable housing and homelessness services for households experiencing housing insecurity or homelessness.**



# Select Draft Policies



**Policy H-3.4#A:** Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers, and by using in-lieu fees to buy and preserve existing affordable housing.

# Select Draft Policies



**Policy H-3.#E:** Collaborate regionally and with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on the provision of funding, use of surplus land, and programs to address local affordable housing needs.

# Select Draft Policies



**Policy H-3.#F:** Identify and work with community and private organizations to establish safe parking areas and pursue new innovative models for supportive housing types including emergency, transitional, and permanent housing.



# Questions for Planning Commission



1. Do Commissioners have any questions or feedback about any specific draft revisions to Housing goals or policies?
2. Are there any policy themes or concepts that you believe need to be incorporated into the draft policies?
3. Is there any additional information that the PC would find helpful for staff to include prior to the public hearing on the complete Housing Element?

