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# Housing Element – Policy Briefing #1

Planning Commission Study Session

February 22, 2024



# Agenda

- Background
- Local Input
- Housing Allocation & Factors Affecting Supply and Affordability
- Potential Land Use Changes & Added Housing Supply
- Draft Goal & Policy Revisions
- PC Questions & Feedback





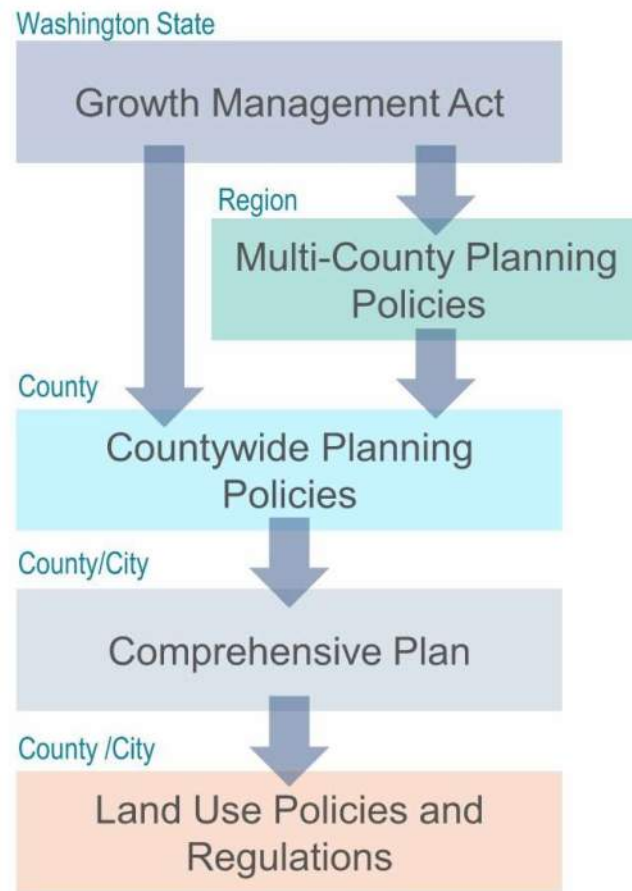
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# Background

# Housing Element



## Statewide Growth Planning Framework



Goals and policies must (HB 1220):

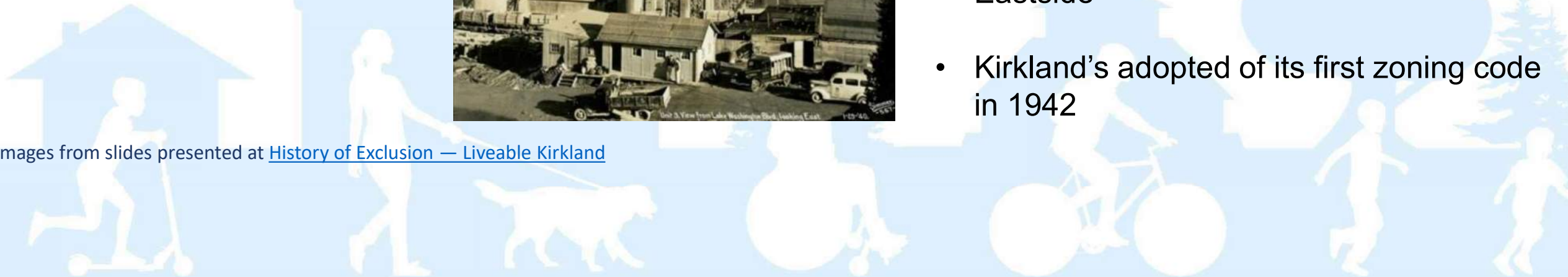
- Understand the countywide housing market and Kirkland's role in it.
- Plan and accommodate housing affordable to all income levels
- Address the legacy of zoning
- Address patterns of disinvestment
- Identify displacement risk
- Prevent or reduce displacement

# Kirkland - Past



- The Kirkland Ferry brought people to the Kirkland and the Eastside
- Lake Washington Floating Bridge built in 1940 brought more people to the Eastside
- Kirkland's adopted of its first zoning code in 1942

Images from slides presented at [History of Exclusion — Liveable Kirkland](#)



# Kirkland - Present



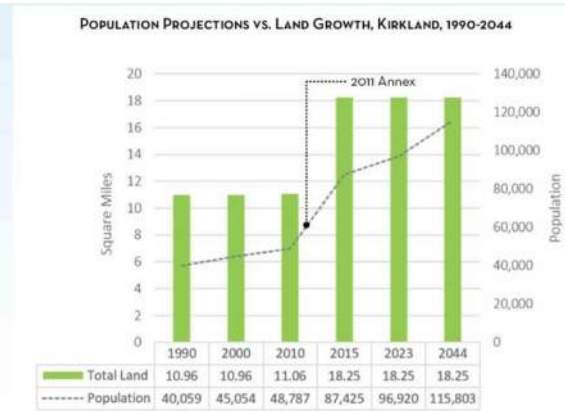
Regional Geography:  
Core City

Population: 96,920

Rank: 6<sup>th</sup> largest municipality in King County (12<sup>th</sup> in state)

Urban Regional Growth Centers:

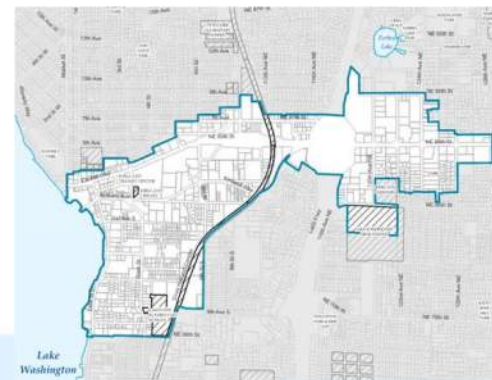
- Totem Lake
- Central Downtown



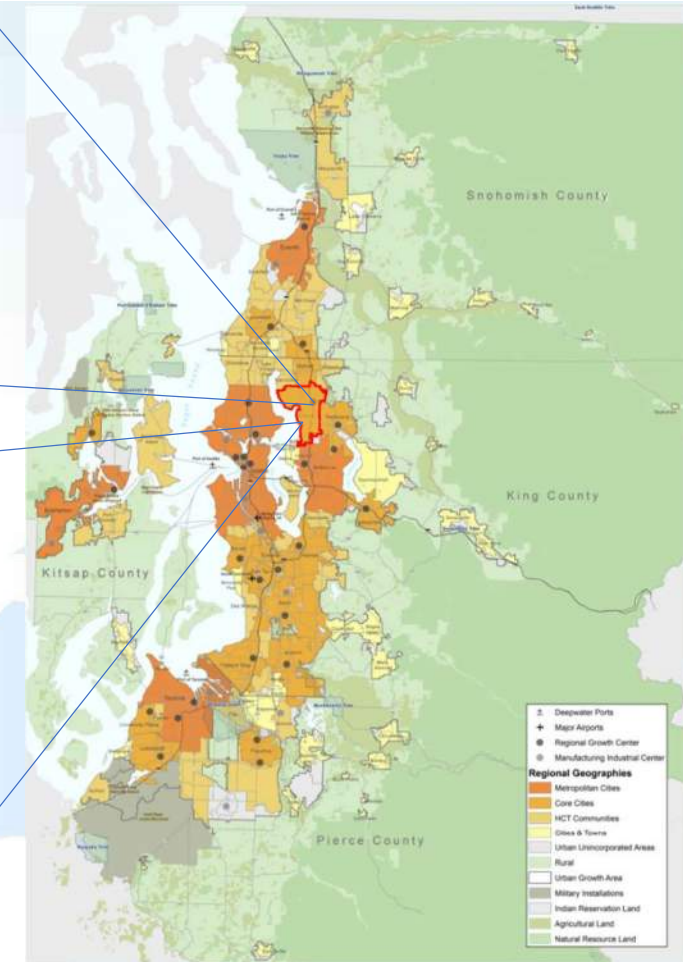
Source: US Census



Totem Lake Urban Center



Greater Downtown Kirkland Urban Center



Source: PSRC Central Puget Sound Region Map

# Regional Housing Need (2050)



## Older



18% of the region's population will be over the age of 65 by 2050, up from 14% today.

## More diverse



Between 2000 and 2016, 81% of the region's population growth was people of color.

## In smaller households



In 2050 there will be 2.36 people per household on average, down from 2.50 today.

# Local Housing Need (Present)

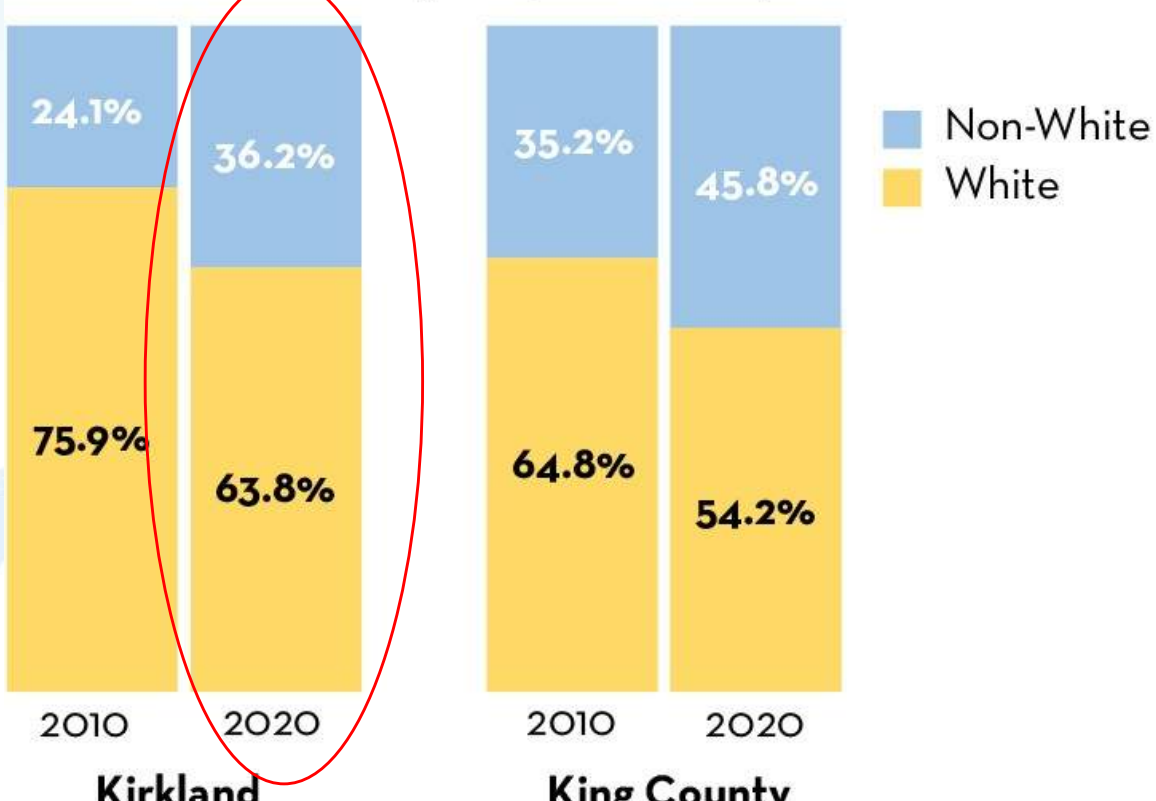


Kirkland Population Change by Age: 2000 and 2020



(U.S. Census)

