



**City of Kirkland**  
**Planning and Building**  
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## MEMORANDUM

**To:** Planning Commission (PC)

**From:** Scott Guter, AICP, LEED AP, Senior Planner  
Allison Zike, AICP, Deputy Planning and Building Director  
Adam Weinstein, AICP, Planning and Building Director

**Date:** February 13, 2024

**Subject:** **2044 Comprehensive Plan - Housing Element Policy Briefing #1, File No. CAM22-00023**

### Recommendation

Receive a briefing and hold a study session to discuss draft revisions to the Housing Element goals and policies (see Attachment 1). Provide staff with direction to continue preparing the draft 2044 Comprehensive Plan Housing Element. Staff anticipates presenting at least one additional policy briefing on the Housing Element prior to the public hearing for the amendments in Spring 2024.

### Focus Areas for Planning Commission

The PC should focus on the below questions for discussion while reviewing the memorandum and attachments:

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 in a future briefing on the Housing Element?

### Background

The City of Kirkland is in the process of conducting a State-mandated update of the Kirkland Comprehensive Plan (Plan) with a target adoption date of mid 2024 (the State deadline for City Council adoption is December 31, 2024). The PC discussed the Housing Element at their September 28, 2023<sup>1</sup> meeting. Commissioners and community members can view past meeting materials for background information on the Housing Element.

#### Community Outreach and Engagement Activities

Beginning in late 2022, staff conducted a substantial number of public outreach and community engagement activities to implement the K2044 Community Engagement

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<sup>1</sup> <https://kirklandwa.primegov.com/portal/item?id=150>

Plan<sup>2</sup>. In addition to the general K2044 activities above, staff has conducted outreach and engagement activities specific to the Housing Element. The topics of Housing and Human Services are interrelated, and many of the element-specific outreach activities (listed below) were conducted jointly to ensure that updates to goals and policies are complementary, and that the community can learn more about how the two topics relate to each other.

- Housing and Human Services Survey (684 responses)
- Juanita High School Civics Affordable Housing Project (March – April 2023)
- Senior Council Meeting (May 9, 2023)
- Kirkland Alliance of Neighborhoods (May 10, 2023)
- Youth Council Meeting (June 12, 2023)
- Housing and Human Services Focus Groups (June 6 and June 13, 2023)

Additional information about the update process, including community input summaries specific to the Housing Element, are available on the City’s K2044 Comprehensive Plan update webpage<sup>3</sup>.

## **Housing Element Review**

### State, Regional, and Countywide Requirements

Planning for housing in Washington State has changed with the passage of House Bill 1220 in 2021. This legislation amended the Growth Management Act (GMA) by strengthening the housing goal from “encourage affordable housing” to “plan for and accommodate” housing affordable to all income levels. Additionally, new GMA rules describe how counties and cities should plan for housing in the Housing Element of their Comprehensive Plans. These new changes include:

- Plan for sufficient land capacity for housing needs, including all economic segments of the population (moderate, low, very low, and extremely low income, as well as emergency housing and permanent supportive housing).
- Provide for moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes.
- Make adequate provisions for housing for existing and projected needs for all economic segments of the community, including documenting programs and actions needed to achieve housing availability.
- Identify racially disparate impacts, displacement, and exclusion in housing policies and regulations, and beginning to undo those impacts; and identify areas at higher risk of displacement and establish anti-displacement policies.

Kirkland has received its assigned housing growth targets through King County’s Growth Management Planning Council. Kirkland Planning and Building Department staff helped develop the targets as part of a regional collaboration. The housing growth targets have been refined by the Council’s Affordable Housing Committee to include the allocation of housing to meet the needs of all income segments. Kirkland housing growth targets are illustrated in the following figure, which also identifies the type of housing needed to support this growth.

