



City of Kirkland
Planning and Building
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MEMORANDUM

To: Planning Commission

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

Date: March 18, 2024

Subject: **2044 Comprehensive Plan - Housing Element Policy Briefing #2, File No. CAM22-00023**

Recommendation

Receive a second briefing and hold a study session to discuss draft revisions to the Housing Element goals and policies (see Attachment 1) focused on stabilizing and subsidizing housing. Provide staff with direction to continue preparing the draft 2044 Comprehensive Plan Housing Element.

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 prior to the public hearing on the complete 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 Planning Commission (PC) has discussed the Housing Element at their September 28, 2023¹ and February 22, 2024² meetings.

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

² <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=893>

Commissioners and community members can view past meeting materials and community outreach and engagement activities and background information on the Plan's Housing webpage³.

Housing Element Review

State, Regional, and Countywide Requirements

Since its passage in 1990, the Growth Management Act (GMA) has required Housing among the mandatory elements in jurisdictions' Comprehensive Plans. Planning for housing in Washington State has changed with the passage of House Bill 1220 in 2021. This legislation amended the 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:

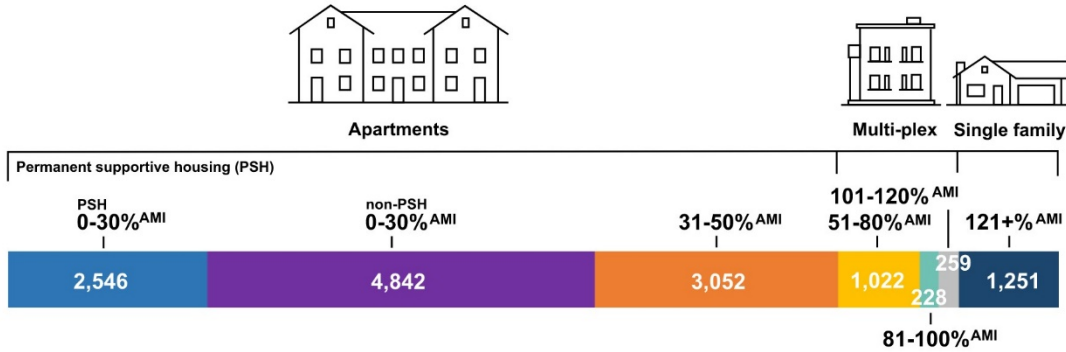
- Plan for sufficient land capacity for housing needs, including all economic segments of the population (moderate, low, very low, and extremely low income, as well as emergency housing and permanent supportive housing).
- Provide moderate density housing options including, but not limited to, duplexes, 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.
- Identifying racially disparate impacts, displacement, and exclusion in housing policies and regulations, and beginning to undo those impacts; and identifying areas at higher risk of displacement and establishing anti-displacement policies.

Kirkland has received its assigned housing growth targets through King County's Growth Management Planning Council (GMPC). Kirkland Councilmembers represented the City on the GMPC, and actively participated in regional collaboration to agree on the methodology for growth target allocation. The housing growth targets have been refined by the GMPC's Affordable Housing Committee, which also included Kirkland representatives, 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 includes the type of housing needed to support this growth.

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

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. Community engagement comments are summarized in the February 22, 2024⁴ meeting materials.

Notes on the Structure of the Goals and Policies

To ensure consistency with regional and countywide housing guidance and requirements staff 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	
Supply	Build more housing of different types.
 King County	<ul style="list-style-type: none"> Increase housing supply, particularly for households with greatest need.
	<ul style="list-style-type: none"> Expand housing options and increase affordability accessible to transit and employment.
	<ul style="list-style-type: none"> Collaborate regionally

⁴ <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=893>

Stability	Provide opportunities for residents to live in housing that meets their needs.	
	 King County	<ul style="list-style-type: none"> • Expanded housing and neighborhood choice for all residents.
		<ul style="list-style-type: none"> • Housing stability, healthy homes, and healthy communities.
		<ul style="list-style-type: none"> • Equitable processes and outcomes.
		<ul style="list-style-type: none"> • Measure results and provide accountability.
Subsidy	Create and sustain long-term funding sources to create and preserve housing for very [and extremely] low-income households and unhoused residents.	
	 King County	Note: King County disperses policies covering the topic of stability throughout the CPP. Staff has grouped the City’s proposed goals and policies related to subsidy and consistent with CPP here.

Draft Revised Housing Goals and Policies

City staff are requesting PC feedback on initial draft revisions to the Housing goals and policies. Specifically, at the March 28 meeting, staff are requesting feedback on the goals and policies under the topics of Stability and Subsidy.

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 motivated 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 Plan⁵;
- 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 Housing Strategy Plan and Sustainability Strategic Plan;
- Addressing Kirkland 2044 study issues as directed by the PC and Council; and
- Aligning Housing Element goals and policies with the draft Kirkland 2044 Vision and Guiding Principles⁶ 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 March 28 PC discussion.

Questions for Planning Commission

⁵ <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>

⁶ Note: the draft Vision Statement and Guiding Principles will be a separate discussion item at the January 11 PC meeting.