Kirkland Race & Ethnicity Composition Comparison: 2010 and 2020



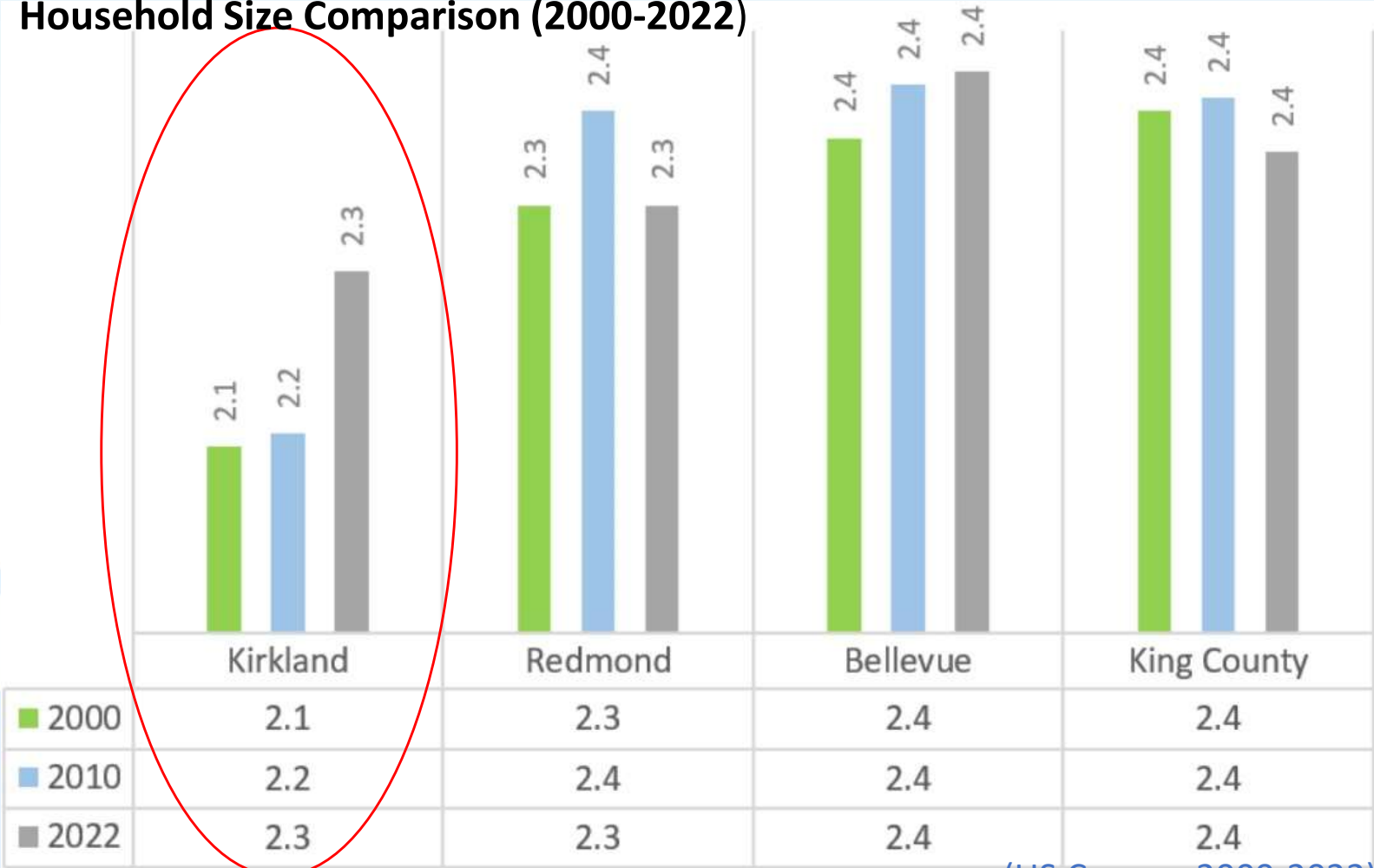
(U.S. Census)



# Local Housing Need (Present)



Household Size Comparison (2000-2022)

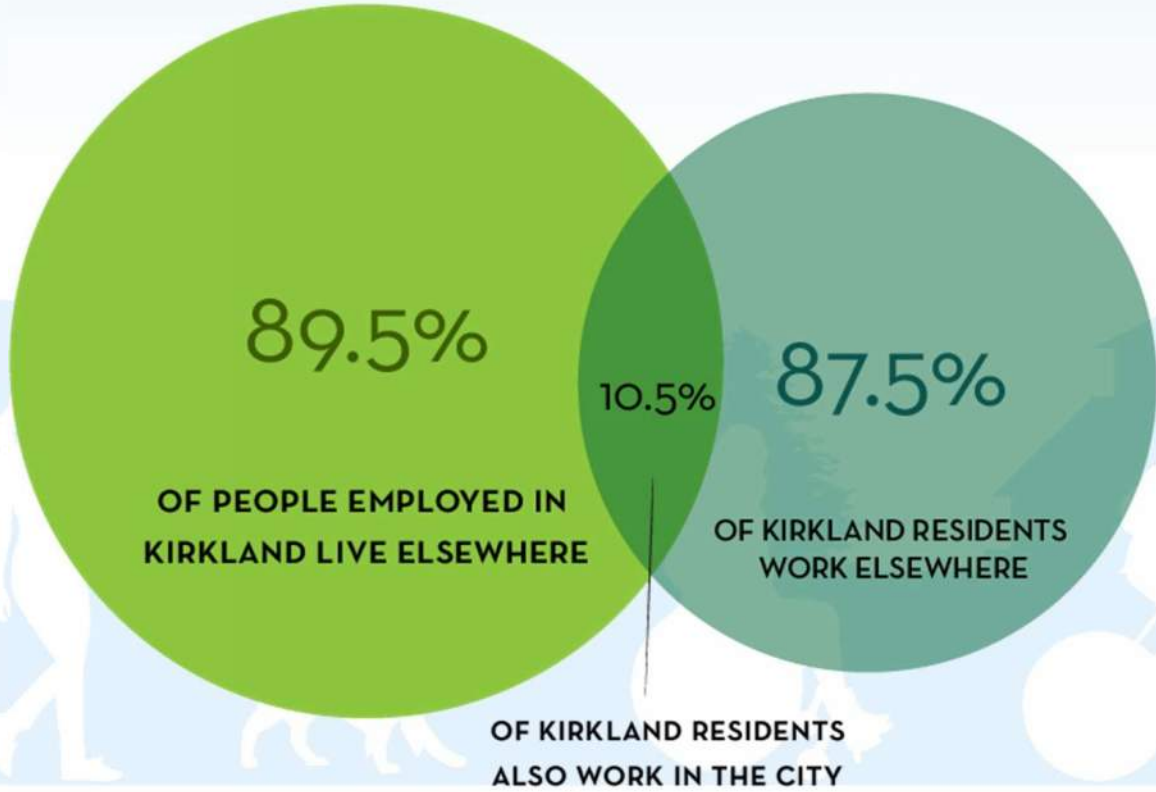


(US Census, 2000-2022)

# Where People Live and Work



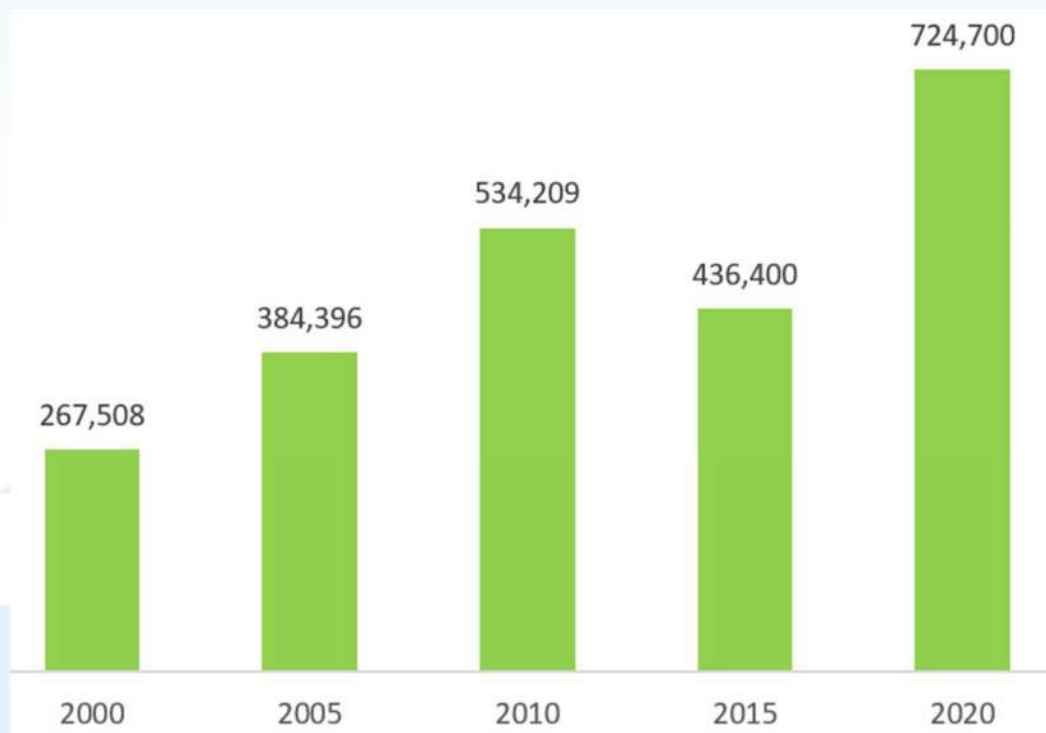
**Inflow/Outflow of Employed People in Kirkland**  
(2020, U.S. Census)



# Cost of Housing



Kirkland Home Value (US Census, 2000-2020)



<b>Affordable Rent</b>	\$733	\$1,222	\$1,955	\$2,201 Average Kirkland rent	\$2,444
<b>* Annual Income</b>	\$29,322 (very low income)	\$48,870 (low income)	\$78,192 (moderate income)	Needs an income of \$87,820	\$97,740 (median income)
<b>Affordable Price</b>		\$177,022	\$304,026	<b>IN KIRKLAND:</b> Average Price of Condo: \$374,000 Average Price of SF House: \$948,000	\$388,695