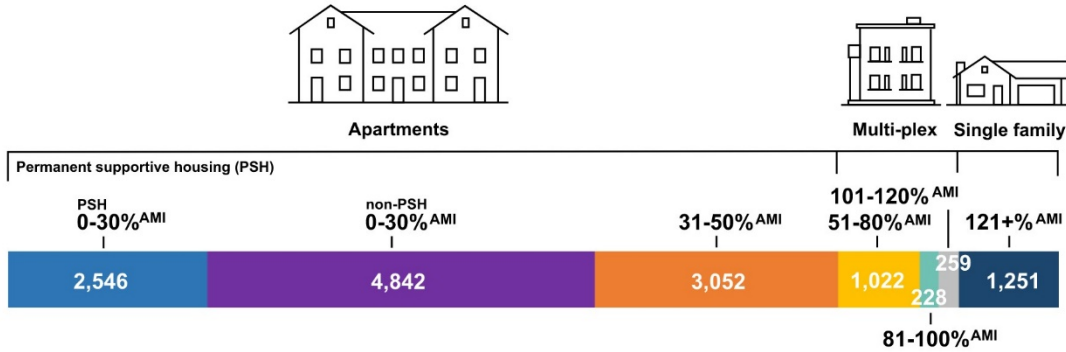
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<sup>2</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/community-engagement-plan-k2044-kirkland-comprehensive-plan-finalwappendixabc12152022.pdf>

<sup>3</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update>

## Kirkland's 2019-2044 Housing Needs Allocation

13,200 Net New Units






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

The proposed Housing Element goals and policies have been drafted for consistency with Washington State Department of Commerce guidance, Puget Sound Regional Council (PSRC) Vision 2050 and Regional Housing Strategy, and King County Countywide Planning Policies (CPPs). The proposed Housing Element goals and policies have been further refined to capture the City's policy issues and the community engagement comments summarized below.

### Notes on the Structure of the Goals and Policies

To ensure consistency with regional and countywide housing guidance and requirements, staff has arranged the proposed goals and policies to be consistent with PSRC's Regional Housing Strategy and King County's CPP policy categories. The general structure is as follows:

Organization of Proposed Housing Element Goals and Policies	
 Puget Sound Regional Council	
<b>Supply</b>	Build more housing of different types.
 King County	<ul style="list-style-type: none"> <li>Increase housing supply, particularly for households with greatest need.</li> </ul>
	<ul style="list-style-type: none"> <li>Expand housing options and increase affordability accessible to transit and employment.</li> </ul>
	<ul style="list-style-type: none"> <li>Collaborate regionally</li> </ul>
<b>Stability</b>	Provide opportunities for residents to live in housing that meets their needs.
 King County	<ul style="list-style-type: none"> <li>Expanded housing and neighborhood choice for all residents.</li> </ul>

	<ul style="list-style-type: none"> <li>• Housing stability, healthy homes, and healthy communities.</li> <li>• Equitable processes and outcomes.</li> <li>• Measure results and provide accountability.</li> </ul>
<b>Subsidy</b>	Create and sustain long-term funding sources to create and preserve housing for very [and extremely] low-income households and unhoused residents.
 <b>King County</b>	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 that are consistent with CPP here.

Community Engagement Comment Themes

Comments from the community through the Housing and Human Services survey and discussion at meetings, public outreach events, and focus groups include the following themes:

- More affordable housing is needed;
- More diverse housing options is needed to help address affordability;
- Concern for displacement of renters and seniors;
- More housing is desired near walking distance of transit;
- More housing is desired that is suitable for seniors and people with disabilities;
- and
- Help lower-income population attain home ownership.

Key Housing Element Policy Issues

There are several study issues and/or policy concepts that staff has explored through the update to the Housing Element. The list below of Housing study issues was confirmed by the PC and Council at a joint meeting in July 2023. The draft revised Housing goals and policies (see Attachment 1) discussed further in the subsection below incorporate amendments that address many of the issues in the following list:

- Encourage more middle housing and other creative housing types in compliance with new State requirements;
- Reduce the number of residential zoning districts to encourage more regulatory consistency citywide;
- Simplify development standards, potentially incorporating Form-Based Code principles, to increase predictability and encourage more development;
- Study how to encourage more housing near existing and planned future transit;
- Encourage compact development: medium to high density (anticipate return of transit-oriented development (TOD bill) and upper middle housing (up to 12-unit multiplex);
- Eliminate maximum densities (in terms of numbers of units per acre) in multifamily and mixed-use districts (i.e., densities would be governed by building envelopes);
- Study minimum densities for more efficient use of available land;
- Up-zone key residential areas (near transit and to build out 10-minute neighborhoods) to increase housing choices affordable to a wider range of incomes (mixed use/mixed income);