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 prior to the public hearing on the complete Housing Element?

Next Steps

With PC feedback on the questions posed above, staff will continue to refine the draft goals and policy amendments. The PC will hold multiple public hearings on the Plan updates in Spring 2024, with a public hearing focused specifically on Housing anticipated in Fall 2024, and Council will complete final adoption of the full Plan before the end of 2024.

Attachments

1. Housing Element Draft Goals and Policies

City of Kirkland Draft 2044 Housing Element Goals and Policies

(Select goals and policies have been highlighted by staff for discussion at the 3/28/24 Planning Commission (PC) meeting. Scheduling of City Council (CC) review goal and policies are to be determined (TBD) later.)

Revised: 3/19/2024

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 only may not be included in the final draft of Kirkland's Housing Element.

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
PSRC Action - Supply: Build more housing of different types. (initial goal & policy review schedule: 2/22/24 (PC); 3/5/24 (CC))				
Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.	Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.	Shift priorities from the preservation of historically exclusionary concepts such as "neighborhood quality" and "community character".	Equity Review; King County Countywide Policies	Planning Commission and City Council feedback on select goal and policies covering Supply section can be found on the PC and CC webpages.
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-1: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community. <u>Provide a full range of affordable, accessible, healthy, and safe housing choices to all residents.</u>	Aligns with MPP and CPP goals.	Vision 2050, King County Countywide Planning Policies	
CPP Category: Increase Housing Supply, Particularly for households with greatest need.				
Policy H-1.1: Incorporate neighborhood character and design principles into standards for new development.	Policy H-1.1: Incorporate neighborhood character and design principles into standards for new development.	Inconsistent with CPP H-13	Equity Review, King County Countywide Planning Policies	
Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.	Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.	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	
Policy H-3.2: Require affordable housing when increases to development capacity are considered.	Policy H-3.21.#A: Require affordable housing when increases to development capacity are considered.	Aligns with MPP-H-4, H-8; CPP H-1, H-11, H-13	Vision 2050, King County Countywide Planning Policies, Housing Strategy Plan	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	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	
<i>No existing policy.</i>	Policy H-1.#C: <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	
Policy H-2.3: <i>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.</i>	Policy H-2.3: <i>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.</i>	Replaced with the following policies.	Staff, King County Countywide Planning Polices	
<i>No existing policy.</i>	Policy H-1.#D: <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, undertaking 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	
<i>No existing policy.</i>	Policy H-1.#E: <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	
<i>No existing policy.</i>	Policy H-1.#F: <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); increasing allowable densities to maximize production of PSH; reducing fees, taxes, permit and utility hookup fees</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	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
	<u>for PSH; and employing cost reduction strategies identified in other housing policies.</u>			
No existing policy.	Policy H-1.#G: <u>Support housing for 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	
No existing policy.	Policy H-1.#H: <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	
CPP Category: Expanded Housing Options and Increased Affordability Accessible to Transit and Employment.				
Policy H-2.2: <i>Promote the development of accessory dwelling units on single-family lots.</i>	Policy H-2.2: Promote the development of accessory dwelling units on single-family lots.	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 Polices	
Policy H-2.4: <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>	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.	Remove. Replaced with updated policies more aligned with Vision 2050 and King County Countywide Planning Policies.	Staff, King County Countywide Planning Polices	
No existing policy.	Policy H-1.#I: <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 Polices	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	Policy H-1.#J: <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 Polices, Housing Strategy Plan	
Policy H-3.3: <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>	Policy H-3.31.#K: Ensure that affordable housing opportunities <u>at a variety of income levels</u> are not concentrated, but are available throughout the City and especially in <u>walkable</u> areas with good access to transit, employment, and <u>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 Polices	
<i>No existing policy.</i>	Policy H-1.#L: <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 Polices	
<i>No existing policy.</i>	Policy H-1.#M: <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	
<i>No existing policy.</i>	Policy H-1.#N: Explore the <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	
<i>No existing policy.</i>	Policy H-1.#O: <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 to 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	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	Policy H-1.#P: <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	
CPP Category: Collaborate Regionally				
Policy H-3.8: <i>Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.</i>	Policy H-3.81.#Q: <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	
<i>No existing policy.</i>	Policy H-1.#R: <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	
<i>No existing policy.</i>	Policy H-1.#S: <u>Cooperate with other jurisdictions, agencies, and housing organizations to increase regulatory consistency across jurisdictions and reduce regulatory and permitting complexity and reduce the cost of housing.</u>	Aligns with MPP-H-4; CPP H-8	Vision 2050, King County Countywide Planning Polices	
<i>No existing policy.</i>	Policy H-1.#T: <u>Support the 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, and construction practices.</u>	Aligns with MPP-H-4; CPP H-8	Vision 2050, King County Countywide Planning Polices	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
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.	Policy H-1.#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. <u>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 the 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. (initial goal & policy review schedule: 3/28/24 (PC); TBD (CC))				
Goal H-3: Promote affordable and special needs housing throughout the City for all economic segments of the population.	Goal H-3: Promote affordable and special needs housing throughout the City for all economic segments of the population. <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, Vision 2050 and Countywide Planning Policies as well as the Comprehensive Plan's Equity Review.	State, Vision 2050, King County Countywide Planning Policies, Equity Review	
CPP Category: Expanded Housing and Neighborhood Choice for All Residents				
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.	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.	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 Polices	
No existing policy.	Policy H-2.#A: <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 Polices	
No existing policy.	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 Polices, Housing Strategy Plan	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>Policy H-3.6: Ensure that regulations do not unduly restrict group homes or other housing options for persons with special needs..</i>	Policy H-3.62.#C: Ensure that <u>land use, zoning, and regulations do not unduly restrict support group homes or other housing options and supportive services for persons with special needs, 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 Polices	
<i>No existing policy.</i>	Policy H-2.#D: <u>Support equitable home ownership assistance to Black, Indigenous, and People of Color communities 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 Polices	
<i>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.</i>	Policy H-3.92.#E: Support housing options, programs, and services that allow <u>seniors 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 Polices	
<i>No existing policy.</i>	Policy H-2.#F: <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 Polices	
<i>No existing policy.</i>	Policy H-2.#G: <u>Ensure housing remains available for occupancy by exploring actions such as a vacancy tax, long-term occupancy requirements, and restrictions on short-term rentals.</u>	Aligns with MPP-H-1, H-2; CPP H-18	Vision 2050, King County Countywide Planning Polices	
<i>No existing policy.</i>	Policy H-2.#H: <u>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.</u>	Aligns with MPP-H-1, H-2, H-9; CPP H-, H-18	State, Vision 2050, King County Countywide Planning Polices	
<i>No existing policy.</i>	Policy H-2.#I: <u>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.</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	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	Policy H-2.#J: <u>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.</u>	Aligns with MPP-H-3, H-10; CPP H-18	Vision 2050, King County Countywide Planning Polices	
<i>No existing policy.</i>	Policy H-2.#K: <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	
CPP Category: Housing Stability, Healthy Homes, and Healthy Communities				
Policy H-3.11: <i>Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.</i>	Policy H-3.112.#L: <u>Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.</u>	Aligns with MPP-H-5; CPP H-2, H-21, H-22	Vision 2050, King County Countywide Planning Polices	
<i>No existing policy.</i>	Policy H-2.#M: <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	
Policy H-2.5: <i>Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.</i>	Policy H-2.5: <i>Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.</i>	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 Polices.	Equity Review, Staff	
<i>No existing policy.</i>	Policy H-2.#N: <u>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	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	Policy H-2.#O: <u>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>	Policy H-2.#P: <u>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>	Policy H-2.#Q: <u>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	
CPP Category: Equitable Processes and Outcomes				
<i>No existing policy.</i>	Policy H-2.#R: <u>Collaborate with community members 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	
<i>No existing policy.</i>	Policy H-2.#S: <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	
<i>No existing policy.</i>	Policy H-2.#T: <u>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.</u>	Aligns with CPP H-2, H-9	Vision 2050, King County Countywide Planning Polices	