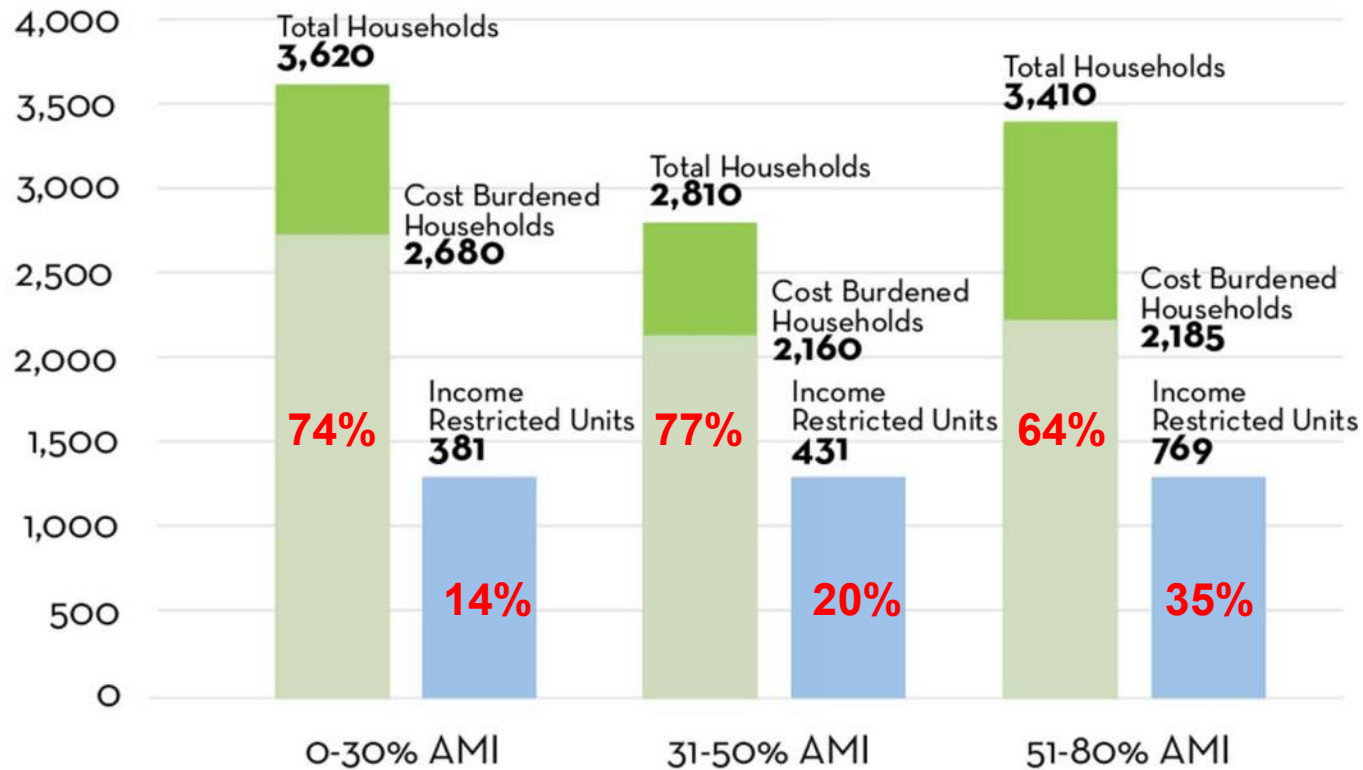
\*For a Household Family of 3

Source: Kirkland 2018 Strategic Housing Plan

# Cost Burdened and Income

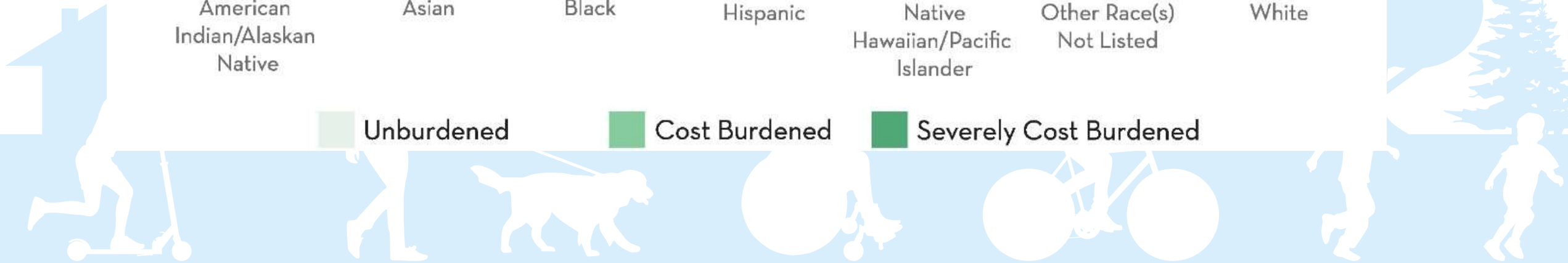
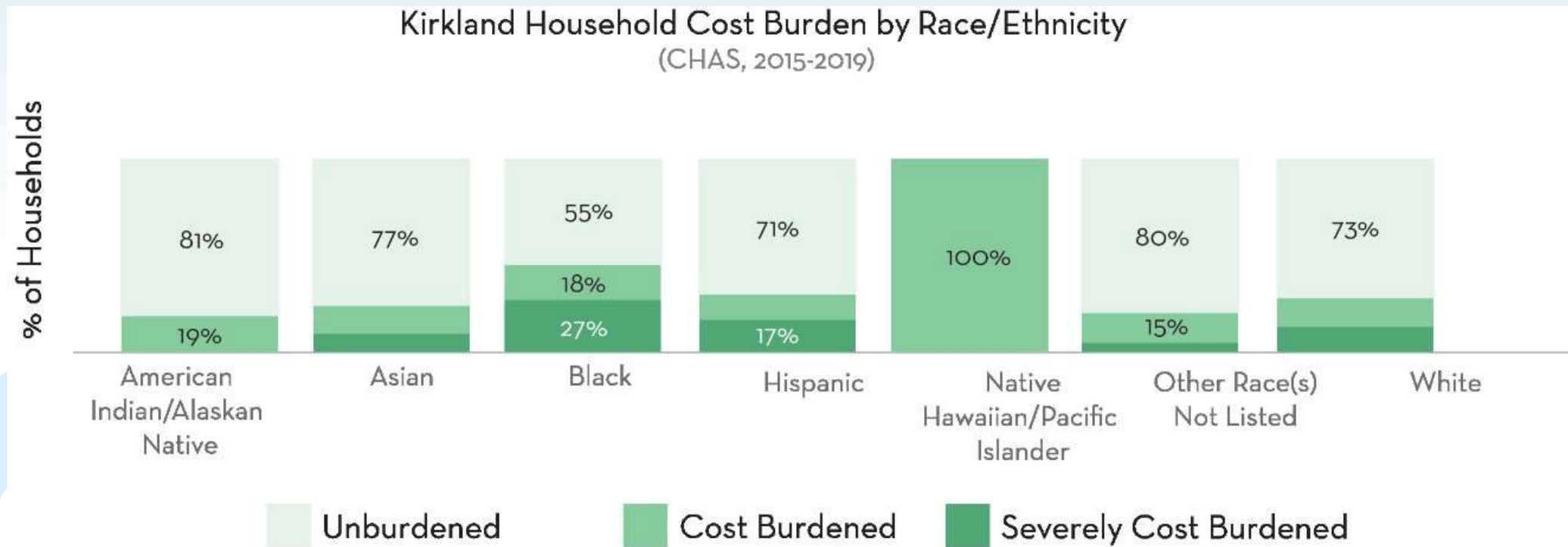


COST BURDENED HOUSEHOLDS & INCOME RESTRICTED HOUSING INVENTORY, KIRKLAND



(CHAS 2015-2019, King County Housing Affordability Dashboard)

# Cost Burden by Race/Ethnicity





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# Local Input



# Community Engagement



- Housing & Human Services Survey (684 responses)
- Juanita High School Civics Affordable Housing Project
- Senior Council Meeting
- Kirkland Alliance of Neighborhoods (KAN)
- Youth Council Meeting
- Housing & Human Services Focus Groups
- General Outreach (tabling, visioning survey, City communications/social media, etc.)

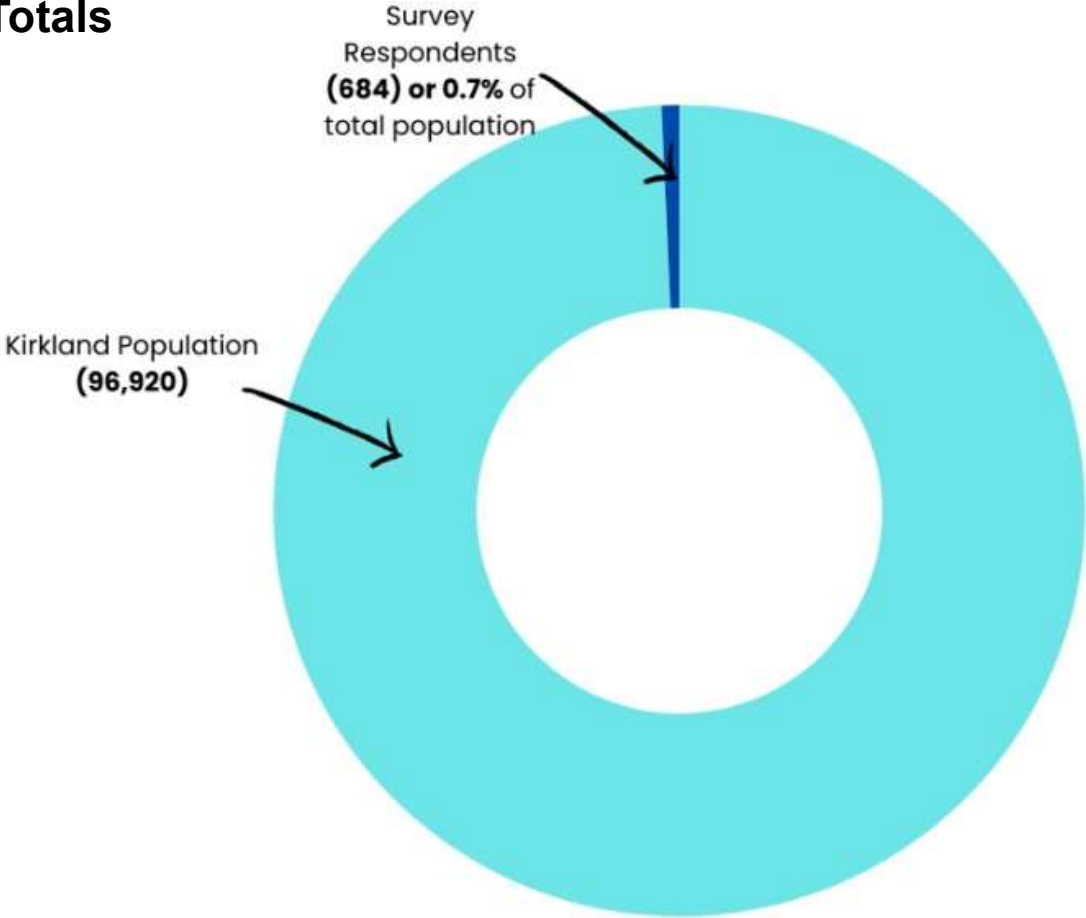
## Themes

- 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 to transit
- More housing is desired that is suitable for seniors and people with disabilities
- Help lower-income population attain home ownership