- Rezone or otherwise incentivize the redevelopment of properties owned by religious organizations to accommodate development of affordable housing;
- Reduce parking requirements to reduce housing costs;
- Anticipate increased density with Community-Initiated Amendment Requests;
- Study city-wide inclusionary zoning requirements;
- Consider transfer of development rights to preserve existing affordable housing;
- Consider City-wide commercial linkage fees to better tie economic growth with housing growth;
- Consider policies that require new detached dwelling units to be “ADU-ready,” especially within large homes or large lots, while ensuring that new requirements do not add significant time or process to the permitting process;
- Consider policies that require ADUs to be incorporated into newly-built residential projects, and require new detached dwelling unit projects to be designed to accommodate future ADUs;
- Consider policies that encourage retention of older, smaller homes;
- Consider policies to provide direct assistance to help low- and moderate income households buy a first home; and
- Consider policies that address displacement of low- and moderate-income households through relocation assistance.

Proposed Land Use Changes and Opportunities for Increased Housing Capacity (Supplemental Environmental Impact Statement (SEIS) “Action Alternative”)

In addition to the study issues listed above, there are several areas in the City that are being considered for land use changes that would increase housing capacity. These proposed changes are being studied in the Kirkland 2044 SEIS as an Action Alternative, and the next run of the City’s capacity analysis will include the changes in the Action Alternative to demonstrate how much additional housing capacity each change would add. The Action Alternative would include higher density residential zoning along key transit corridors in Kirkland and higher density development in and around commercial and mixed-use areas in Totem Lake and Juanita as described below:

- Par Mac Business Park (Totem Lake): greater permitted density and height to accommodate up to 1,200 units of housing and up to 30,000 square feet of commercial space;
- Totem Lake Southern Industrial Commercial Subarea (Totem Lake, TL 10C, TL 10D, TL 10E, TL10F): changes to enable increases in capacity for housing units and office space;
- Goodwill Site (Juanita): greater permitted density and height to accommodate up to 600 units of housing and up to 15,000 square feet of commercial space; and
- Michael’s Site (Juanita): greater permitted density and height (from 26 feet to 70 feet) to accommodate up to 350 units of housing and commercial space.

The Growth Action Alternative will meet the City’s allocated population and job growth targets *and* include additional, primarily residential, development capacity to help address community goals for access and housing affordability. Having surplus housing capacity (i.e., in excess of what is required to meet regional planning targets) is intended to offer many more options for housing development, hopefully easing supply-side constraints. Staff will return to the PC to report on the Action Alternative capacity analysis run at a future briefing and will request the PC’s final recommendation on the proposed land use changes after the related public hearing in Spring 2024.

## **Draft Revised Housing Goals and Policies**

Staff is requesting PC feedback on initial draft revisions to the Housing goals and policies. Specifically, at the February 22 meeting, staff is requesting feedback on the goal and policies under the topic of Supply. Staff will return to PC for feedback on goals and policies related to the topics of Stability and Subsidy at the March 28, 2024 PC meeting where both Housing and Human Services Element goals and policies will be discussed.

Attachment 1 includes a table with all existing Housing goals and policies and provides a side-by-side comparison of the existing text with proposed text amendments to-date. As discussed in subsections above, the draft revisions incorporate text amendments that are generally guided by one or more of the following:

- Compliance with required State, regional, or countywide policies;
- Recommendations from the 2022 Equity Review of the Kirkland 2035 Comprehensive Plan<sup>4</sup>;
- Updating specific words or phrases to utilize more current or clearly-defined planning terms (e.g., focusing on “intensity” of uses rather than “density”, phasing out references to “single-family residential” zones);
- Linking Land Use to the City’s Housing Strategy Plan and Sustainability Strategic Plan;
- Addressing Kirkland 2044 study issues as directed by the PC and Council; and/or,
- Aligning Housing Element goals and policies with the draft Kirkland 2044 Vision and Guiding Principles<sup>5</sup> and in-progress draft revisions in other Plan elements.

The table in Attachment 1 includes staff notes to further explain the reasoning behind certain text amendments, as well as notes indicating if the amendment is proposed to achieve compliance with a specific policy from an outside agency. The table also highlights several policies that staff anticipates focusing on during the February 22 PC discussion.

## **Questions for Planning Commission**

The PC should focus on the below questions for discussion while reviewing the memorandum and attachments:

1. Do Commissioners have any questions or feedback about any specific draft revisions to Housing Element 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 in a future briefing on the Housing Element?