Existing Element Goals and Policies	Proposed Goals and Policies <i>Deleted text shown in strikethrough. Added text shown in underline.</i>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	Policy H-2.#U: <u>Ensure equitable distribution of more housing types by removing exclusionary regulations and review processes from the zoning code.</u>	Aligns with MPP-H-4, H-9, H-12; CPP H-10	Vision 2050, King County Countywide Planning Polices	
CPP Category: Measure Results and Provide Accountability				
<i>No existing policy.</i>	Policy H-2.#V: <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	
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. (initial goal & policy review schedule: 3/28/24 (PC); TBD (CC))				
<i>No existing goal.</i>	Goal H-3: <u>Create and sustain either through direct support or regional 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	
Policy H-3.4: <i>Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.</i>	Policy H-3.4#A: <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	
Policy H-3.5: <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>	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	
<i>No existing policy.</i>	Policy H-3.#C: <u>Advocate for substantial federal and state funding to address affordability for very low- and extremely low-income households.</u>	Aligns with MPP- H-1, H-4; CPP H-7, H-14, H-20	Vision 2050, King County Countywide Planning Polices	
Policy H-3.7: <i>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.</i>	Policy H-3.7#D: <u>Support a range of housing options and services to move homeless persons and families <u>people experiencing homelessness</u> to long-term financial independence and housing stability.</u> 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 Polices	

Existing Element Goals and Policies	Proposed Goals and Policies Deleted text shown in strikethrough. <u>Added text shown in underline.</u>	Staff Notes	Revision Required Per: (State, Regional, County, Equity Review etc.)	
<i>No existing policy.</i>	Policy H-3.#E: <u>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.</u>	Aligns with MPP-H-4; CPP H-1, H-2, H-7, H-14, H-20	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan	
<i>No existing policy.</i>	Policy H-3.#F: <u>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.</u>	Aligns with MPP-H-4; CPP H-1, H-2, H-7, H-14, H-20	Vision 2050, King County Countywide Planning Polices, Housing Strategy Plan	