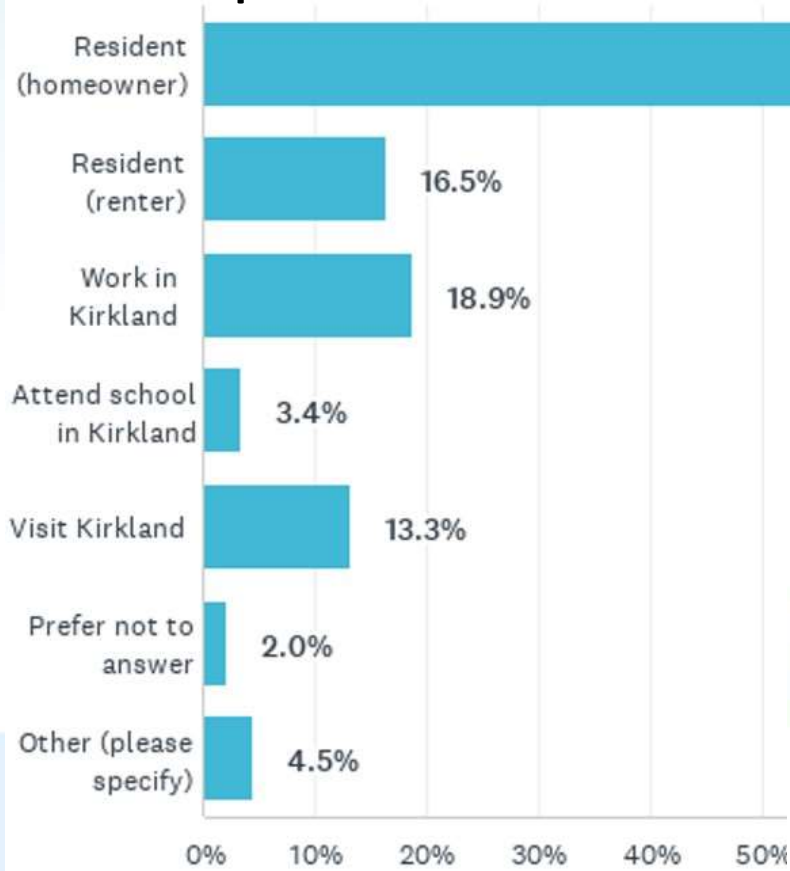
# Survey Responses



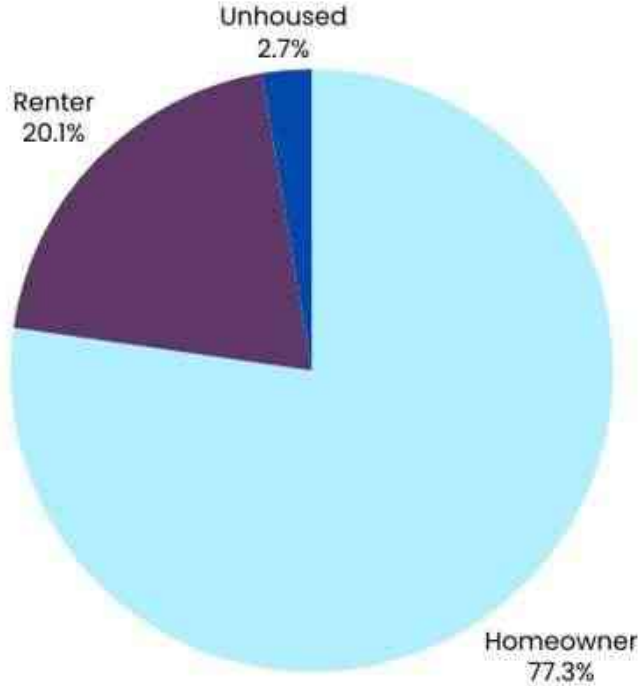
## Totals



## Relationship to Kirkland



## Homeownership

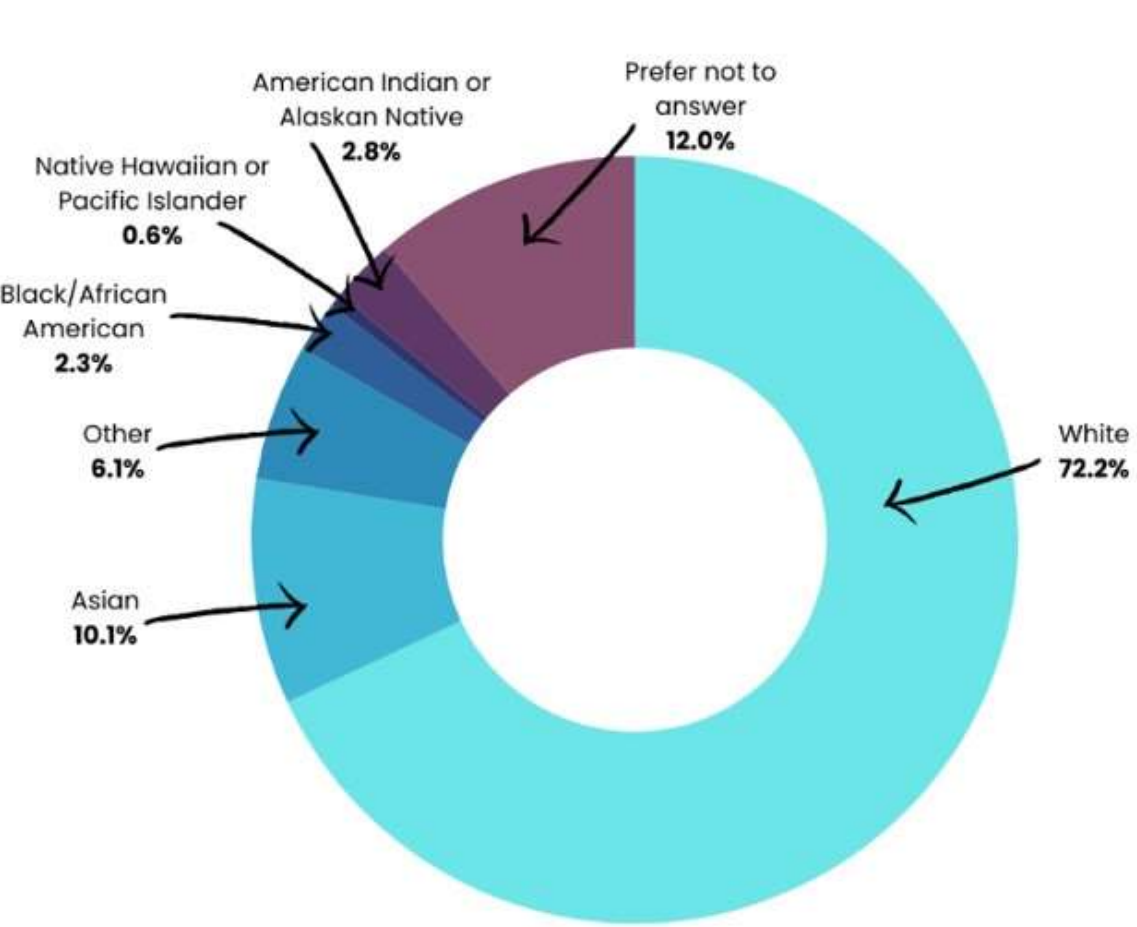




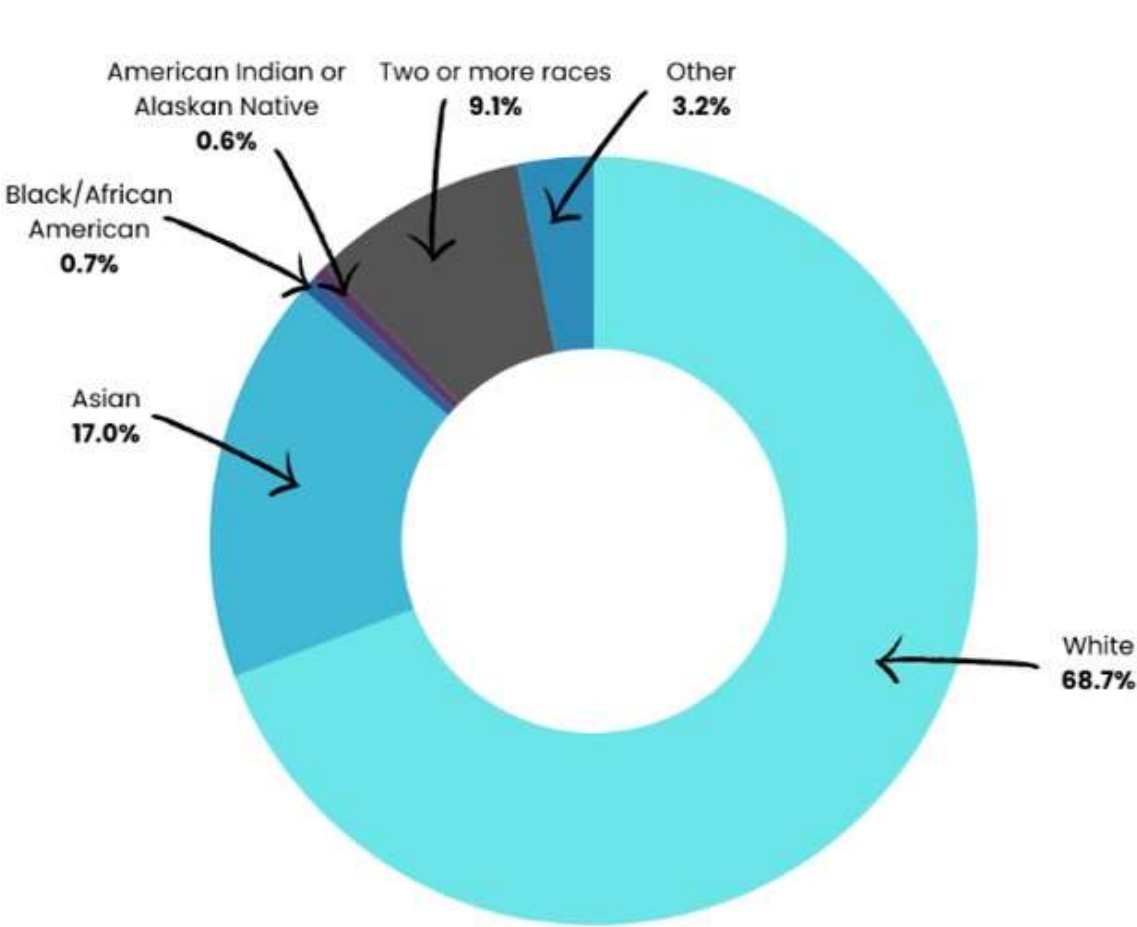
# Survey Responses



## Race & Ethnicity



Survey Respondents

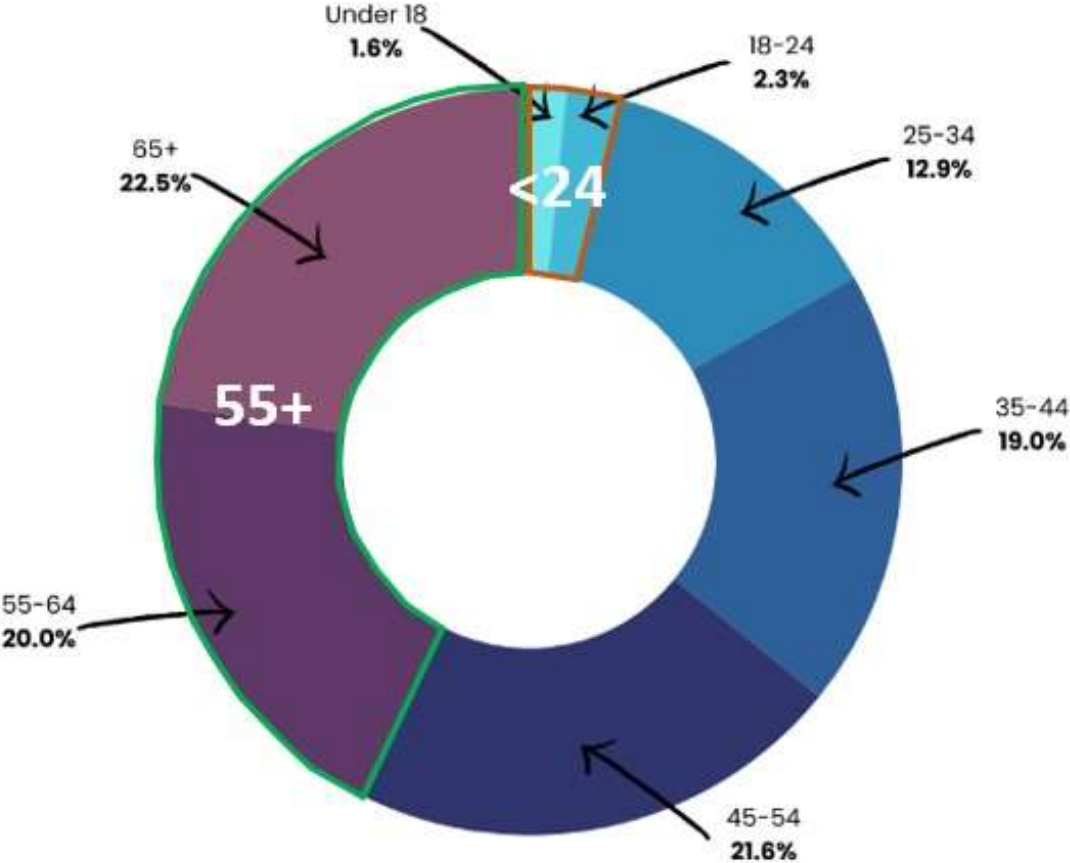


Kirkland Residents (2020 PSRC data)