## **Next Steps**

With PC feedback on the questions posed above, staff will continue to refine the draft goal and policy amendments. The PC will receive a second policy briefing on Housing

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<sup>4</sup> <https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf>

<sup>5</sup> Note: the draft Vision Statement and Guiding Principles will be a separate discussion item at the January 11 PC meeting.

Element policies (focusing on Stability and Subsidy topics) at their March 28, 2024 meeting. The PC will hold multiple public hearings on the Plan updates in Spring 2024, and Council will complete final adoption before the end of 2024.

**Attachments**

1. Housing Element Draft Goals and Policies

## Housing Element Goals and Policy Updates

The following goals and policies are arranged by PSRC Regional Housing Strategy's areas of action that are categorized as Supply, Stability, and Subsidy and further arranged by housing categories found in the King County Countywide Planning Policies, pages 38 - 45. This organization into regional strategies and countywide categories is to ensure consistency with these frameworks and to meet State requirements. These strategies and actions are for review purposes may not be included in the final draft of Kirkland's Housing Element.

Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
<b>PSRC Action - Supply: Build more housing of different types.</b>			
CPP Category: Increase Housing Supply, Particularly for households with greatest need.			
<b>Goal H-1:</b> Maintain and enhance the unique residential character of each City neighborhood.	<del><b>Goal H-1:</b> Maintain and enhance the unique residential character of each City neighborhood.</del>	Shift priorities from the preservation of historically exclusionary concepts such as "neighborhood quality" and "community character".	Equity Review; King County Countywide Policies
<b>Goal H-2:</b> Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.	<del><b>Goal H-1:</b> Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community. Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.</del>	Aligns with MPP and CPP goals.	Vision 2050, King County Countywide Planning Policies
<b>Policy H-1.1 :</b> Incorporate neighborhood character and design principles into standards for new development.	<del><b>Policy H-1.1:</b> Incorporate neighborhood character and design principles into standards for new development.</del>	Inconsistent with CPP H-13	Equity Review, King County Countywide Planning Policies
<b>Policy H-2.1 :</b> Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.	<del><b>Policy H-2.1:</b> Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.</del>	Replace this policy. This policy does not acknowledge the need for equity or disruption of historically exclusive and discriminatory land use and zoning patterns.	Equity Review; King County Countywide Planning Policies
<b>Policy H-3.2 :</b> Require affordable housing when increases to development capacity are considered.	<del><b>Policy H-3.2.1.#:</b> Require affordable housing when increases to development capacity are considered.</del>	Aligns with MPP-H-4, H-8; CPP H-1, H-11, H-13	Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan
No existing policy.	<b>Policy H-1.#:</b> <u>Enhance affordable housing incentives and city-wide inclusionary requirements to provide additional affordable housing units to meet current and future housing needs.</u>	Aligns with MPP-H-4; CPP H-1, H-11, H-13	King County Countywide Planning Polices
No existing policy.	<b>Policy H-1.#:</b> <u>Increase the amount of moderate- and high-intensity residential development in areas with infrastructure, services, and amenities to provide greater housing choice for people at all stages of life.</u>	Aligns with MPP-H-1, H-7; CPP H-1, H-12	King County Countywide Planning Polices



## Housing Element Goals and Policy Updates

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Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
<b>Policy H-2.3</b> : Create flexible site and development standards, and maintain efficient development and review systems, that balance the goals of reduced housing development costs with other community goals.	<del><b>Policy H-2.3</b> : Create flexible site and development standards, and maintain efficient development and review systems, that balance the goals of reduced housing development costs with other community goals.</del>	Replaced with the following policies.	Staff, King County Countywide Planning Polices
No existing policy.	<b>Policy H-1.#</b> : <u>Reduce the cost of building housing by modifying development and environmental regulations, including but not limited to, reducing the number of residential zones, using simplified form-based code requirements, reducing or eliminating minimum lot sizes, reducing or eliminating parking standards, simplifying and standardizing design review process and design requirements, allowing for and providing pre-approved plans, administrative short plat approval, and modifying SEPA exemptions for infill development.</u>	Aligns with MPP-H-10 and CPP H-13	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
No existing policy.	<b>Policy H-1.#</b> : <u>Reduce the cost of building housing by speeding up and making permitting housing more predictable by streamlining permit processes and making transparent to permit applicants expected permit review timelines.</u>	Aligns with MPP-H-10 and CPP H-13	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
No existing policy.	<b>Policy H-1.#</b> : <u>Develop specialized standards that enable and encourage production of housing for extremely low-income households, such as: prioritizing vacant lands for the production of Permanent Supportive Housing (PSH); densities to maximize production of PSH; reducing fees, taxes, permit and utility hookup fees for PSH; and employing cost reduction strategies identified in other housing policies.</u>	Aligns with MPP-H-2, H-3, H-11 and CPP H-1, H-2, H-13, H-14, H-19, H-20	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-1.#</b> : <u>Support housing the unhoused by removing regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities.</u>	Aligns with MPP-H-2, H-3; CPP H-1, H-11	Vision 2050, King County Countywide Planning Polices