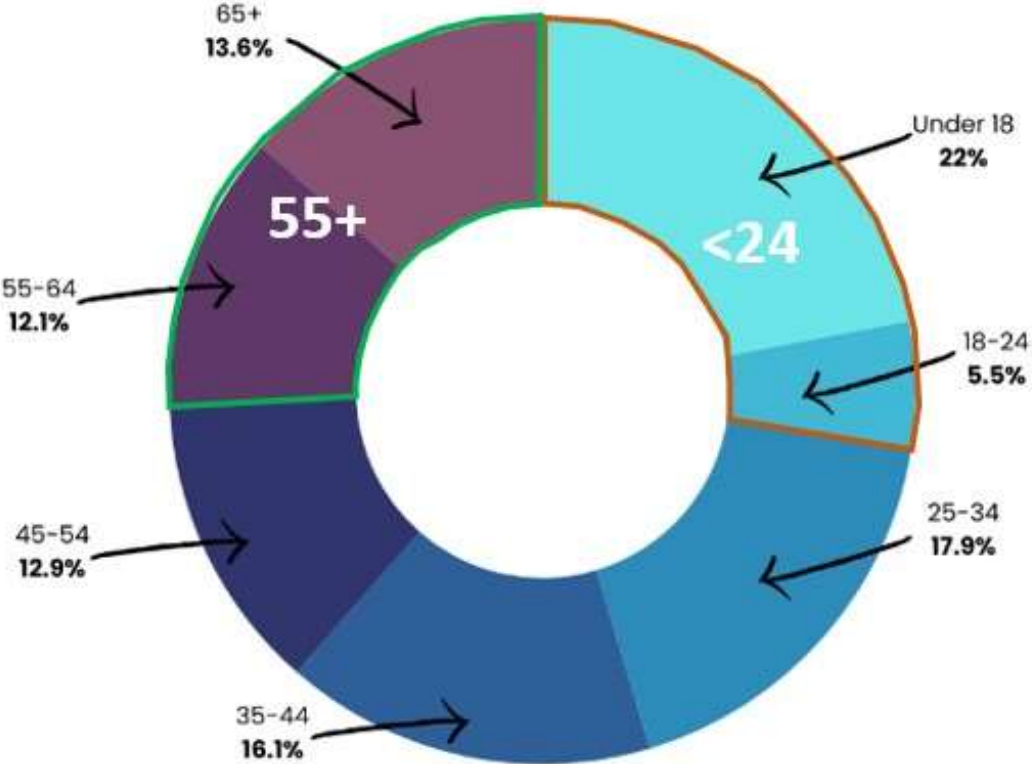
# Survey Responses



## Age Range

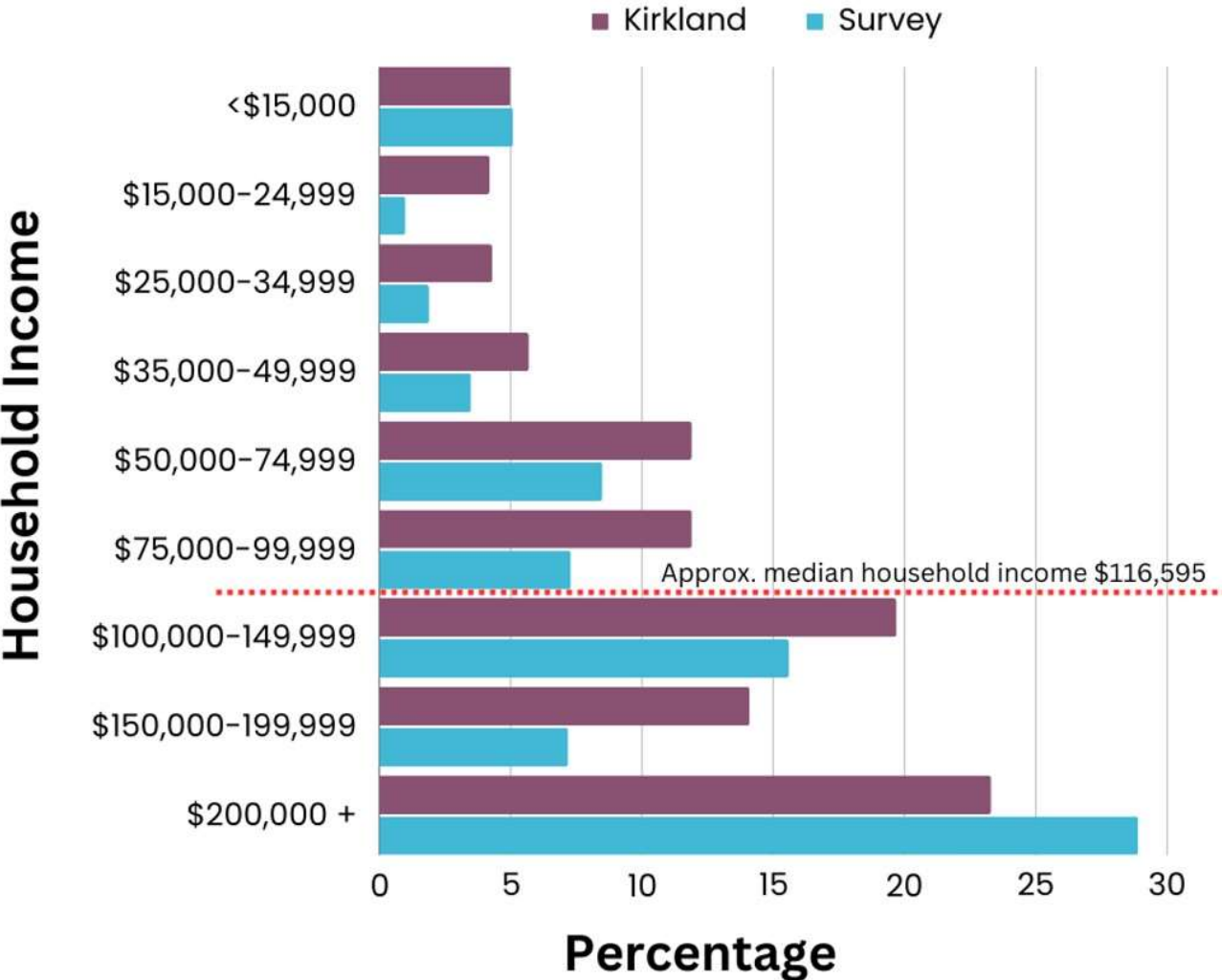


Survey Respondents

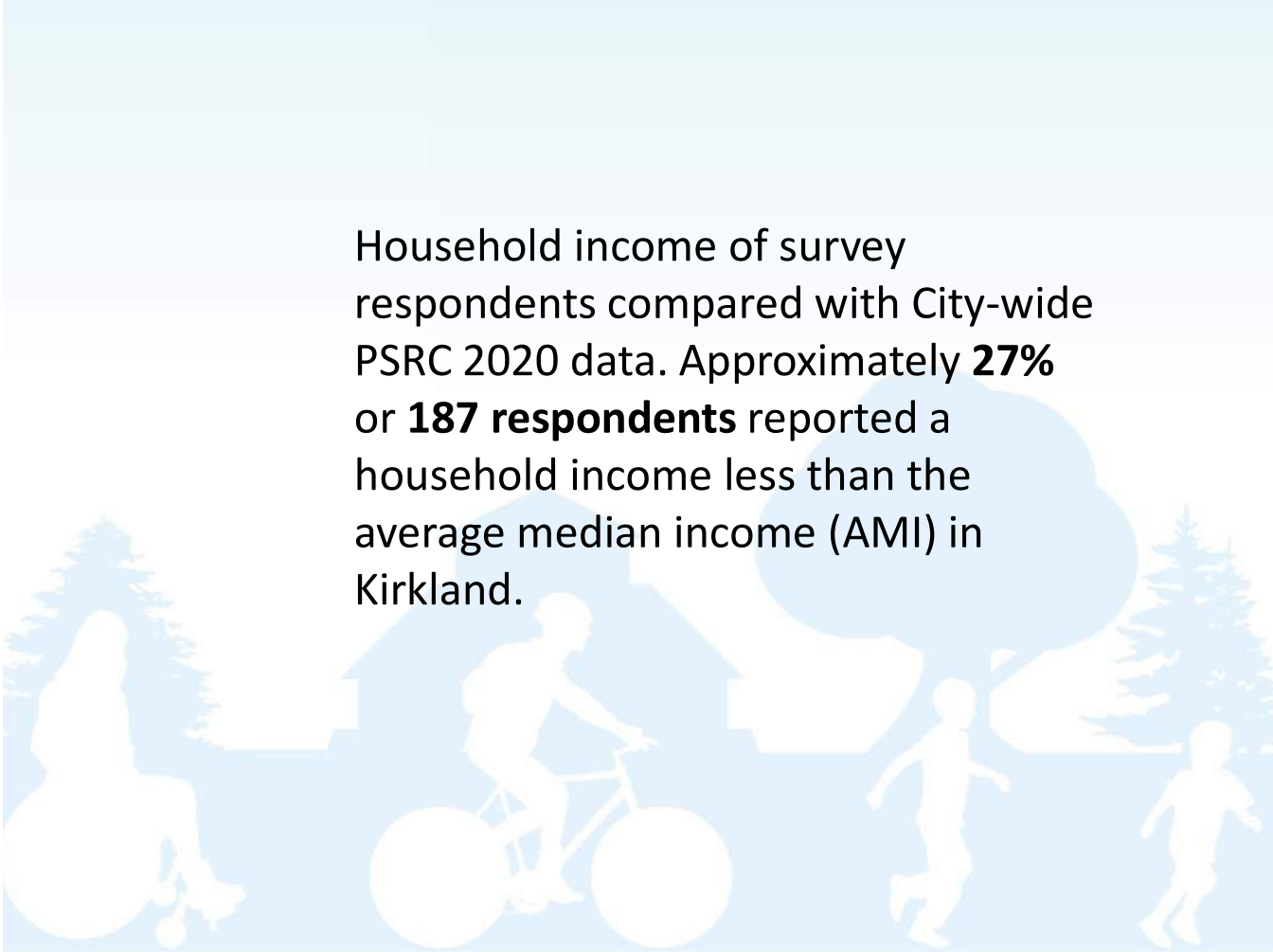


Kirkland Residents (2020 PSRC data)

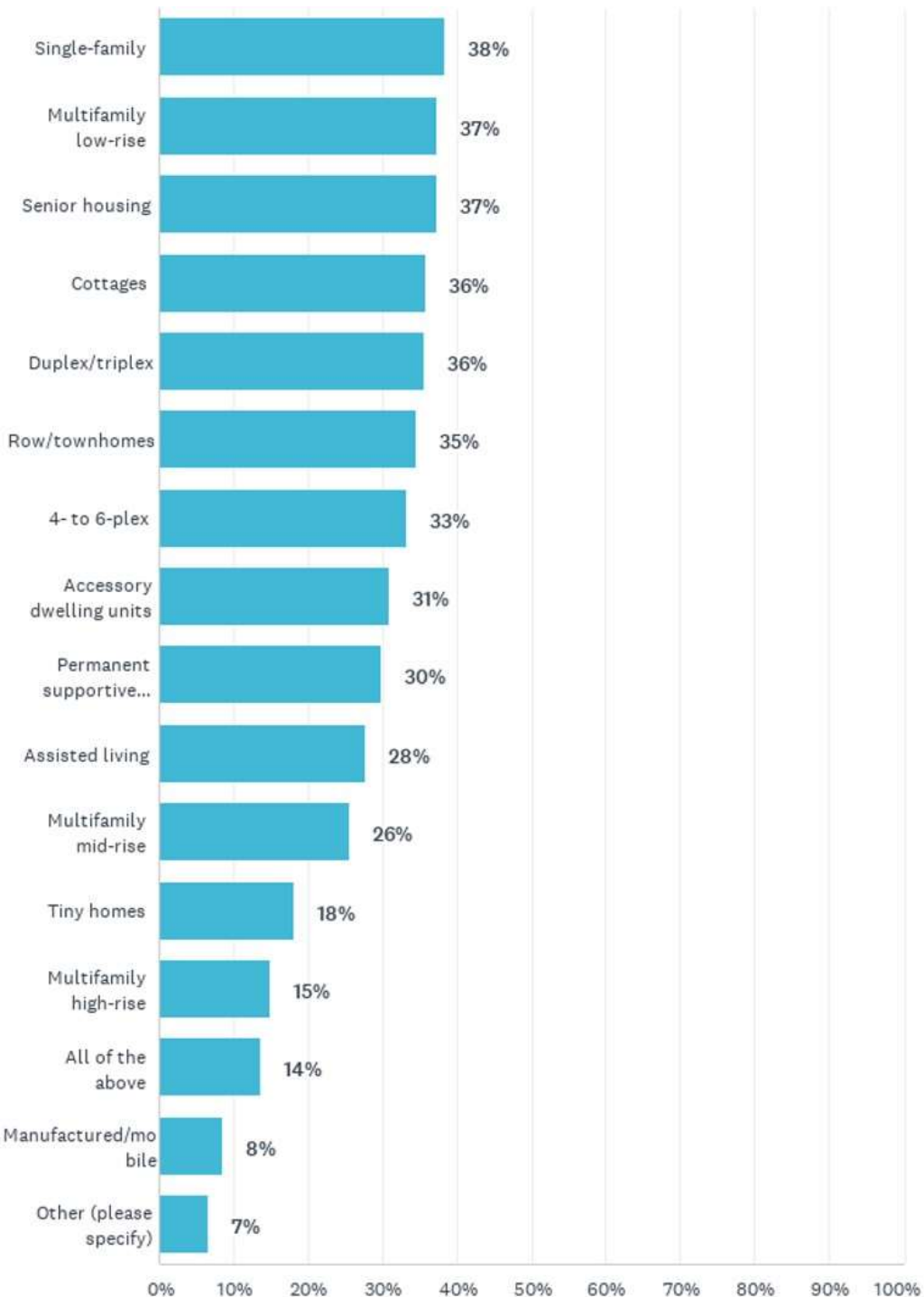
# Survey Responses



Household income of survey respondents compared with City-wide PSRC 2020 data. Approximately **27%** or **187 respondents** reported a household income less than the average median income (AMI) in Kirkland.



# Which housing types are currently most needed in Kirkland?



## All Respondents

- Single-family (38.3%)
- Multifamily low-rise (37.3%)
- Senior housing (37.3%)

## Below AMI

- Cottages (39.9%)
- Senior housing (37.3%)
- Permanent supportive housing (34.8%)

## Unhoused

- Cottages (53.8%)
- Permanent supportive housing (53.8%)
- Tiny homes (38.5%)

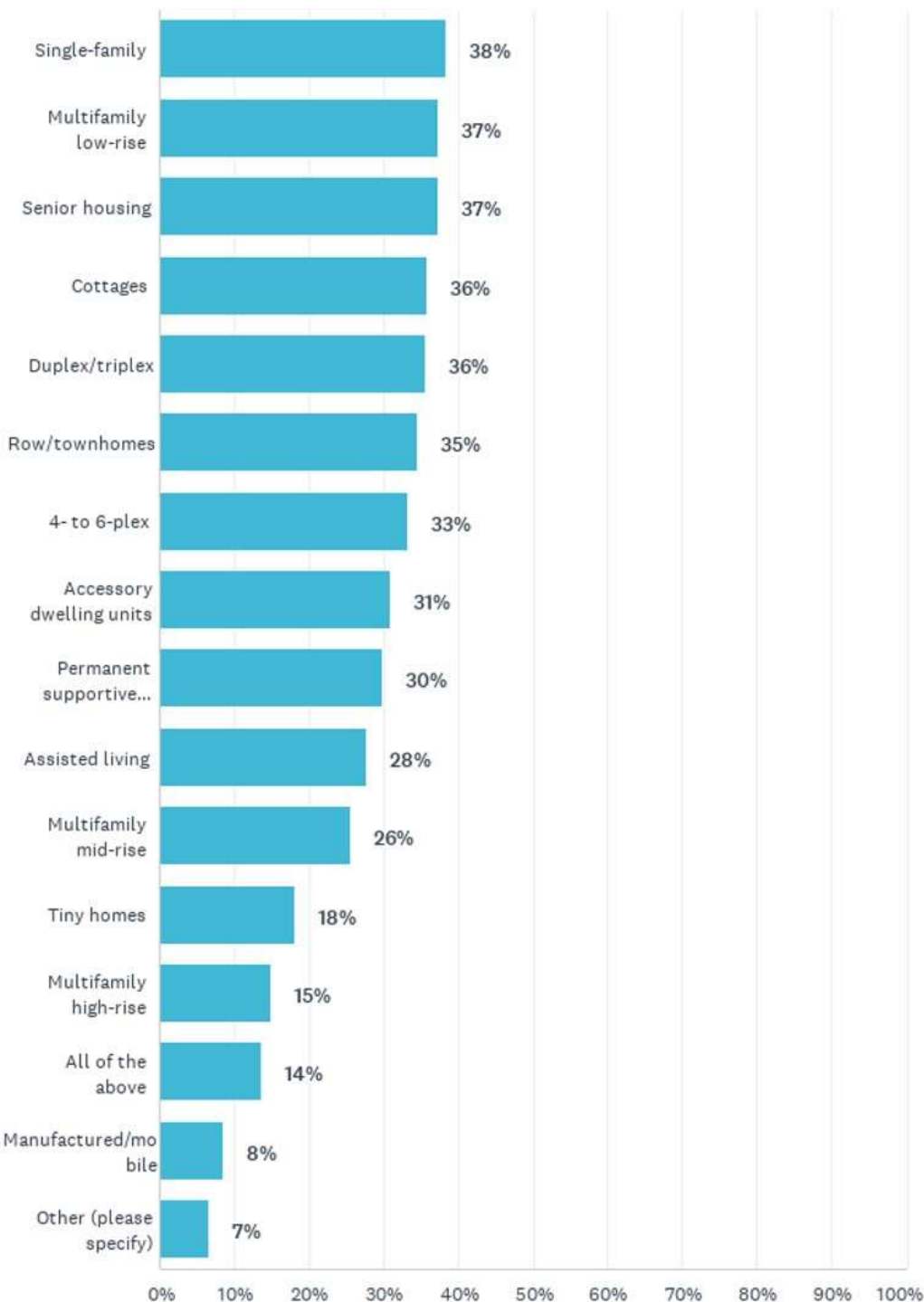
# When comparing renters versus homeowners, the results for top 3 housing choices varied as follows:

## Homeowners (367 responses)

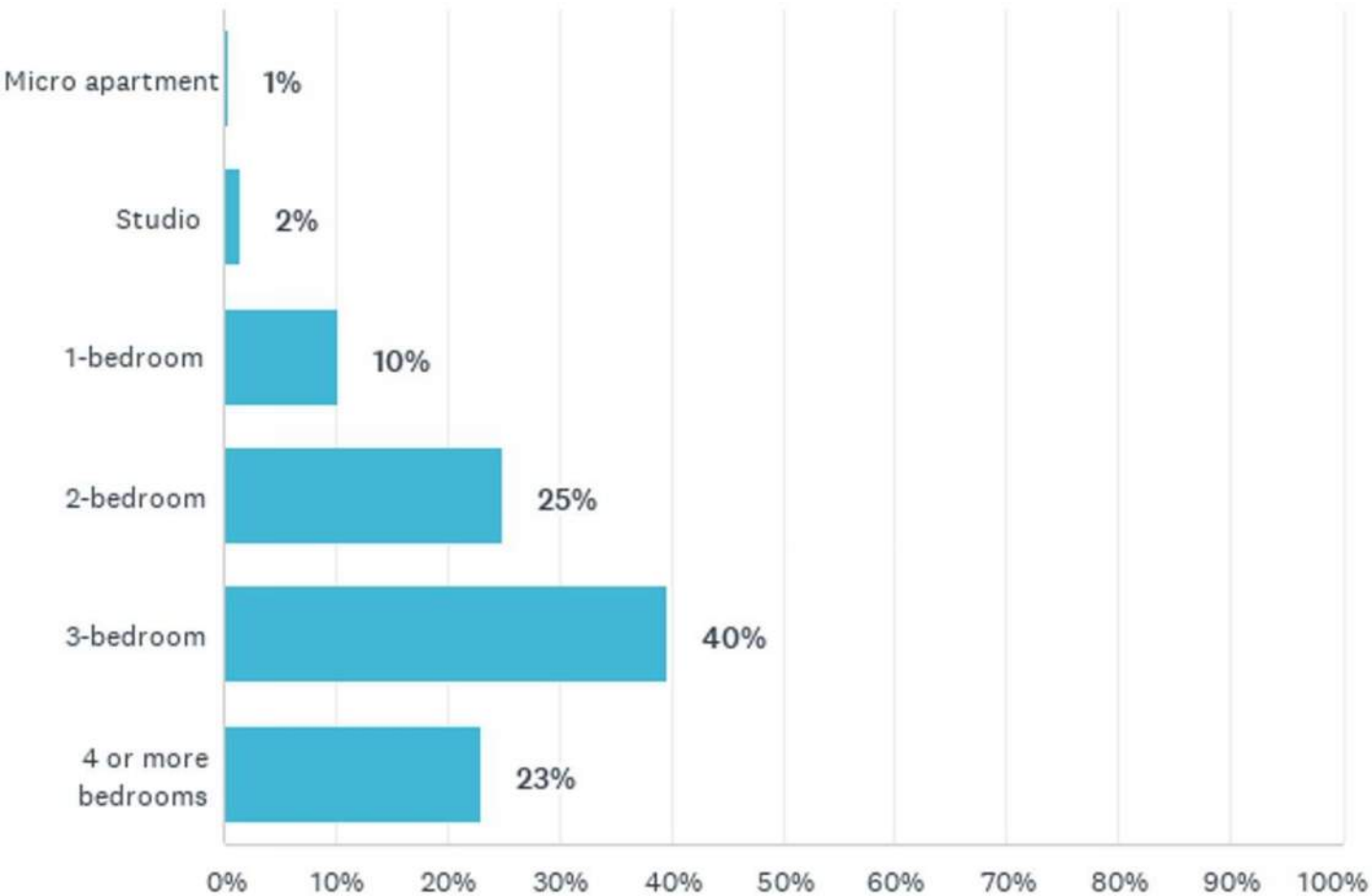
- Single-family (43.9%)
- Senior housing (41.4%)
- Row/townhomes (38.7%)

## Renters (100 responses)

- Multifamily low-rise (40.0%)
- Duplex/triplex (38.0%)
- 4- to 6-plex (37.0%)



# What size home do you currently require?



## All Respondents

- 3-bedroom (39.7%)
- 2-bedroom (25.0%)

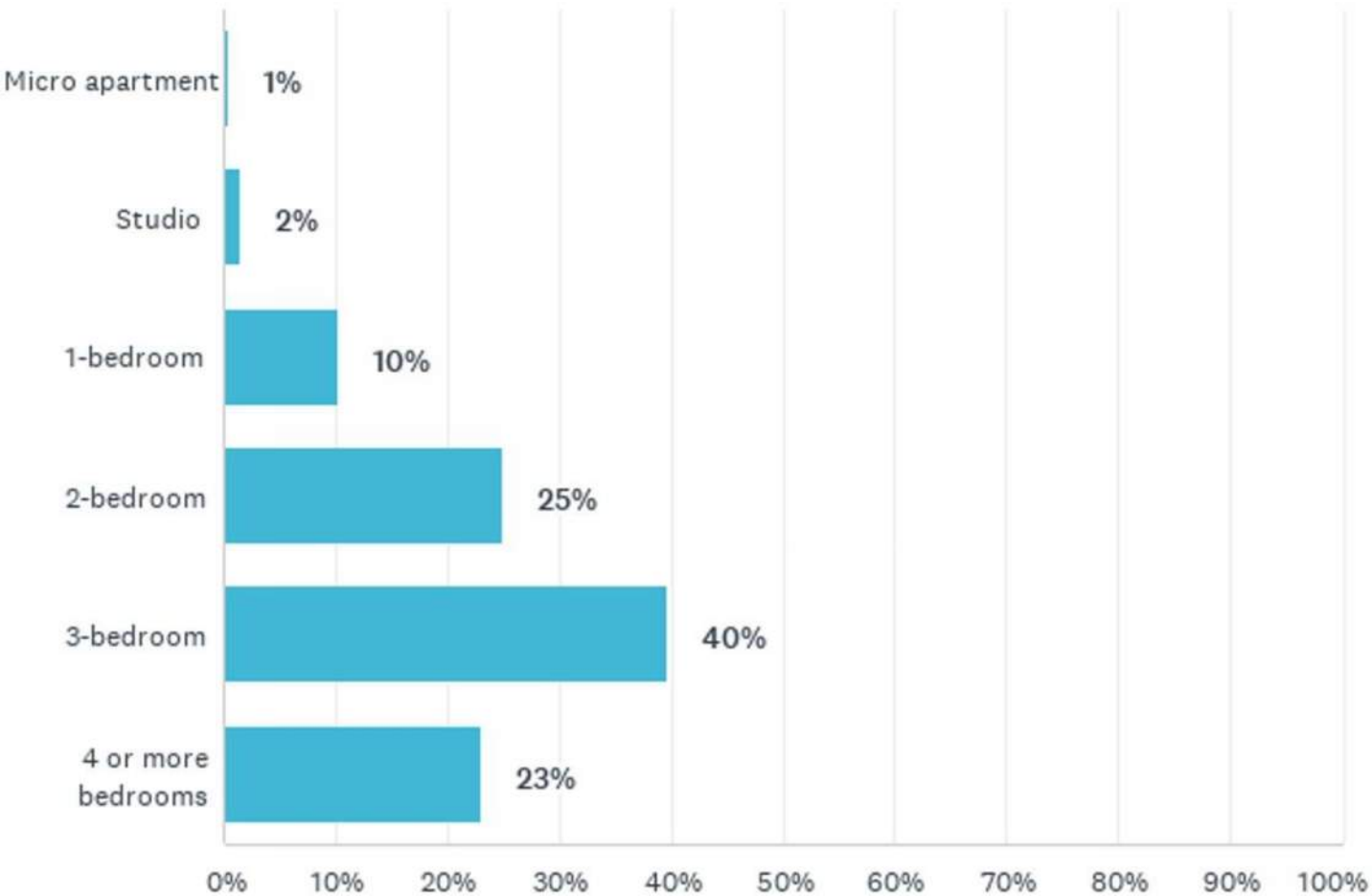
## Below AMI

- 2-bedroom (38.6%)
- 1-bedroom (24.1%)

## Unhoused

- Studio (33.3%)
- 1-bedroom (33.3%)

# When comparing renters versus homeowners, the results for top 2 housing sizes varied as follows:



## Homeowners (379 responses)

- 3-bedroom (46.4%)
- 4 or more bedrooms (29.0%)

## Renters (100 responses)

- 2-bedroom (42.0%)
- 1-bedroom (24.0%)



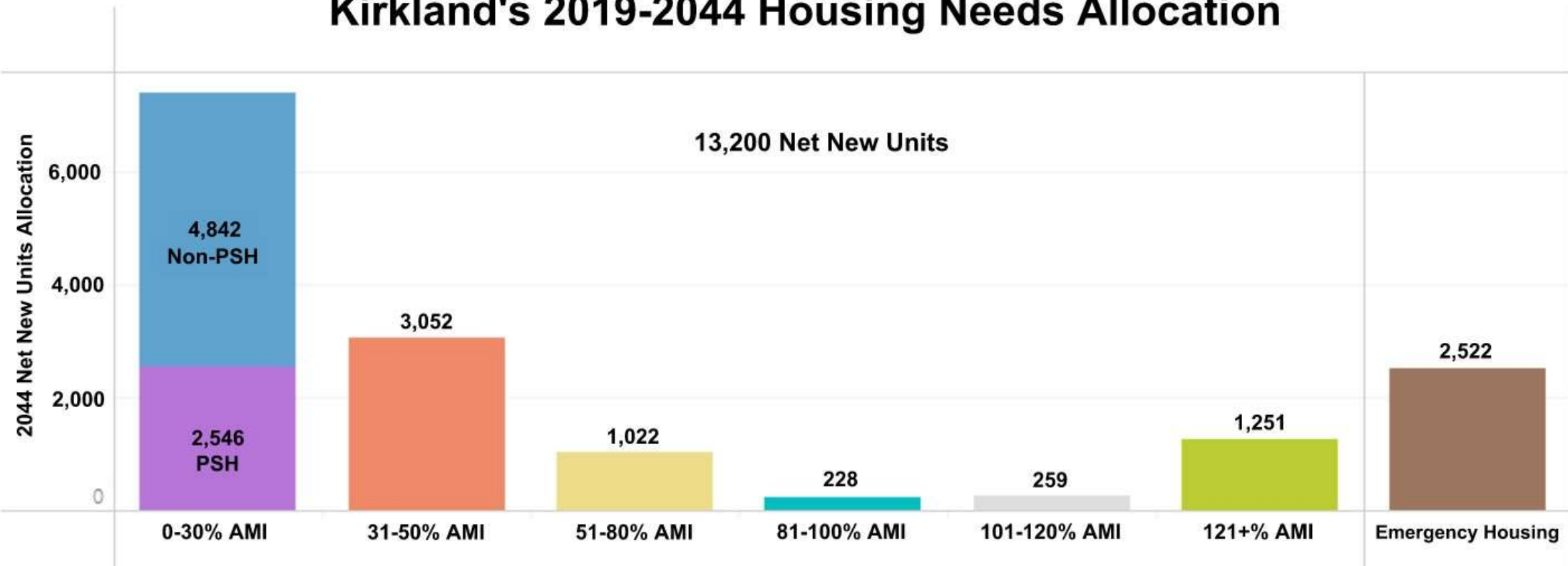
# Housing Allocation & Factors Affecting Supply and Affordability