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Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
No existing policy.	<b>Policy H-1.#:</b> <u>Develop a program that allows housing intensity bonuses for faith-, or other community-based organizations seeking to develop affordable housing on-site, prioritizing developments with income-restricted units and projects that provide on-site services for households most impacted by the affordable housing crisis.</u>	Aligns with MPP-H-2, H-4, H-11; CPP H-8, H-14	Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan
<b>CPP Category: Expanded Housing Options and Increased Affordability Accessible to Transit and Employment.</b>			
<b>Policy H-2.2:</b> <i>Promote the development of accessory dwelling units on single-family lots.</i>	<del><b>Policy H-2.2:</b> Promote the development of accessory dwelling units on single-family lots.</del>	Remove. This is broadened in a different policy to incorporate more higher-density housing types. This policy addressed in existing regulations and updated policies.	Equity Review, King County Countywide Planning Policies
<b>Policy H-2.4:</b> <i>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.</i>	<del><b>Policy H-2.4:</b> 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.</del>	Remove. Replaced with updated policies more aligned with Vision 2050 and King County Countywide Planning Policies.	Staff, King County Countywide Planning Policies
No existing policy.	<b>Policy H-1.#:</b> <u>Expand the housing supply and ensure the most efficient use of land near transit by requiring minimum residential intensities with development.</u>	Aligns with MPP-H-4; CPP H-1, H-12, H-16	King County Countywide Planning Policies
No existing policy.	<b>Policy H-1.#:</b> <u>Provide more mid multi-unit housing choices including but not limited to duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing within a ten-minute walkshed of transit to provide greater access to housing for more people.</u>	Aligns with HB-1110; MPP-H-1, H-2, H-7, H-9; CPP H-15, H-16, H-18	State, Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan
<b>Policy H-3.3:</b> <i>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.</i>	<b>Policy H-3.31.#:</b> <u>Ensure that affordable housing opportunities at a variety of income levels are not concentrated; but are available throughout the City and especially in walkable areas with good access to transit, employment, and neighborhood-serving retail, especially grocery stores shopping.</u>	Aligns with MPP-H-2, H-3, H-6, H-9; CPP H-1, H-15, H-16, H-17, H-18	Vision 2050, King County Countywide Planning Policies
No existing policy.	<b>Policy H-1.#:</b> <u>Maximize the use of residential land near transit with smaller lot sizes, reduced parking and modified access requirements including adding alleys and through-block connections.</u>	Aligns with MPP-H-2, H-8; CPP H-13, H-15, H-16	Vision 2050, King County Countywide Planning Policies

## Housing Element Goals and Policy Updates

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Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
No existing policy.	<b>Policy H-1.#:</b> <u>Support more affordable housing near transit and jobs through office to apartment conversions of underused office buildings through financial subsidy and regulatory reform, including but not limited to, property tax abatements, form-based code requirements, reduced parking standards, simplifying and standardizing design review process and design requirements, and residential intensity bonuses.</u>	Aligns with MPP-H-8, H-10 and CPP H-13, H-15, H-17	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
No existing policy.	<b>Policy H-1.#:</b> <u>Use of transfer of development rights to retain existing unsubsidized affordable housing and a no-net-loss in citywide residential capacity.</u>	Aligns with MPP-H-3, H-8, H-9; CPP H-11, H-13, H-18	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
No existing policy.	<b>Policy H-1.#:</b> <u>Increase housing diversity, including more family-sized 3+ bedroom multi-unit housing, and capacity near transit and employment by adjusting zoning to support additional residential intensity and local building code standards that support residential buildings up six stories served by single exit stairways.</u>	Aligns with MPP-H-2, H-10 and CPP H-13, H-16, H-18	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-1.#:</b> <u>Increase housing capacity in Kirkland's Urban Centers by allowing for taller residential buildings, adjusting modulation and articulation standards, and allowing innovation in construction technologies including, but not limited to, mass timber construction.</u>	Aligns with MPP-H-1, H-7 and CPP H-13, H-16	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
<b>CPP Category: Collaborate Regionally</b>			
<b>Policy H-3.8:</b> <i>Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.</i>	<b>Policy H-3.8 1.#:</b> <i>Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.</i>	Aligns with MPP-H-4; CPP H-7	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-1.#:</b> <u>Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet Kirkland's allocated housing need of households with extremely low-, very low-, and low-incomes.</u>	Aligns with MPP-H-4; CPP H-2, H-7, H-20	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan

## Housing Element Goals and Policy Updates

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Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
No existing policy.	<b>Policy H-1.#:</b> <u>Cooperate with other jurisdictions, agencies, and housing organizations to increase regulatory consistency across jurisdictions and reduce regulatory and permitting complexity and minimize the cost of housing.</u>	Aligns with MPP-H-4; CPP H-8	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-1.#:</b> <u>Support current and future building industry workforce by cooperating with other jurisdictions, agencies, trade organizations, and other public, private and non-profit partners to provide workforce training on new and emerging building technologies, regulatory requirements, construction practices.</u>	Aligns with MPP-H-4; CPP H-8	Vision 2050, King County Countywide Planning Polices
<b>Policy H-3.10:</b> <i>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.</i>	<b>Policy H-1.X:</b> <u>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. , in particular for those earning lower wages, within a reasonable commute to employment centers by collaborating with nearby jurisdictions in leveraging funding, supplying surplus public property, and maintaining and developing new partnerships and programs that aim to collectively meet housing needs and improve jobs-housing balance.</u>	Aligns with MMP-H-1, H-7; CPP H-8, H-15	Vision 2050, King County Countywide Planning Polices

**PSRC Action - Stability: Provide opportunities for residents to live in housing that meets their needs.**

CPP Category: Expanded Housing and Neighborhood Choice for All Residents

<b>Goal H-3:</b> Promote affordable and special needs housing throughout the City for all economic segments of the population.	<del><b>Goal H-32:</b> Promote affordable and special needs housing throughout the City for all economic segments of the population</del> <u>Provide fair and equal access to housing that meets the needs of all current and future residents throughout the city.</u>	This goal focuses on 'providing' equity, access, and quality in housing (meeting the needs) for all current and future residents in alignment with GMA, Multi-county and Countywide policies as well as the Comprehensive Plan's Equity Review.	State, Vision 2050, King County Countywide Planning Polices, Equity Review
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## Housing Element Goals and Policy Updates

The following goals and policies are arranged by PSRC Regional Housing Strategy's areas of action that are categorized as Supply, Stability, and Subsidy and further arranged by housing categories found in the King County Countywide Planning Policies, pages 38 - 45. This organization into regional strategies and countywide categories is to ensure consistency with these frameworks and to meet State requirements. These strategies and actions are for review purposes may not be included in the final draft of Kirkland's Housing Element.

Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
<b>Policy H-3.1</b> : Strive to meet the City's proportionate share of the Countywide housing needs of very low-, low-, and moderate-income households.	<del><b>Policy H-3.1</b>: Strive to meet the City's proportionate share of the Countywide housing needs of very low-, low-, and moderate-income households.</del>	Does not align with State requirement. Replaced with updated policies more aligned with Vision 2050 and King County Countywide Planning Policies.	State, King County Countywide Planning Policies
No existing policy.	<b>Policy H-2.#</b> : <u>Provide access to affordable housing to rent and own throughout the city, with a focus on areas where the city is directing growth, in particular for those populations disproportionately impacted by past discriminatory land use and housing practices.</u>	Aligns with MPP-H-6, H-7, H-9, H-12; CPP H-2, H-18, H-19	Vision 2050, King County Countywide Planning Policies
No existing policy.	<b>Policy H-2.#</b> : <u>Support affordable workforce housing and mitigate residential displacement by implementing commercial linkage fees for the development of new affordable housing to the extent enabled by State law.</u>	Aligns with MPP-H-6, H-7, H-9, H-12; CPP H-18, H-20	Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan
<b>Policy H-3.6</b> : Ensure that regulations do not unduly restrict group homes or other housing options for persons with special needs..	<b>Policy H-3.62.#</b> : Ensure that regulations do not unduly restrict group homes or other housing options for <del>persons with special needs</del> <u>older adults, disabled persons, people with medical conditions, unhoused individuals and families, and displaced people.</u>	Aligns with MPP-H-2, H-3, H-5; CPP H-18, H-20, H-21	Vision 2050, King County Countywide Planning Policies
No existing policy.	<b>Policy H-2.#</b> : <u>Equitable home ownership assistance to low-income and BIPOC people and to provide more housing ownership options for moderate- and low-income households.</u>	Aligns with MPP-H-5; CPP H-2, H-19, H-20, H-21	Vision 2050, King County Countywide Planning Policies
<b>Policy H-3.9</b> : Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Encourage universal design improvements that increase housing accessibility.	<b>Policy H-3.92.#</b> : Support housing options, programs, and services that allow <del>seniors</del> <u>older adults</u> to stay in their homes or neighborhood. Encourage universal design improvements that increase housing accessibility.	Aligns with MPP-H-2, H-3, H-5; CPP H-18	Vision 2050, King County Countywide Planning Policies
No existing policy.	<b>Policy H-2.#</b> : <u>Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.</u>	Aligns with MPP-H-5; CPP H-19	Vision 2050, King County Countywide Planning Policies
No existing policy.	<b>Policy H-2.#</b> : <u>Ensure housing remains available for occupancy by exploring actions such as a vacancy tax or long-term occupancy requirements.</u>	Aligns with MPP-H-1, H-2; CPP H-18	Vision 2050, King County Countywide Planning Policies

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Existing Element Goals and Policies	Proposed Goals and Policies <small>Deleted text shown in strikethrough. Added text shown in underline.</small>	Notes for Planning Commission	Revision Required Per: <small>(State, Regional, County, Equity Review etc.)</small>
No existing policy.	<b>Policy H-2.#:</b> Increase residential capacity and housing choice in residential neighborhoods by exploring requirements including, but not limited to, <u>requiring new detached dwelling units to be designed to accommodate future ADUs, setting residential intensity minimums, or setback requirements to accommodate future on-site residential capacity.</u>	Aligns with MPP-H-1, H-2, H-9; CPP H-, H-18	State, Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-2.#:</b> Increase residential capacity and housing choice in residential neighborhoods through the creation and management <u>of a program to manage an inventory of smaller/portable homes.</u>	Aligns with MPP-H-1, H-2, H-9; CPP H-, H-18	State, Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
No existing policy.	<b>Policy H-2.#:</b> Strive to retain existing unsubsidized affordable housing on properties being redeveloped through flexible zoning regulations including, but not limited to, <u>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.</u>	Aligns with MPP-H-3, H-10; CPP H-18	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-2.#:</b> <u>Address displacement of low-income households by adopting regulations that require landlords to offer tenants relocation assistance, consistent with State and Federal law.</u>	Aligns with MPP-H-12; CPP H-20	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
<b>CPP Category: Housing Stability, Healthy Homes, and Healthy Communities</b>			
<b>Policy H-3.11 :</b> <i>Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.</i>	<b>Policy H-3.112.#:</b> Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.	Aligns with MPP-H-5; CPP H-2, H-21, H-22	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-2.#:</b> <u>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.</u>	Aligns with MPP-H-3, H-10; CPP H-23	Vision 2050, King County Countywide Planning Polices, Sustainability Strategic Plan