# Kirkland's Housing Allocation

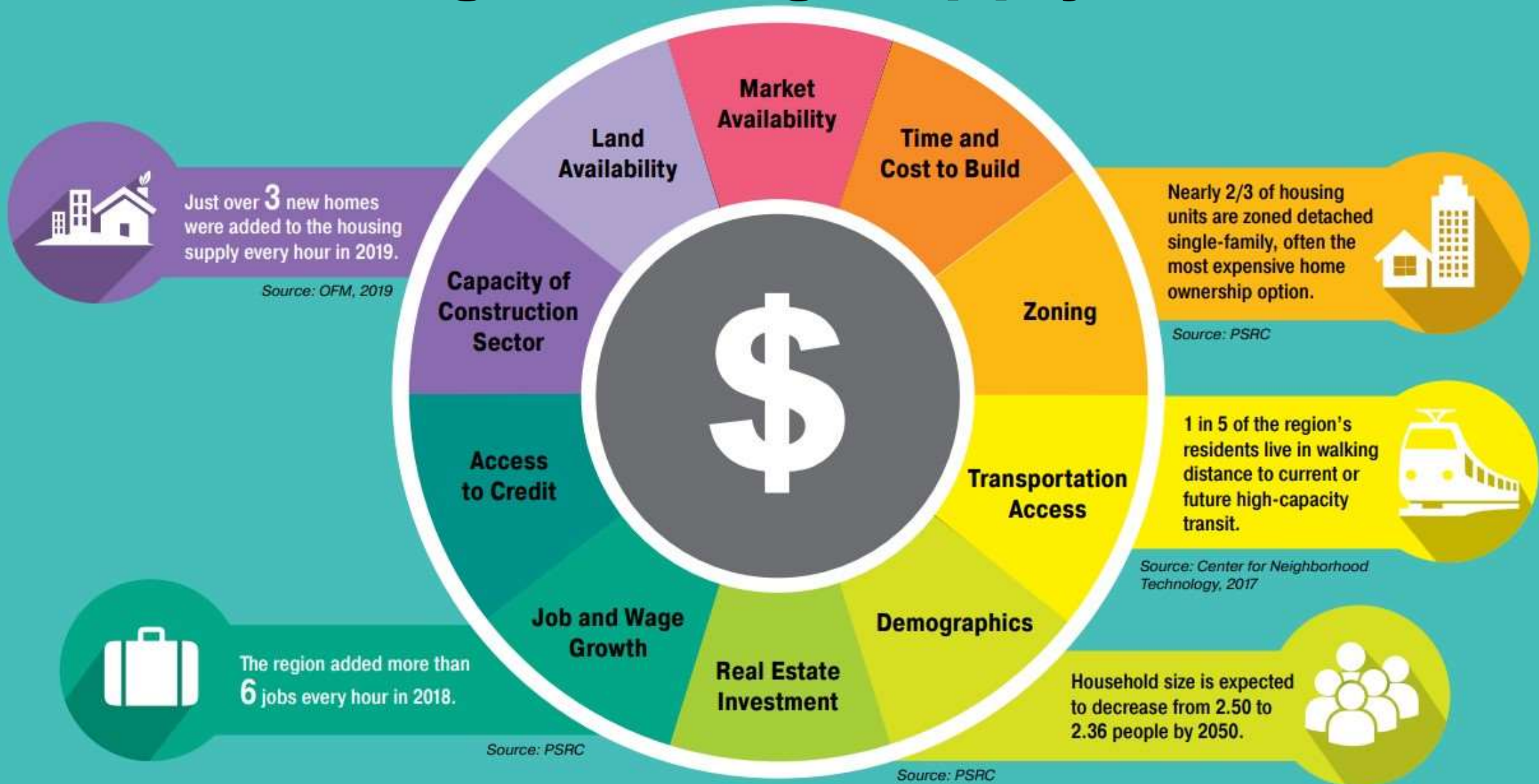


### Kirkland's 2019-2044 Housing Needs Allocation



Source: King County Department of Community and Human Services, Performance Measurement and Evaluation, March 3, 2022

# Factors Affecting Housing Supply & Affordability



# Factors Affecting Housing Supply & Affordability



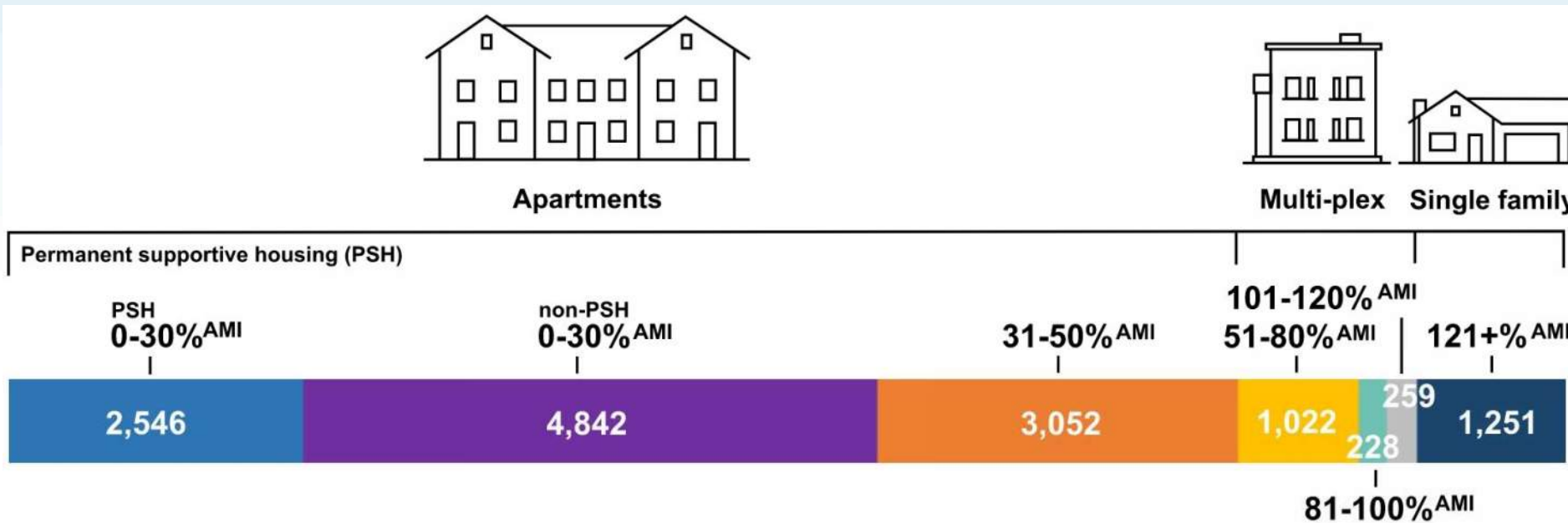
Local regulations are idiosyncratic and generally reflect a vocal few






Image sources: Sightline, szaferman.com, jchs.harvard.edu

# 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.

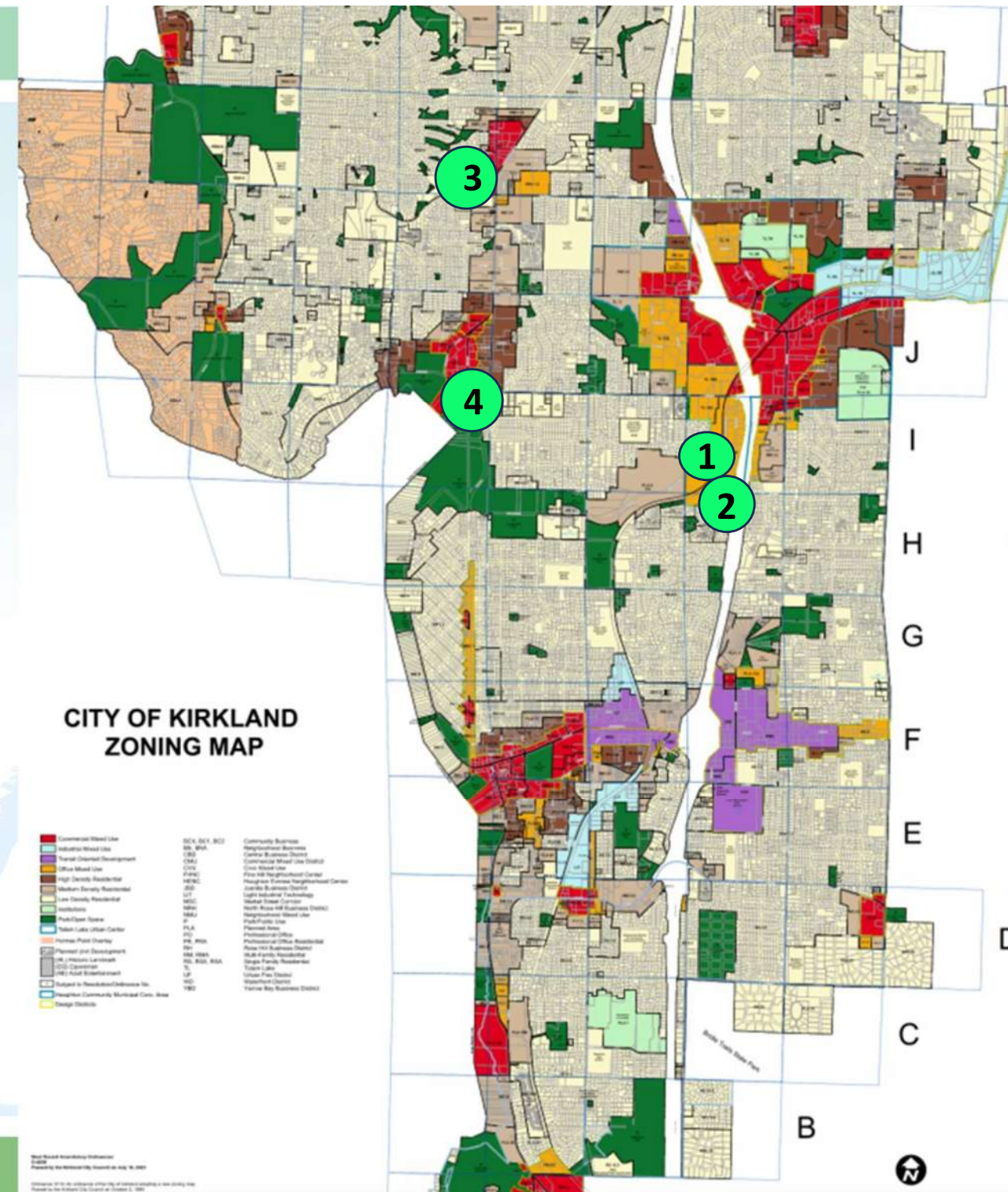
Sources: King County Dept of Community and Human Services, Performance Measurement and Evaluation, March 3, 2022  
Image adapted from WA Dept of Commerce



# Potential Land Use Changes & Added Housing Supply

## POTENTIAL LAND USE CHANGES

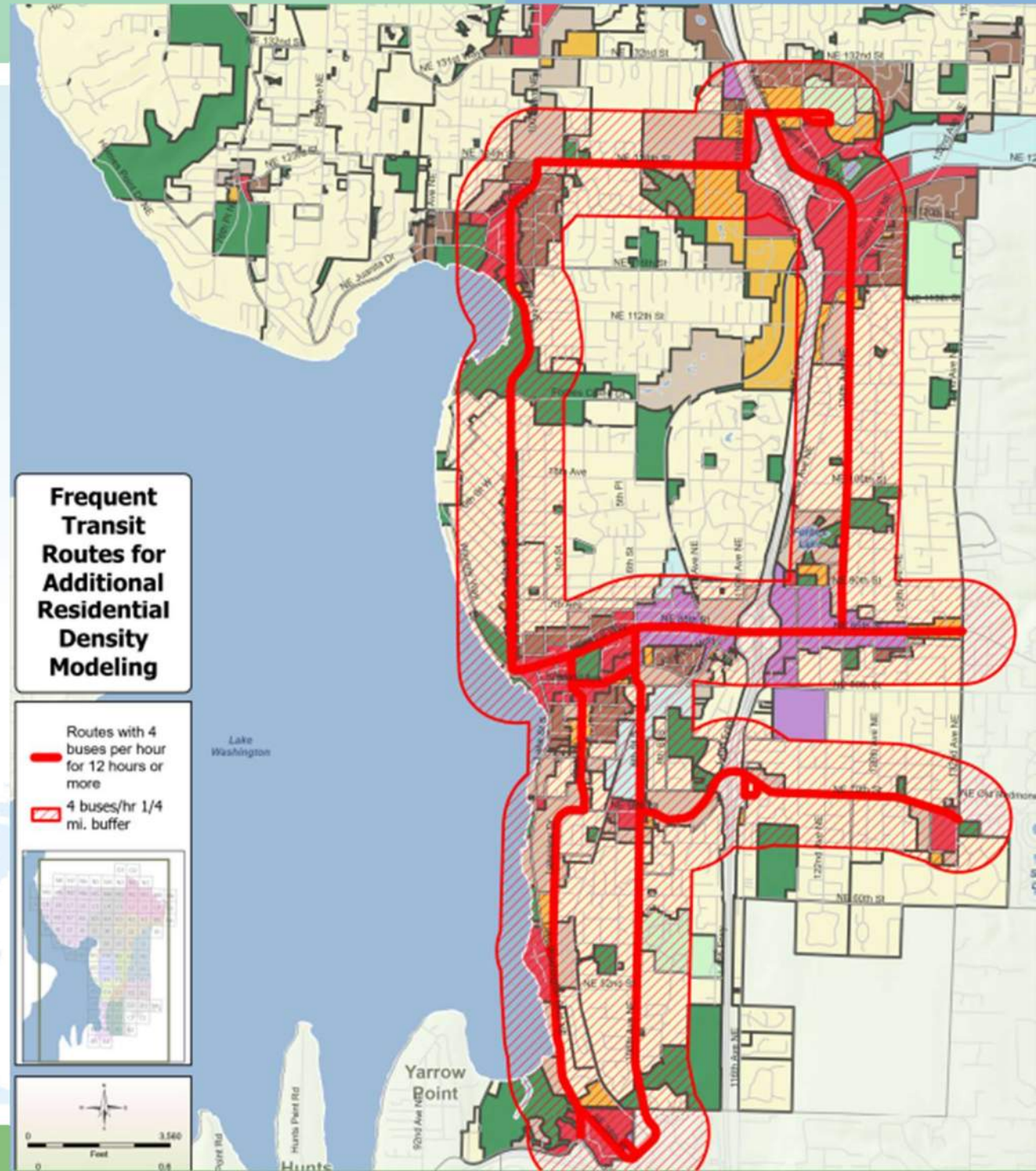
- 1. Par Mac Business Park (Totem Lake):** greater permitted density and height to accommodate up to 1,200 units of housing and up to 30,000 square feet of commercial space.
- 2. Totem Lake Southern Industrial Commercial Subarea (Totem Lake, TL 10C, TL 10D, TL 10E, TL10F):** changes to enable increases in capacity for housing units and office space.
- 3. 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.
- 4. 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.



# POTENTIAL LAND USE CHANGES

## 5. Increased capacity along frequent transit corridors

- Being studied at 50 units/acre –
  - *Similar density to neighborhood commercial zones in Juanita*
  - *Existing medium density residential zones allow up to 28 units/acre*
  - *Analysis will yield a net capacity- land use changes considered can be less than analyzed capacity, but not more*
- Capacity analysis will only apply new units to parcels that are “redevelopable” (when assessed value of improvements are less than  $\frac{1}{2}$  value of land)



### 36 dwelling units per acre (net)

Detached single family homes (The Boulders at Green Lake, Seattle, WA)



Notable features: Cluster of single family homes integrated into surrounding neighborhood with alley and internal auto-court access, private garages, a large cedar tree, and a man-made stream running through the site. (Images courtesy Johnston Architects)

### 44 dwelling units per acre (net)

Live work and regular townhouse units in Queen Anne, Seattle, WA

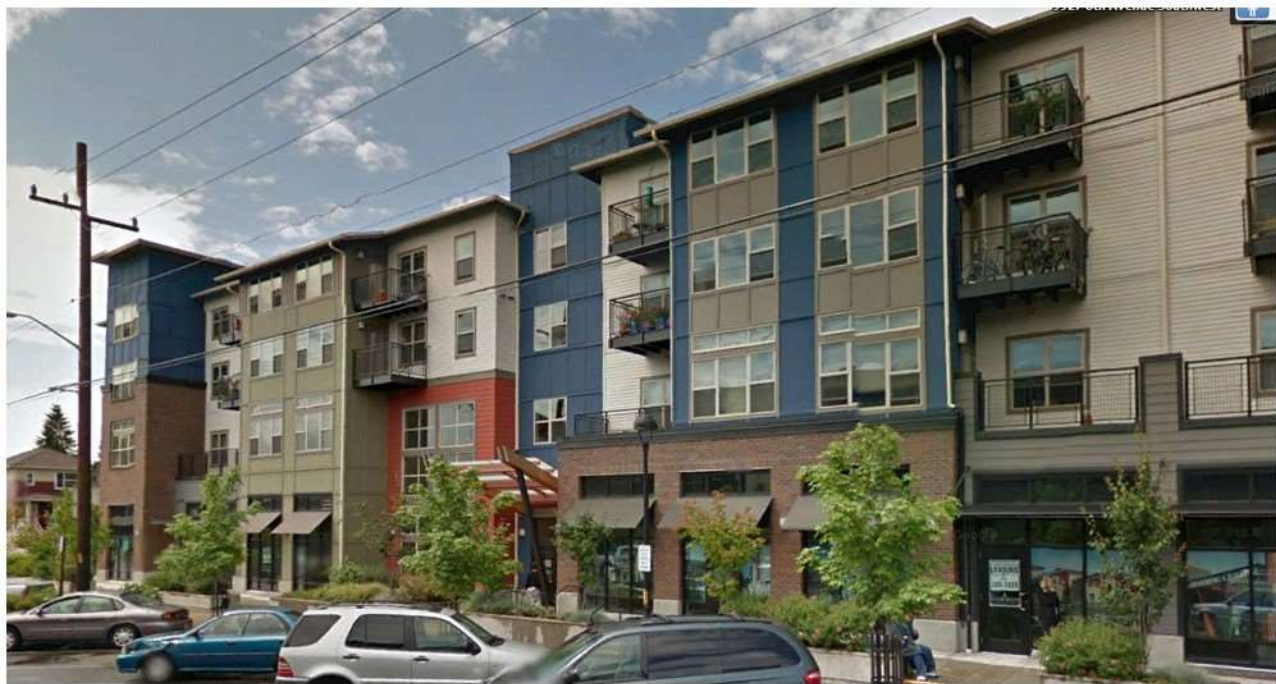


Notable features: New urban townhouses and live-work units served by underground parking and containing private patios and centralized shared courtyard space. (Landscape plan courtesy David Vandervort Architects)



**59 dwelling units per acre (net)**

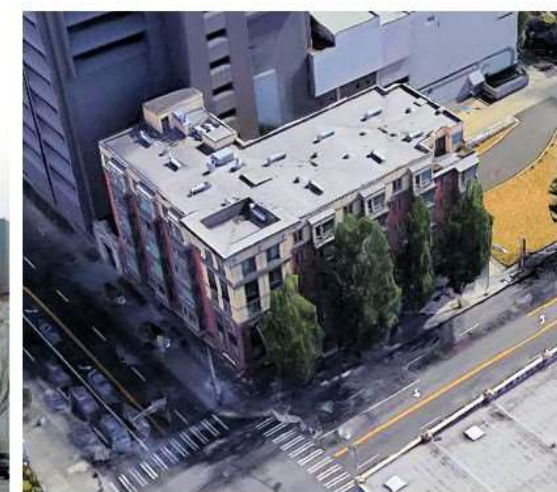
Nia Apartments and townhouses in White Center (King County, WA)



Notable features: Whole block site transitions from four story buildings with ground level retail to townhomes that rise only one level above the street at the northwest corner of the site. While the L-shaped mixed-use apartment building is over 100 dwelling units per net acre, the surface parking area and townhouse building bring the block's average density down to 59 units per net acre.

**162 dwelling units per acre (net)**

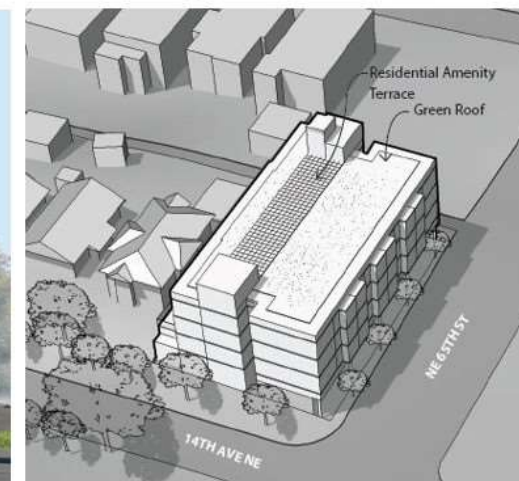
Apartments over ground level retail in Seattle's First Hill neighborhood



Notable features: Six story mixed-use apartment building in the very urban First Hill neighborhood. (Left image courtesy GGLO)

**205 dwelling units per acre (net)**

Studio apartments over ground level retail in Seattle's Roosevelt neighborhood

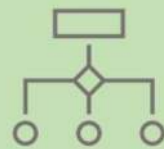


Notable features: This mixed-use project now under construction features 41 studio apartments averaging only 430 square feet. The trend in smaller units in urban areas results in a much higher density count than would be assumed in looking at this four-story building. It replaces two single family homes and features only eight parking spaces, but will be within walking distance of a future light rail station. (Images courtesy Weinstein A+U)

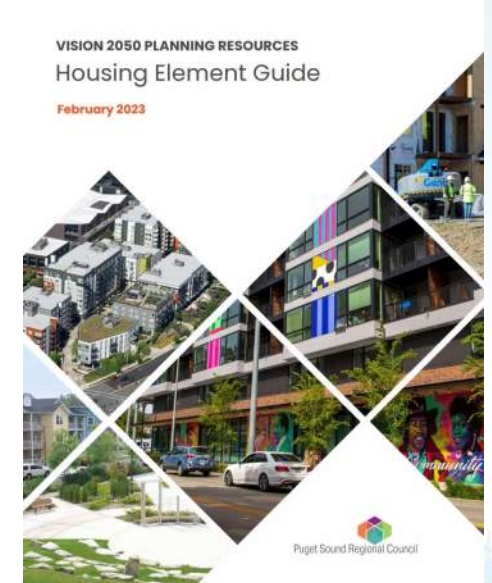


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# Draft Goals & Policies



# Regional Housing Strategy



**Build more housing of different types**










**Provide opportunities for residents to live in housing that meets their needs**



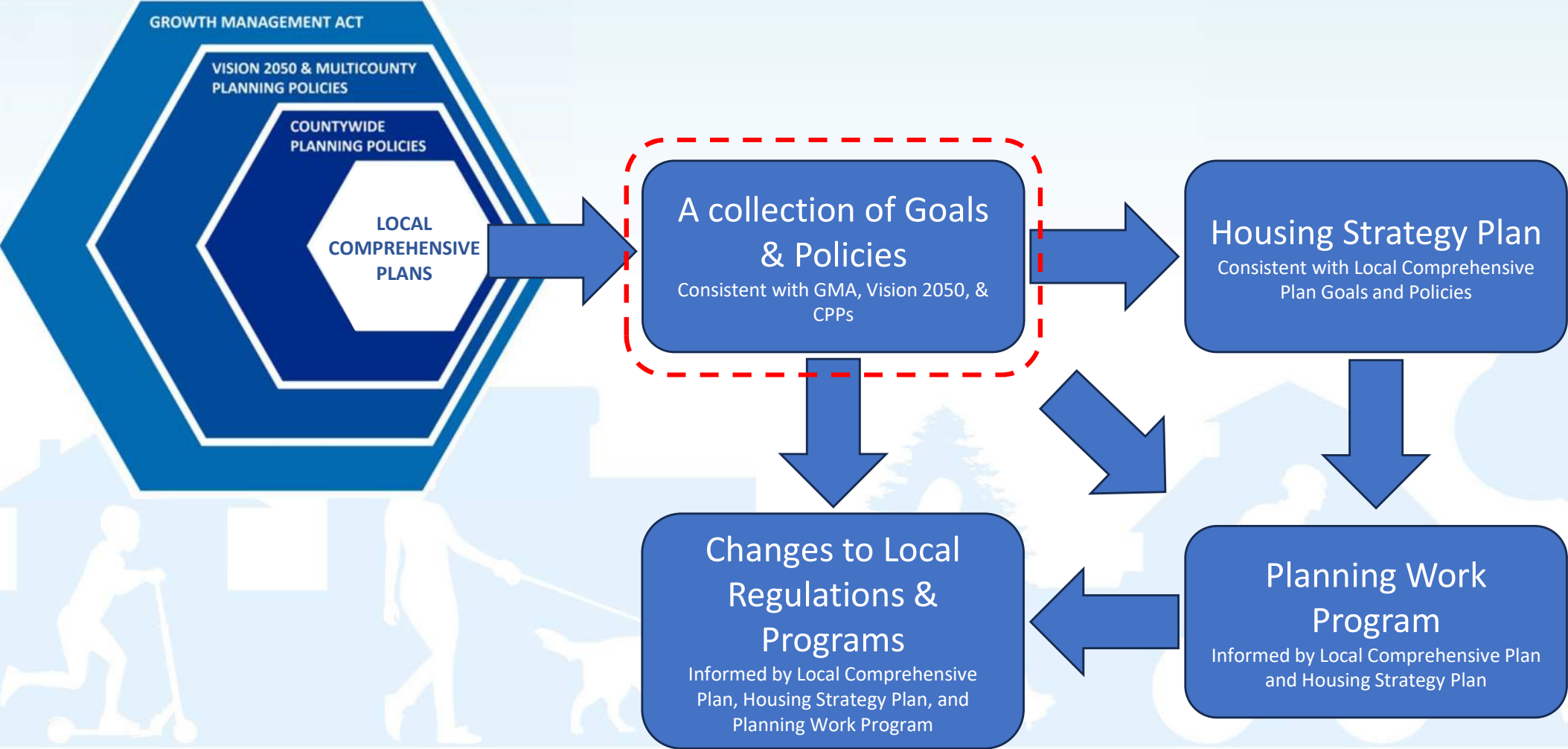
**Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents**



# Organization of Proposed Goals and Policies

 Puget Sound Regional Council	
 Supply	Build more housing of different types.
 <b>King County</b>	<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> <li>• Collaborate regionally</li> </ul>
 Stability	Provide opportunities for residents to live in housing that meets their needs.
 <b>King County</b>	<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>
 Subsidy	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 consistent with CPP here.

# Goals & Policies to Action



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



Image sources: MRSC



# Draft Goal



- Build more housing of different types.



## Goal H-1: Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

- Increase housing supply, particularly for households with greatest need.
- Expand housing options and increase affordability accessible to transit and employment.
- Collaborate regionally.



# Select Draft Policies



- Increase housing supply, particularly for households with greatest need.



**Policy H-1.#D:** 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.



# Select Draft Policies



- Increase housing supply, particularly for households with greatest need.



**Policy H-1.#E:** 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.

# Select Draft Policies



- Increase housing supply, particularly for households with greatest need.



**Policy H-1.#F:** 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.

# Select Draft Policies



- Increase housing supply, particularly for households with greatest need.



**Policy H-1.#G:** 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.

# Select Draft Policies



- Expand housing options and increase affordability accessible to transit and employment.



**Policy H-1.#L:** 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.

# Select Draft Policies



- Expand housing options and increase affordability accessible to transit and employment.



**Policy H-1.#O:** 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.

# Select Draft Policies



- Expand housing options and increase affordability accessible to transit and employment.



**Policy H-1.#P**: 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.

# Select Draft Policies



- Collaborate regionally.



**Policy H-1.#R:** 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.

# 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 in a future briefing on the Housing Element?