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<i>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.</i>	<del><i>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.</i></del>	This policy does positively improve the opportunity for the preservation of existing affordable multi-unit residential structures, but additional safeguards may be needed to protect tenants from displacement. Remove. Replaced with updated policies more aligned with Vision 2050 and King County Countywide Planning Policies.	Equity Review, Staff
<i>No existing policy.</i>	<u><b>Policy H-2.#:</b> Develop healthy communities by supporting flexible development regulations, programs and development partnerships that open up opportunities to allow for housing and services for intergenerational communities, and affordable and mixed-income housing.</u>	Aligns with MPP-H-3, H-10; CPP H-24	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
<i>No existing policy.</i>	<u><b>Policy H-2.#:</b> 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.</u>	Aligns with MPP-H-3, H-10; CPP H-23	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan, Sustainability Strategic Plan
<i>No existing policy.</i>	<u><b>Policy H-2.#:</b> Advocate amendments to the Washington State Building Code to assist in the rehabilitation of existing affordable housing, especially amendments that support healthy indoor air quality and non-carbon emitting energy upgrades with lower operating costs.</u>	Aligns with MPP-H-3, H-10; CPP H-23	Vision 2050, King County Countywide Planning Polices, Sustainability Strategic Plan
<i>No existing policy.</i>	<u><b>Policy H-2.#:</b> Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.</u>	Aligns with MPP-H-3, H-10; Adopts CPP H-24	Vision 2050, King County Countywide Planning Polices

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<b>CPP Category: Equitable Processes and Outcomes</b>			
No existing policy.	<b>Policy H-2.#:</b> <u>Collaborate with community most impacted by housing cost burden in co-developing, implementing, and monitoring strategies that achieve the goals and policies in the Housing Element and actions in the Housing Strategy Plan.</u>	Aligns with MPP-H-4; CPP H-2, H-9, H-20	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-2.#:</b> <u>Adopt intentional and targeted actions in the Housing Strategy Plan to repair harms to populations disproportionately impacted by past discriminatory land use and housing practices.</u>	Aligns with MPP-H-12; CPP H-2, H-10	Vision 2050, King County Countywide Planning Polices
No existing policy.	<b>Policy H-2.#:</b> <u>Ensure equitable distribution of more housing types by removing Zoning Code exclusionary terminology.</u>	Aligns with MPP-H-4, H-9, H-12; CPP H-10	Vision 2050, King County Countywide Planning Polices
<b>CPP Category: Measure Results and Provide Accountability</b>			
No existing policy.	<b>Policy H-2.#:</b> <u>Monitor progress towards meeting Kirkland's allocated housing growth targets, and eliminate disparities in access to housing and neighborhood choices.</u>	Aligns with MPP-H-8; CPP H-25, H-26, H-27	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
<b>PSRC Action - Subsidy: Create and sustain long-term funding sources to create and preserve housing for very [and extremely] low-income households and unhoused residents.</b>			
No existing goal.	<b>Goal H-3:</b> <u>Create and sustain either through direct support or regial collaboration affordable housing and homelessness services for households experiencing housing insecurity or homelessness.</u>	Aligns with MPP-H-4; CPP H-1, H-2, H-14, H-20, H-25	Vision 2050, King County Countywide Planning Polices
<b>Policy H-3.4:</b> <i>Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.</i>	<b>Policy H-3.4#:</b> <u>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.</u>	Aligns with MPP-H-4; CPP H-1, H-14, H-20	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan
<b>Policy H-3.5:</b> <i>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.</i>	<b>Policy H-3.5#:</b> <u>Support housing acquisition and creation by private or nonprofit organizations, housing authorities, or other social and health service agencies for extremely low-, very low-, low- and moderate- income residents.</u>	Aligns with MPP-H-4; CPP H-1, H-2, H-7, H-14, H-20	Vision 2050, King County Countywide Planning Polices



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No existing policy.	<b>Policy H-3.#:</b> Advocate for substantial federal and state funding to address affordability for very low- and extremely low-income households.	Aligns with MPP- H-1, H-4; CPP H-7, H-14, H-20	Vision 2050, King County Countywide Planning Policies
<b>Policy H-3.7:</b> 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.	<b>Policy H-3.7#:</b> 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.	Aligns with MPP-H-4; CPP H-1, H-7, H-14, H-20	Vision 2050, King County Countywide Planning Policies
No existing policy.	<b>Policy H-3.#:</b> Collaborate regionally and with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on the provision of funding, surplus land, and programs to address local affordable housing needs.	Aligns with MPP-H-4; CPP H-1, H-2, H-7, H-14, H-20	Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan
No existing policy.	<b>Policy H-3.#:</b> Identify and work with community and private organizations to establish safe camping areas and pursue new innovative models for transitional housing.	Aligns with MPP-H-4; CPP H-1, H-2, H-7, H-14, H-20	Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan