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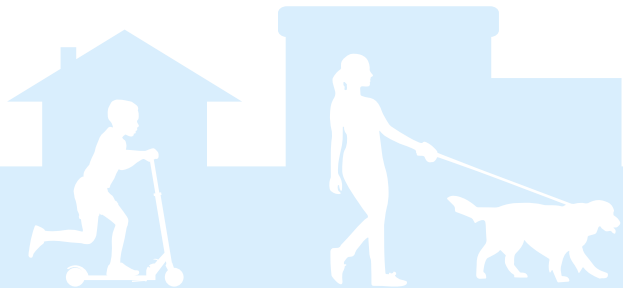
# Housing & Human Services Elements

**Planning Commission Briefing**

September 28, 2023

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Scott Guter, AICP, Senior Planner

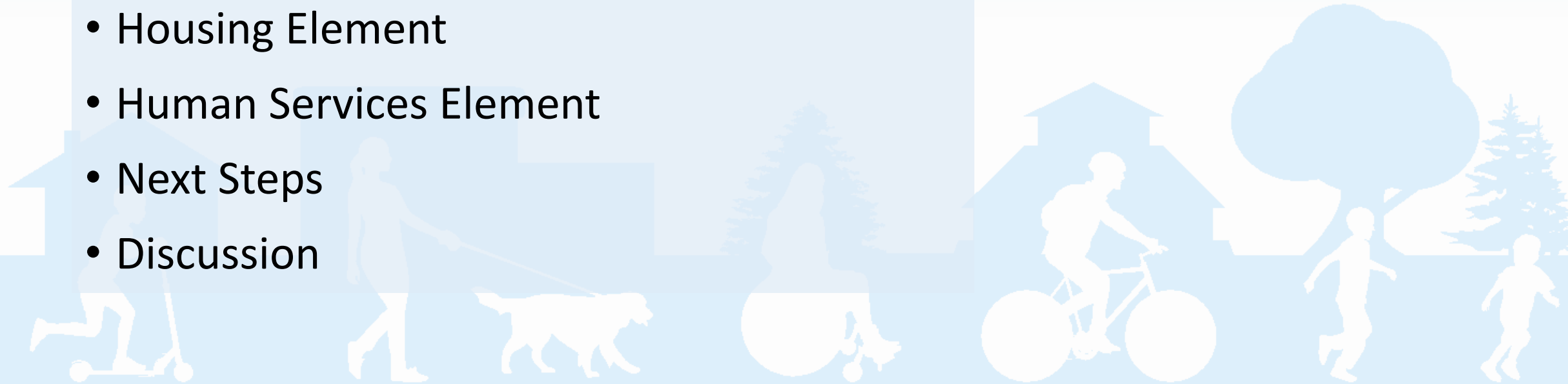


# Community Engagement Goals

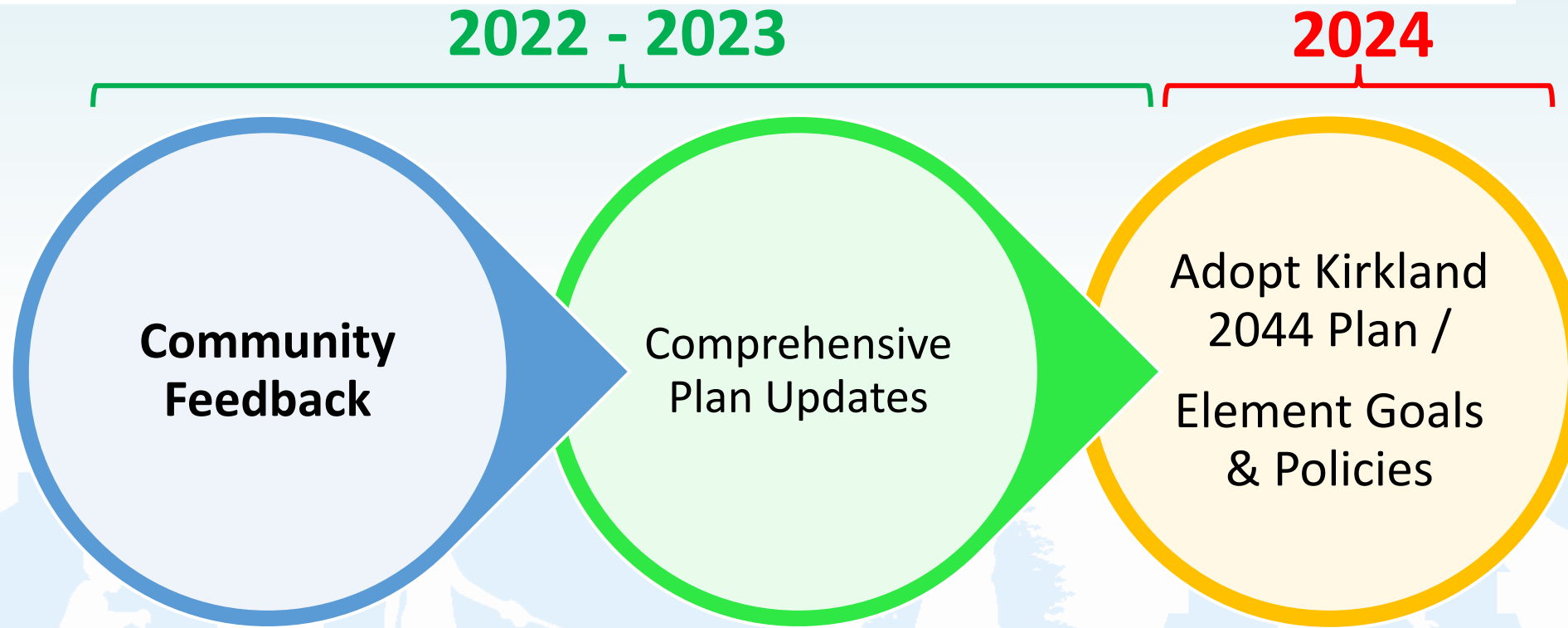


## AGENDA

- Background
- Community Engagement
- Housing Element
- Human Services Element
- Next Steps
- Discussion



# Where are we in the process?



**Outreach & Engagement continues throughout process**

# Community Engagement Goals

## INVOLVE PRIORITY POPULATIONS

Black, Indigenous, and People of Color (BIPOC)

People who identify as lesbian, gay, bisexual, transgender, queer, intersex, asexual plus (LGBTQIA+)

Seniors

Low-income households

People experiencing homelessness

Youth

Renters

People with disabilities or accessibility challenges

Immigrant communities and people facing language barriers



# Community Engagement

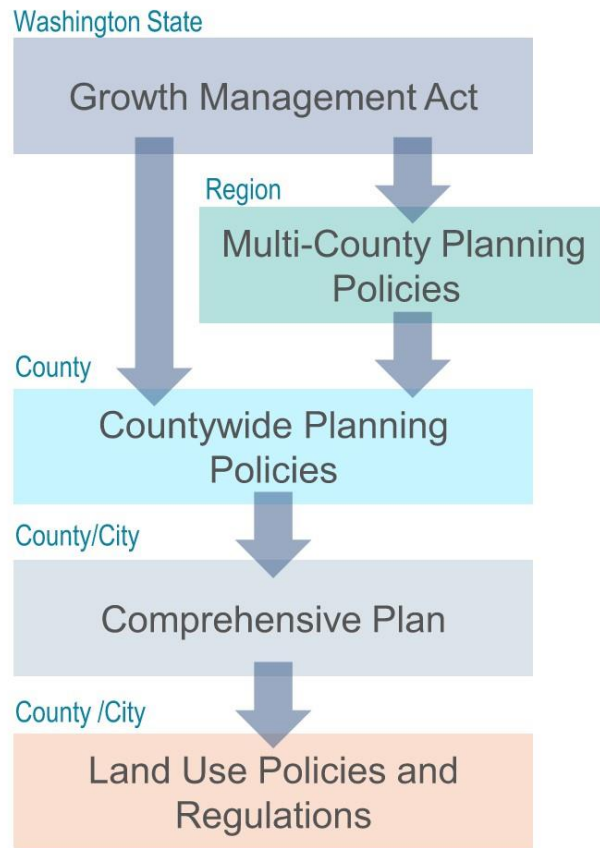
- Housing & Human Services focus group
- Housing & Human Services survey
- Presentations/discussions with boards and commissions (Human Services Commission, Senior Council, Youth Council)
- Presentation/discussion with Kirkland Alliance of Neighborhoods (KAN)
- Class projects with Lake Washington HS and Juanita HS students
- Tabling at community events (Eastside Honoring Juneteenth, Totem Lake Connector Bridge grand opening, re-opening of 132<sup>nd</sup> Square Park, Kirkland Health and Wellness Fair, etc.)
- Tabling at Peter Kirk Community Center – targeted outreach to ESL populations with translated materials and bilingual City staff members present
- Partnering with IMAN Center – November 2023 event



# Housing Element



## Statewide Growth Planning Framework



Goals and policies must (HB 1220):

- 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



# Regional Housing Strategy



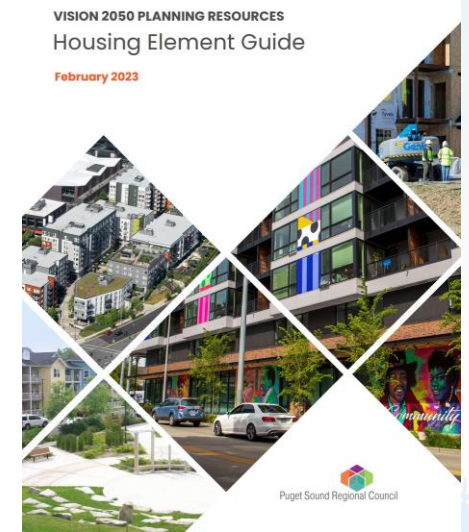
**Build more housing of different types**



**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**

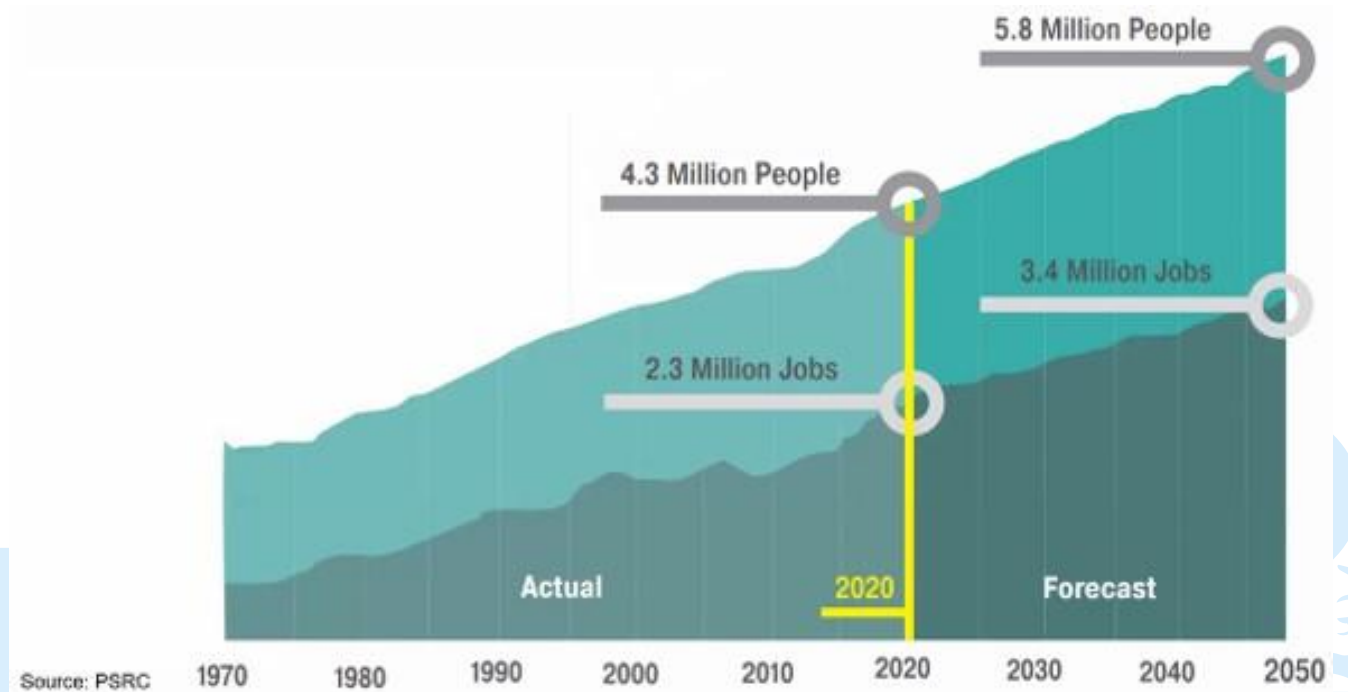


# Growing Region



The region is projected to add about 1.5 million people by 2050

Add about 1.2 million jobs by 2050. Outperforming the national economy



Source: PSRC

Source: PSRC

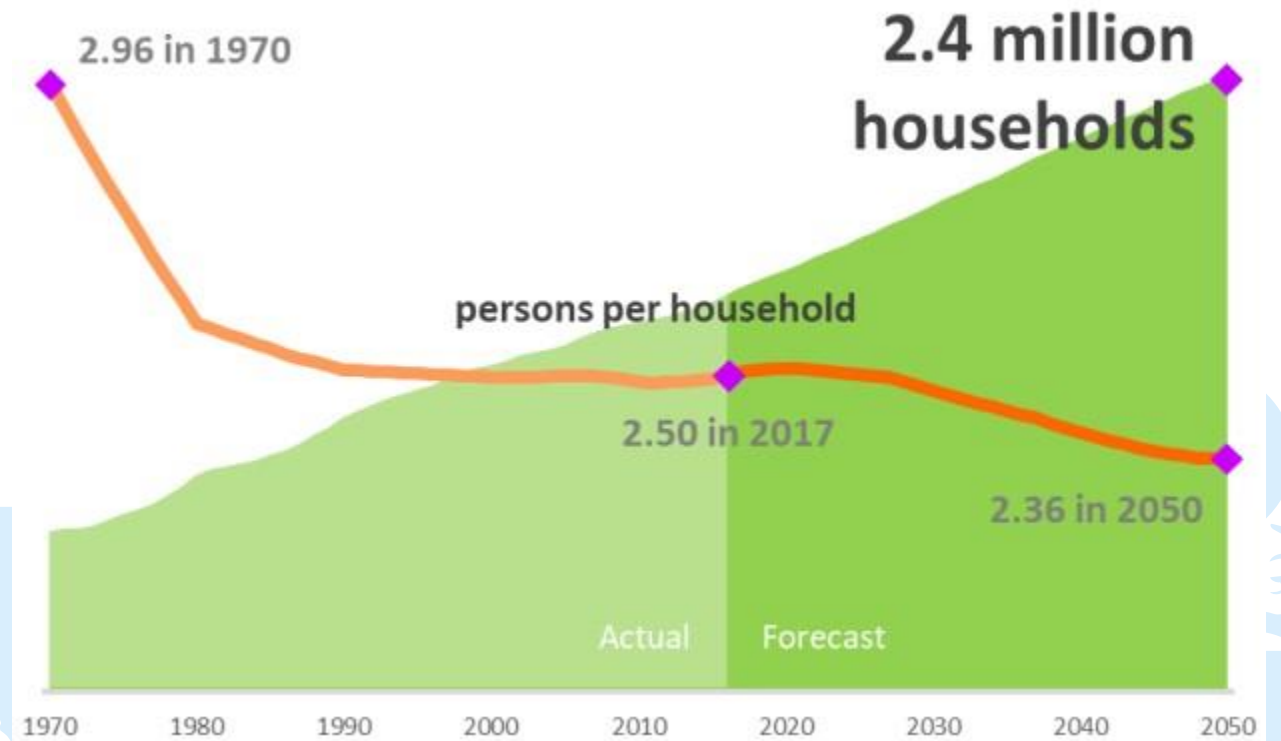




# Shrinking Household Size



- The region is projected to add 830,000 households between now and 2050
- Fewer persons per household means greater demand for housing



Source: PSRC

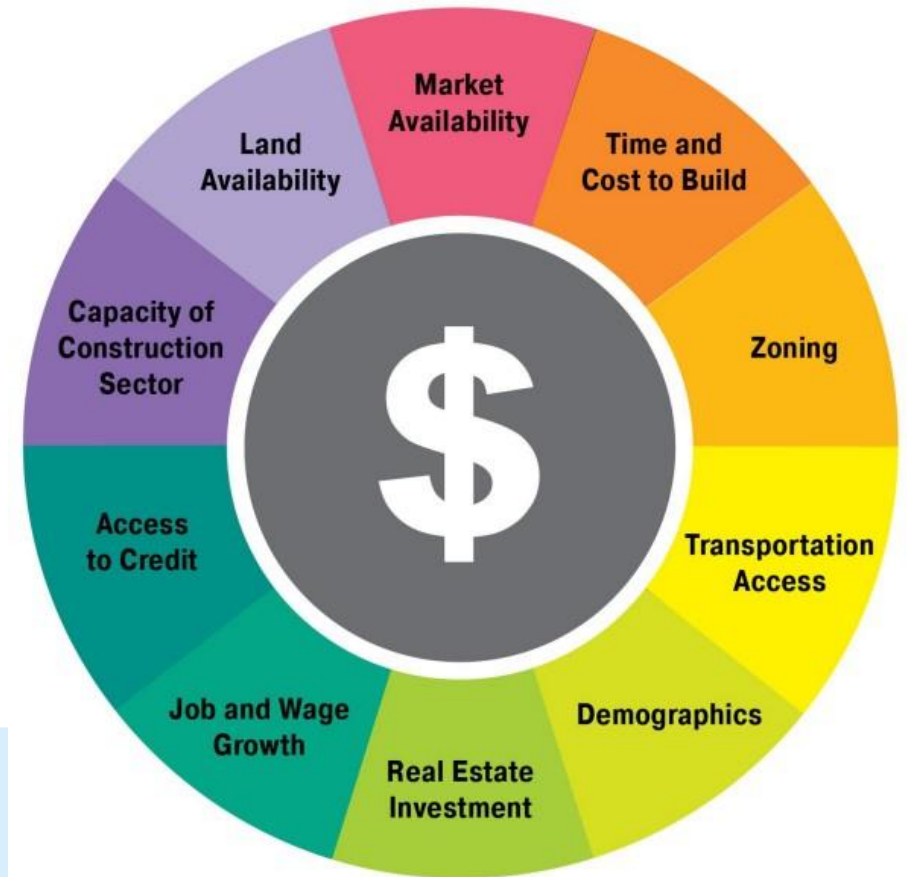
# Housing Affordability



<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

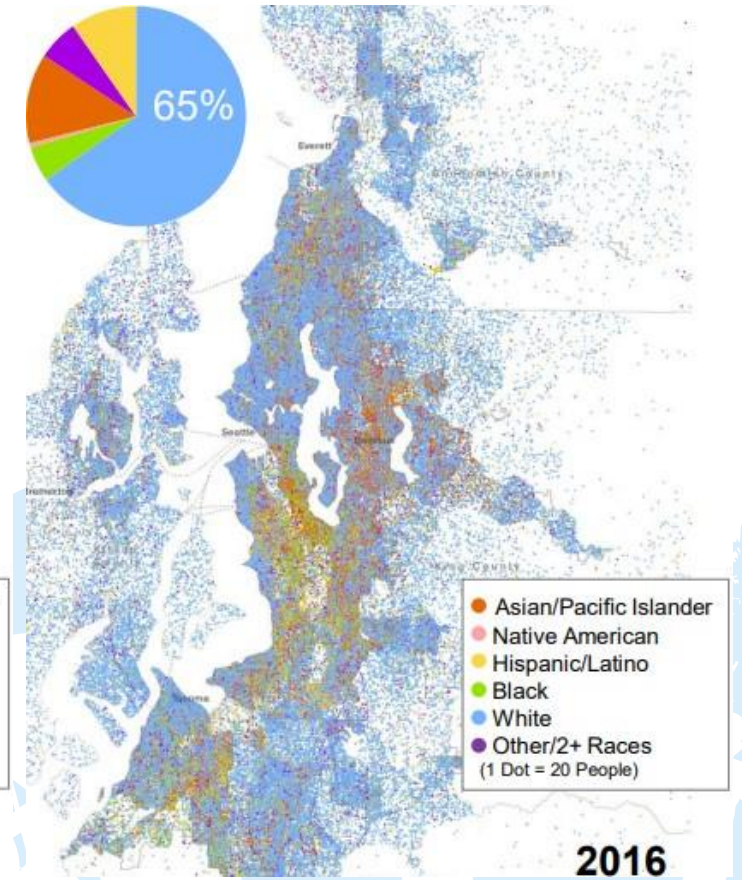
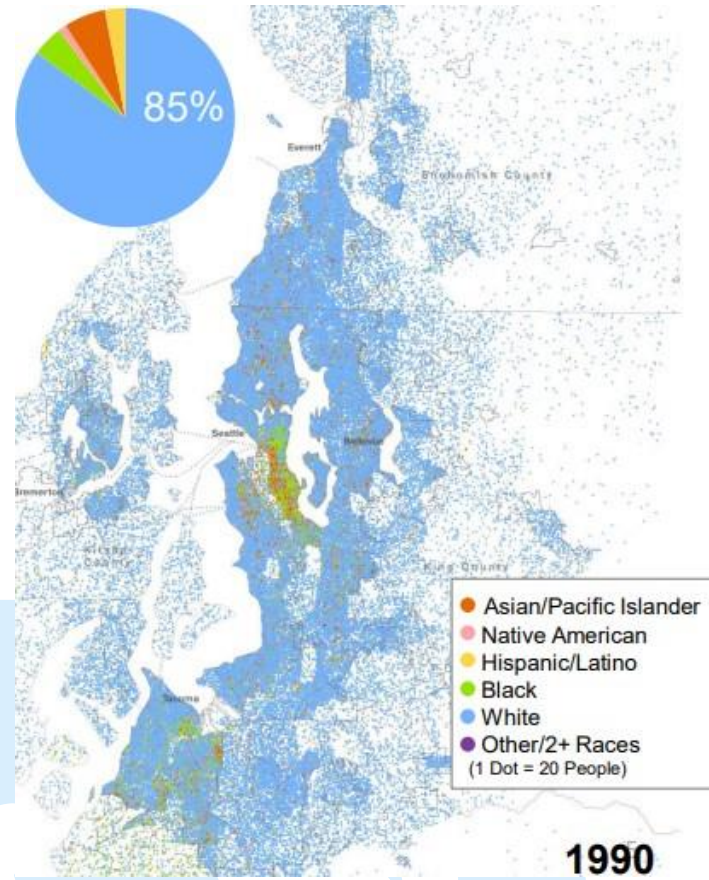


Source: [PSRC Housing Affordability Infographic](#)

# Increased Diversity

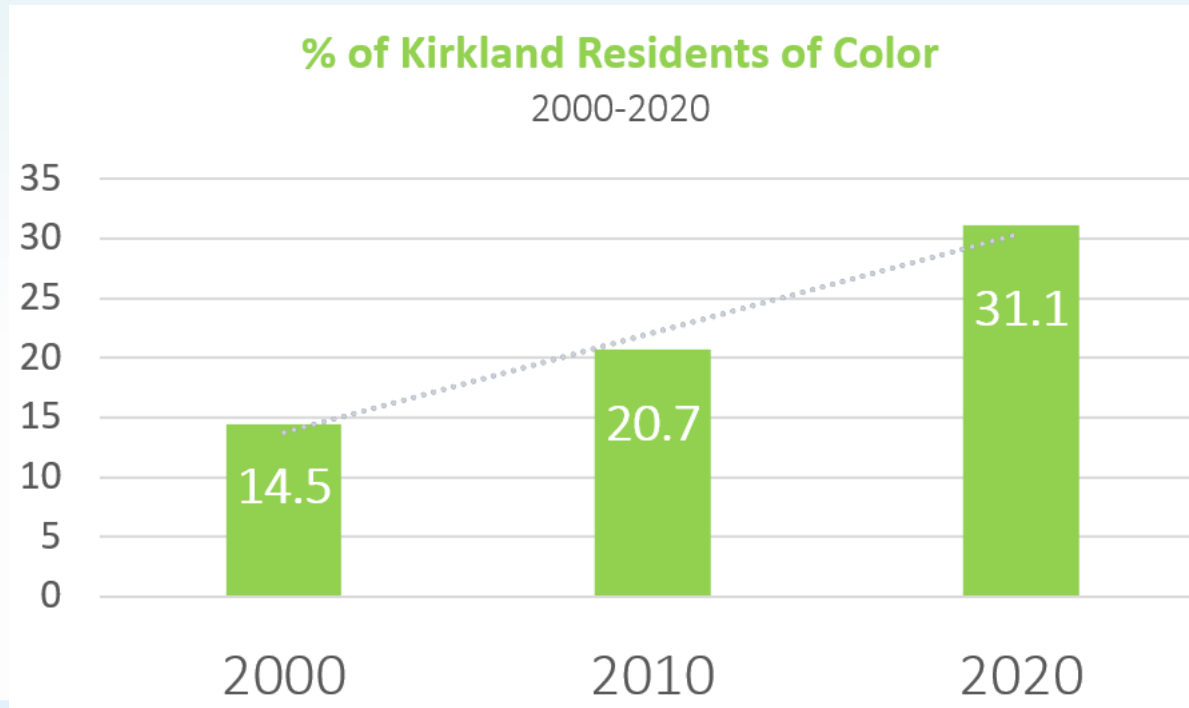


- From 1990-2016 Puget Sound has become more diverse
- The non-white population represents:
  - 35% of the population
  - 81% of the growth since 2000

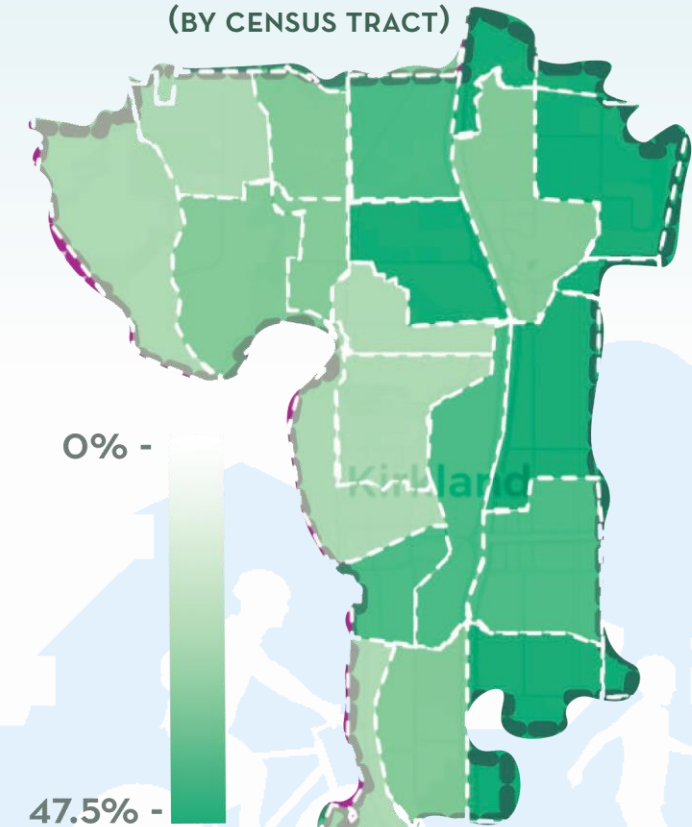


1990  
2016  
Source: PSRC

# Diversity in Kirkland

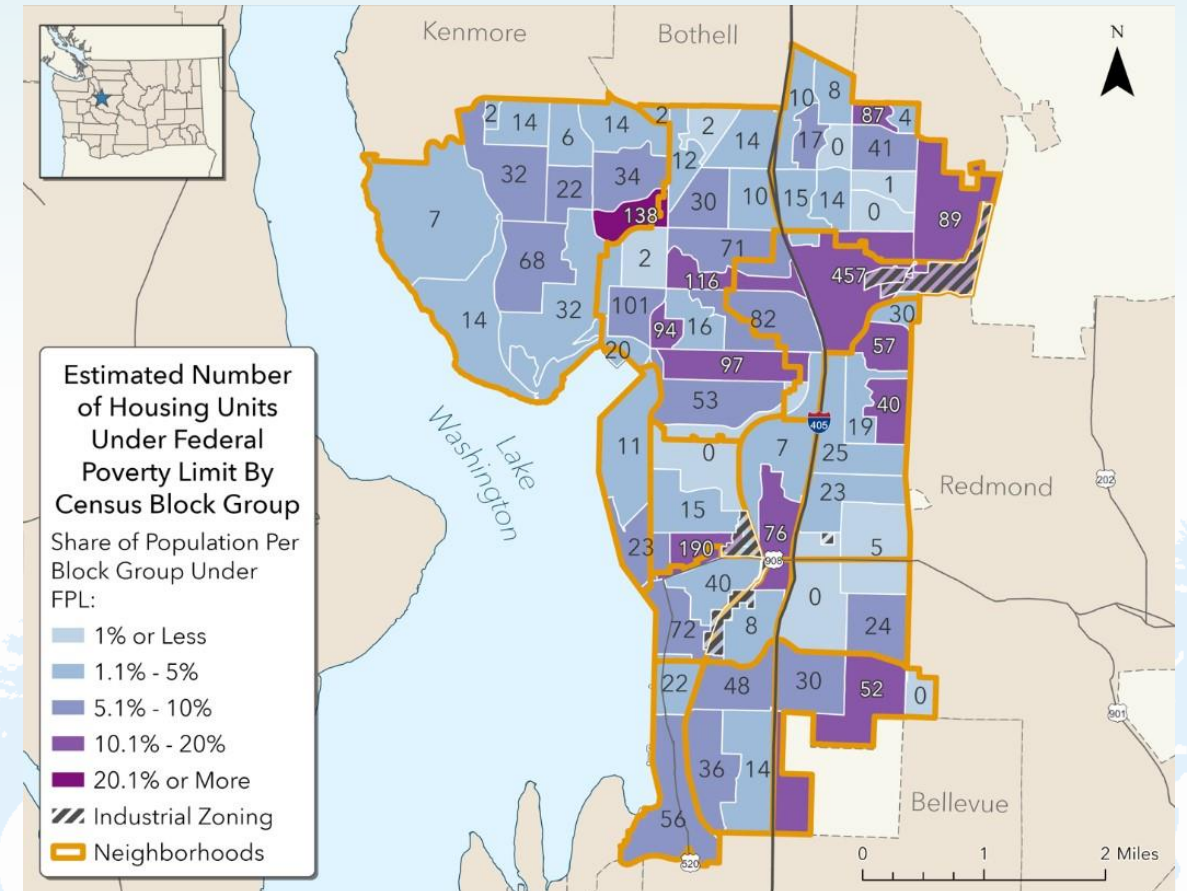
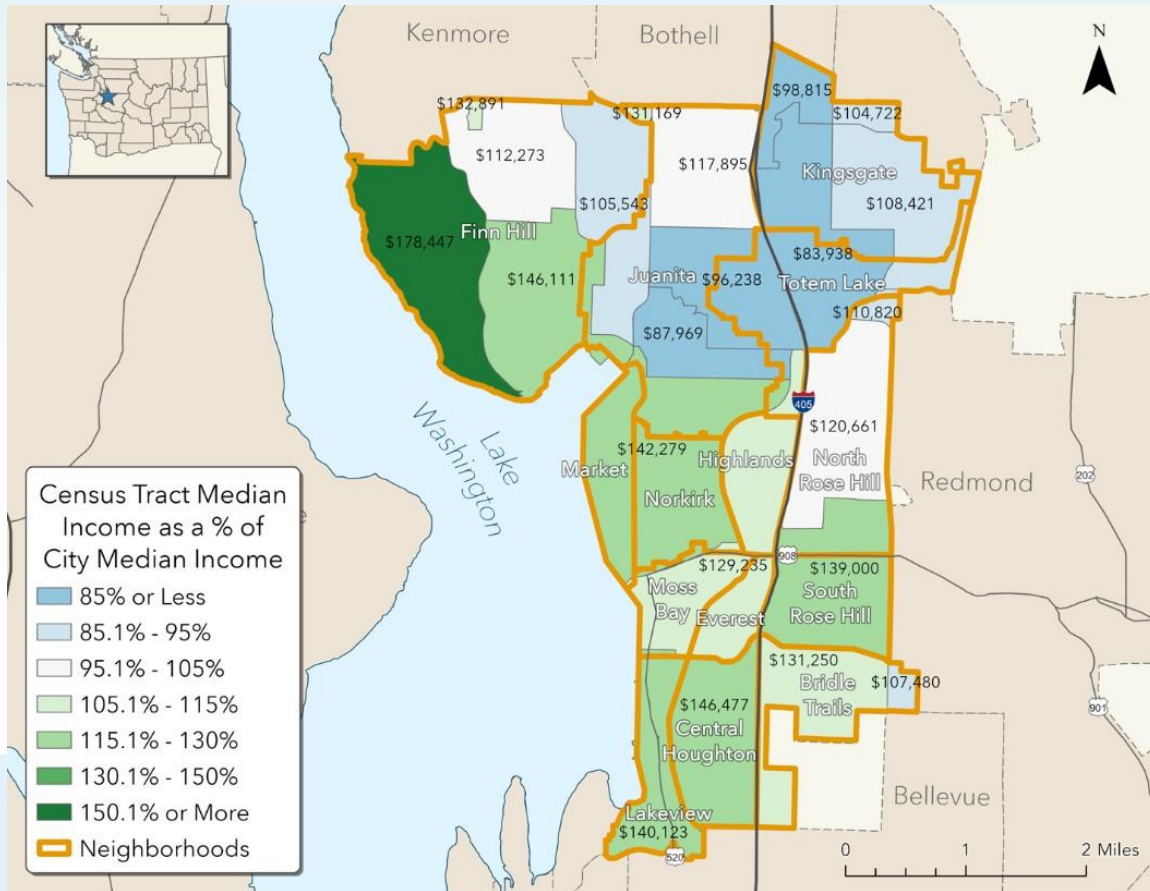


KIRKLAND RESIDENTS OF COLOR, 2020  
(BY CENSUS TRACT)





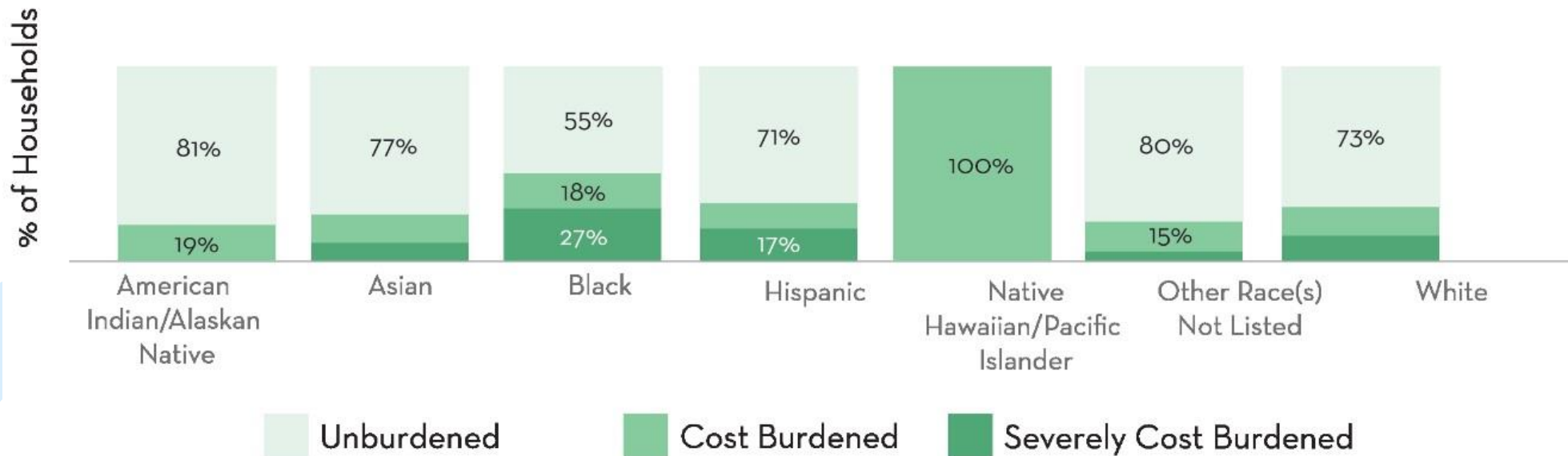
# Income and Poverty in Kirkland



# Cost Burden by Race/Ethnicity



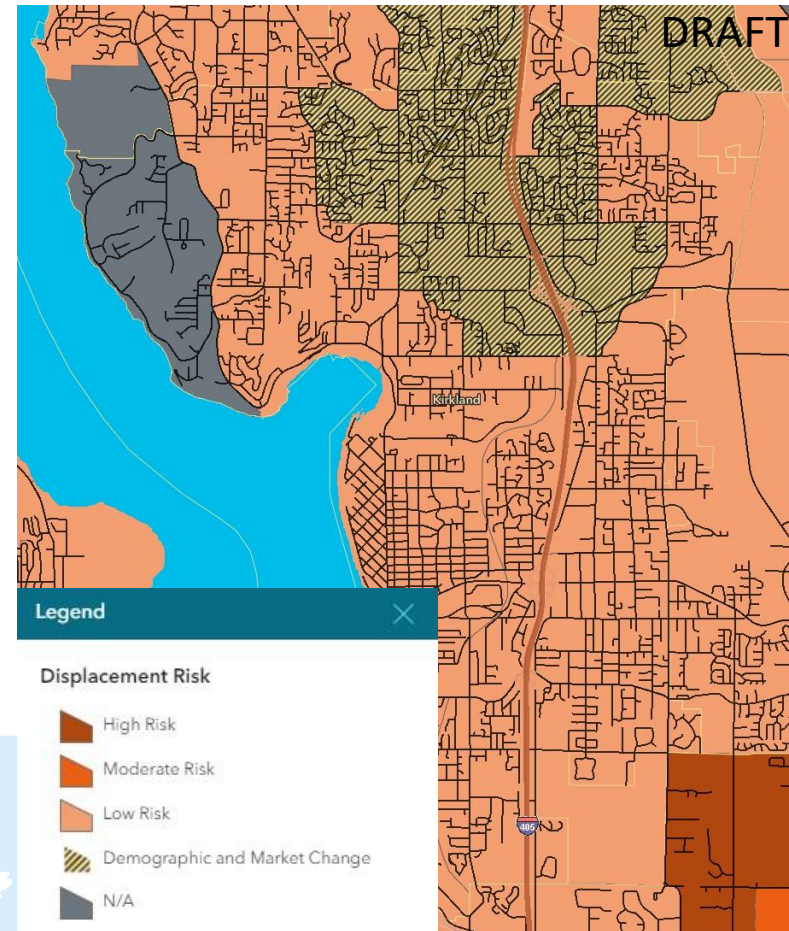
Kirkland Household Cost Burden by Race/Ethnicity  
(CHAS, 2015-2019)





# Displacement Risk

- Potential Displacement Risk due to housing market appreciation in Juanita and Kingsgate Neighborhoods

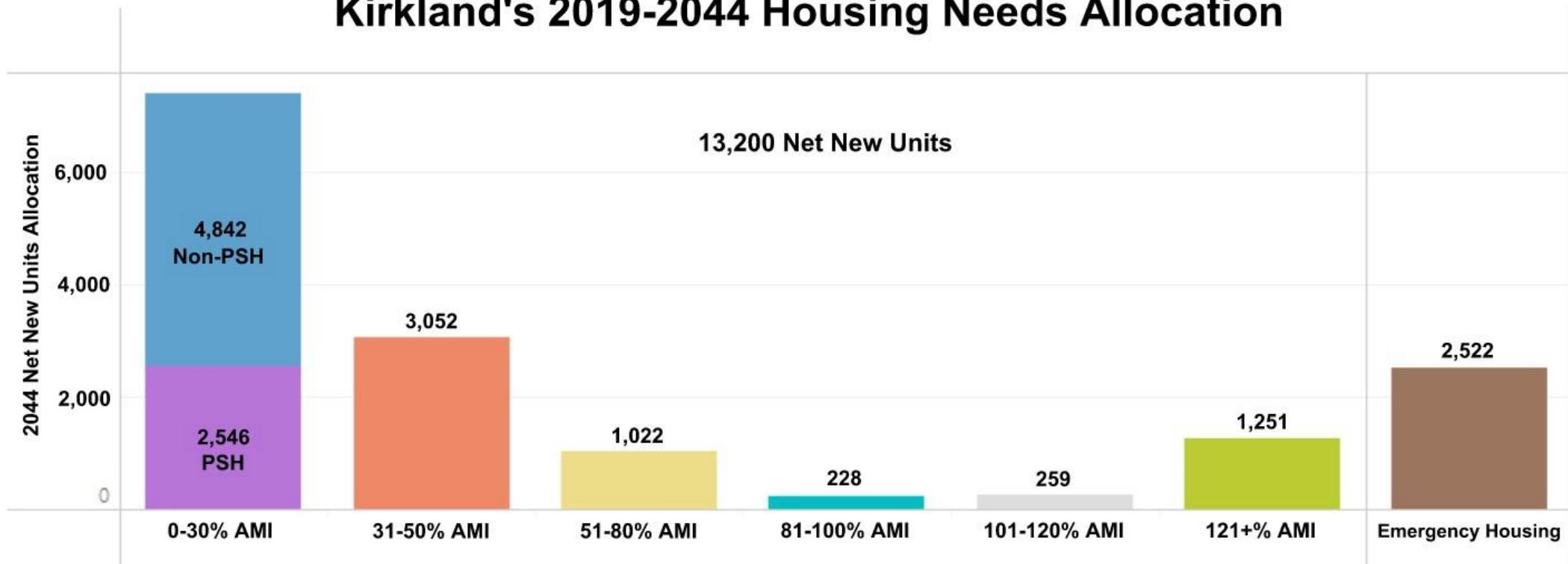


Source: [Department of Commerce Displacement Risk Map](#)

# Kirkland's Housing Needs



## Kirkland's 2019-2044 Housing Needs Allocation



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

# Focus Group Comments



## What kinds of housing is most needed?

- Start with affordability for low-income housing and then moderate-income housing. Need more ADA housing to age-in-place for seniors.
- More affordable housing is needed. Household size is declining, so smaller housing types are needed.
- The only bad housing is housing that no one lives in. Kirkland needs to look at how its policies affect the housing market.
- Apartments are a good use of vertical space. Since Kirkland is so small, we should be using space more efficiently.
- Capitalism has failed us in housing realm, but it is a big explainer of racial wealth gap. Low-income folks need to be homeowners. Government needs to create a program and let low-income folks start building that equity. Can't rely on developers to do that.

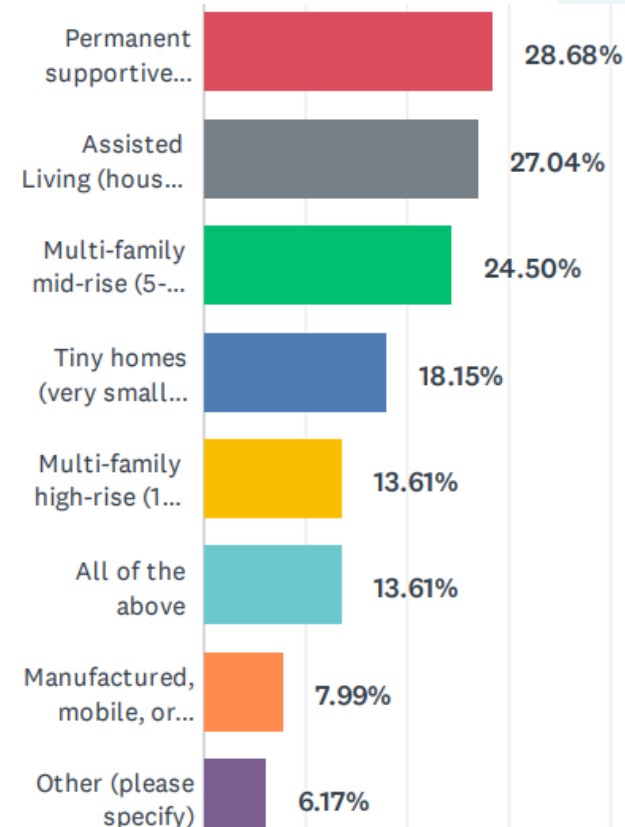
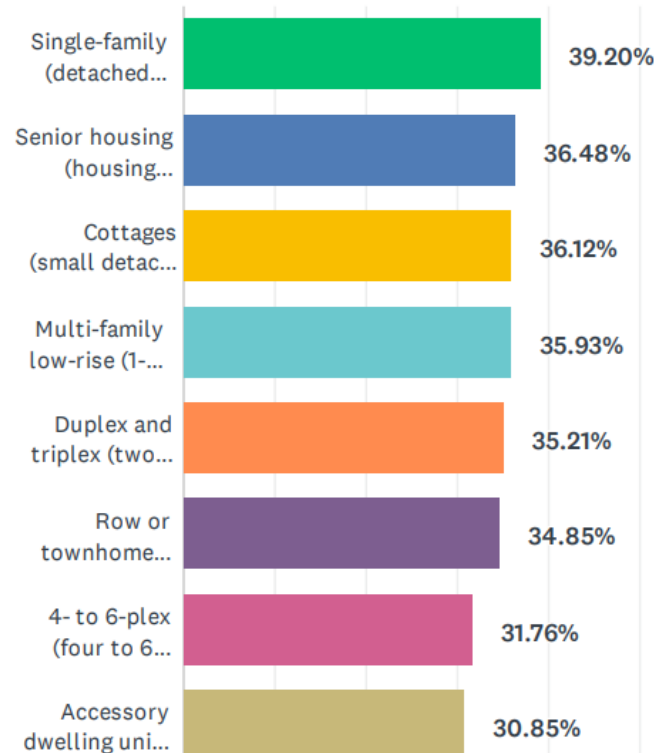
# Survey Responses – Needs



- 57% Girl/Woman (cisgender or transgender)
- 64.2% Resident (homeowner)
- 73% White
- 83.6% over the age 35
- 73% have an income of \$100,000 +

Which housing types are currently most needed in Kirkland? (check all that apply)

Answered: 551 Skipped: 100

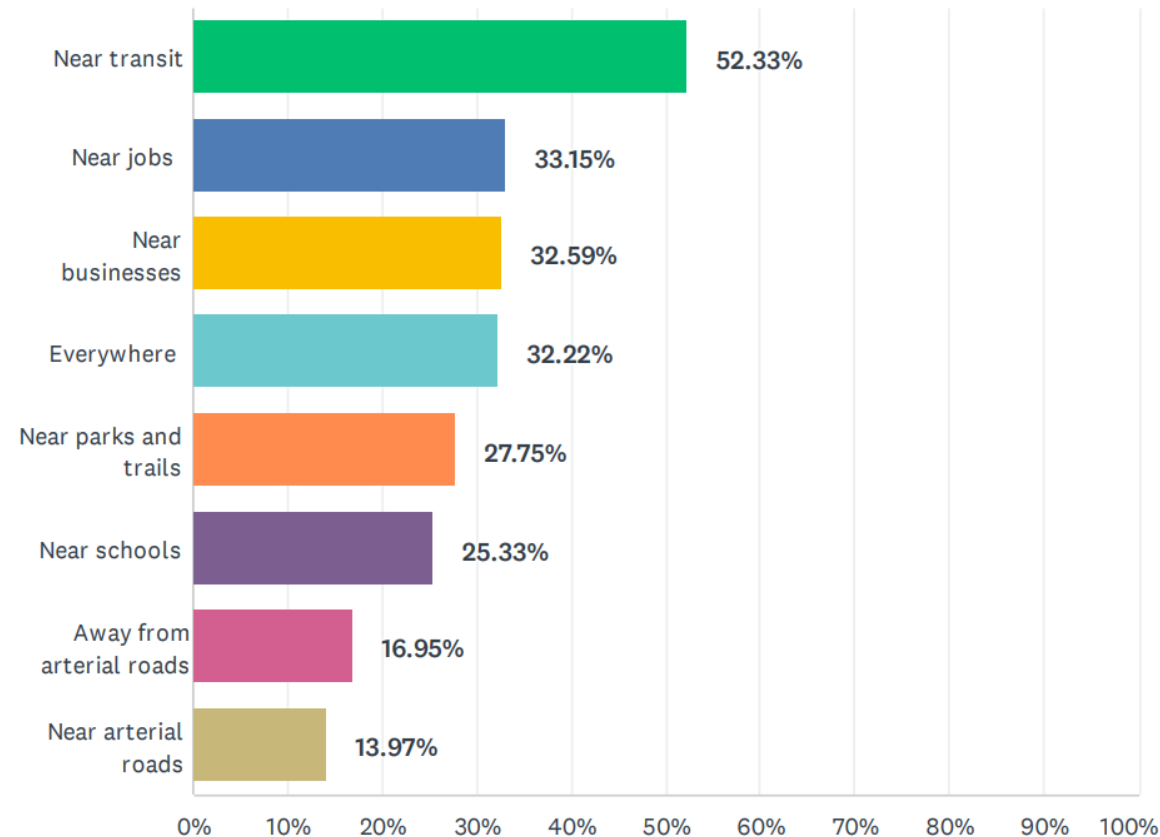


# Survey Responses – Location



Where would you like to see more housing? (check all that apply)

Answered: 537 Skipped: 114



- 57% Girl/Woman (cisgender or transgender)
- 64.2% Resident (homeowner)
- 73% White
- 83.6% over the age 35
- 73% have an income of \$100,000 +



# Survey Responses – Policy Ranking



- 57% Girl/Woman (cisgender or transgender)
- 64.2% Resident (homeowner)
- 73% White
- 83.6% over the age 35
- 73% have an income of \$100,000 +

Respondents were asked to rank the following housing policies in order of importance.  
(556 responded)

Rank	Score
Preserve existing affordable housing.	5.69
Develop new affordable housing.	5.56
Racial equity and social justice in housing.	4.95
Provide more housing choices.*	4.69
Housing for people escaping domestic violence.	4.66
Housing for people with mental or physical disabilities.	4.64
Housing for people transitioning out of homelessness.	3.71
Housing for people transitioning out of the prison system.	2.09

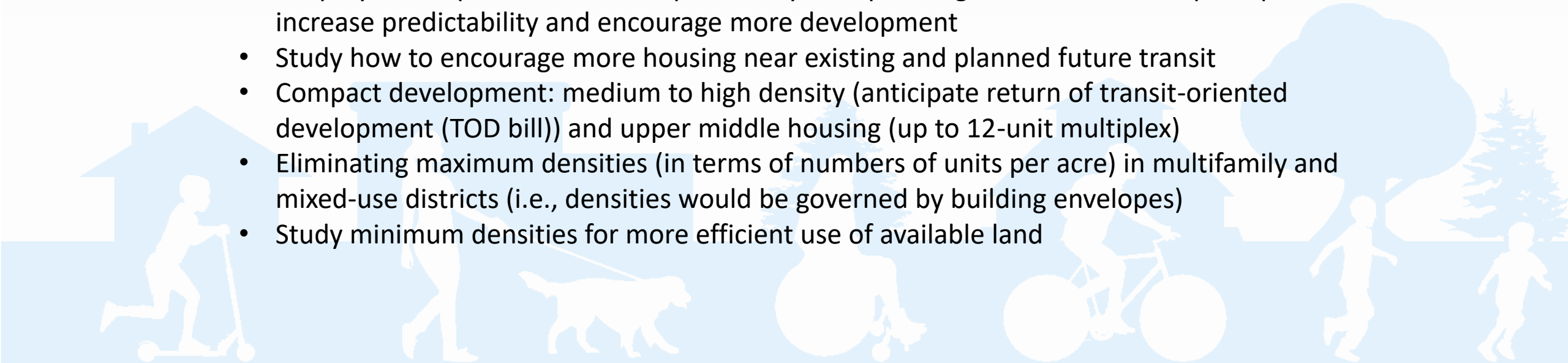
\*24.28% of respondents ranked this policy as the lowest important.



# Housing Study Issues



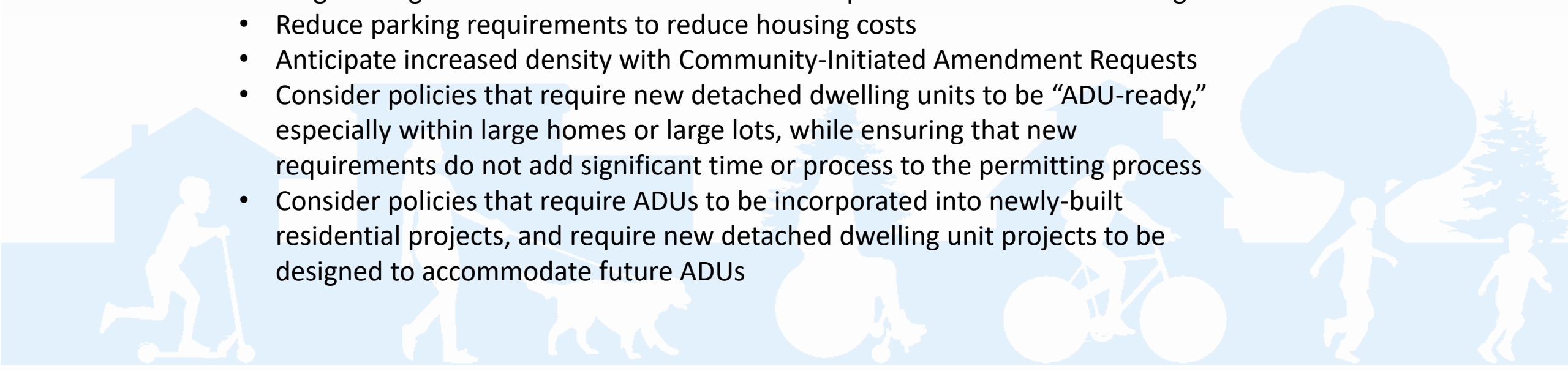
- Encourage more middle housing and other creative housing types in compliance with new State requirements
- Reduce the number of residential zoning districts to encourage more regulatory consistency citywide
- Simplify development standards, potentially incorporating Form-Based Code principles, to increase predictability and encourage more development
- Study how to encourage more housing near existing and planned future transit
- Compact development: medium to high density (anticipate return of transit-oriented development (TOD bill)) and upper middle housing (up to 12-unit multiplex)
- Eliminating 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



# Housing Study Issues



- 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
- 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



# Study Issues



## Stability



- Consider policies that encourage retention of older, smaller homes
- Study city-wide inclusionary zoning requirements
- Consider transfer of development rights to preserve existing affordable housing
- Consider policies that address displacement of low- and moderate-income households through relocation assistance

## Subsidy



- Consider policies to provide direct assistance to help low- and moderate-income households buy a first home
- Consider City-wide commercial linkage fees to better tie economic growth with housing growth

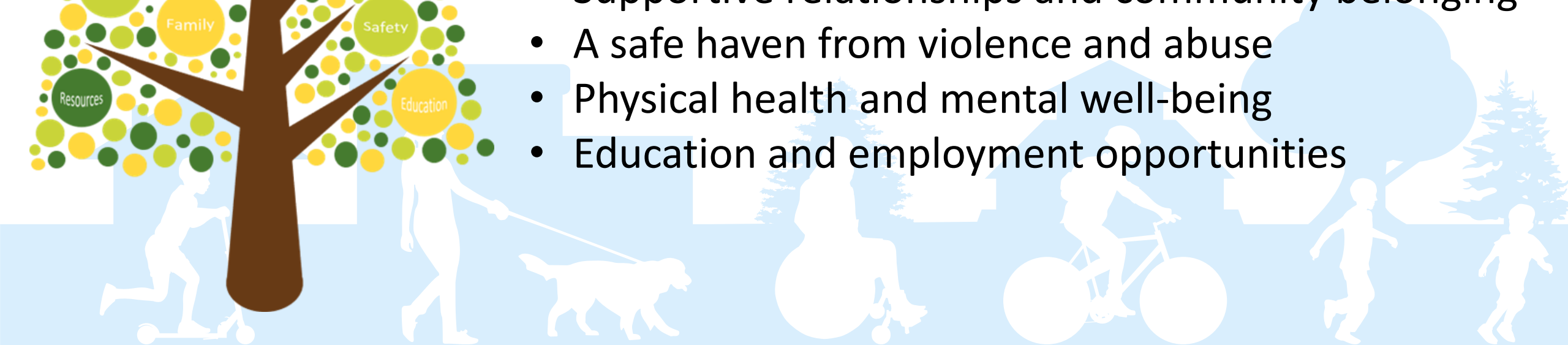


# Kirkland Human Services



2023-2024 grant-funded programs are grouped into 5 goal areas:

- Housing stability and food security
- Supportive relationships and community belonging
- A safe haven from violence and abuse
- Physical health and mental well-being
- Education and employment opportunities



# New Human Services and Related Programs/ Resources



- King County Health Through Housing Initiative – permanent supportive housing at La Quinta site
- Regional Crisis Response (RCR) Agency
- Kirkland Homelessness Assistance and Response (HART) Team
- Kirkland Mobile Integrated Health (MIH)



# Human Services Element



## Goals and policies:

- Define the City's role in fostering diversity and equity
- Support nonprofit organizations that serve economic, social and quality of life needs of community members, including those who historically faced barriers





# Focus Group & Survey Comments

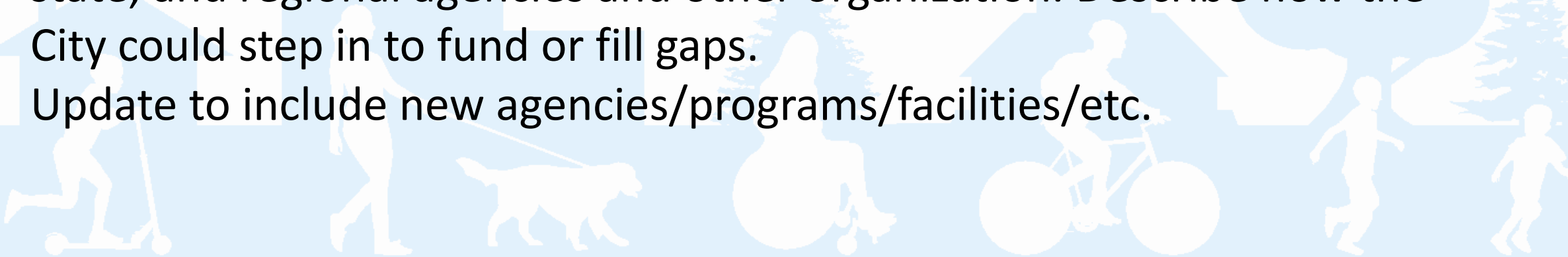


- Support for low-income renters
- Need for more affordable housing options
- Address behavioral and mental health
- Support for people experiencing homelessness
- Support for the elderly to be able to continue living in Kirkland
- Encourage development of affordable housing that has services or amenities like grocery stores on-site
- More programs that address food access
- Spread awareness about programs and services
- Lack of public transportation is an issue to access services

# Human Services Study Issues



- Support affordable housing
- Support more housing options for seniors
- Move existing city-wide DEIB-related policies to another element
- Recognize the evolving nature of the provision of services to address mental health issues, drug addiction, and homelessness across federal, state, and regional agencies and other organization. Describe how the City could step in to fund or fill gaps.
- Update to include new agencies/programs/facilities/etc.



# Human Services Study Issues



- Improve awareness of available services and resources
- Seek reasonable and fair allocation of King County tax dollars (Veterans and Human Services Levy) to City of Kirkland to support initiatives such as Health through Housing, King County Regional Housing Authority, Regional Crisis Response Agency, homeless outreach, and other services the City provides



# Next Steps



- Draft elements available for review in early 2024
- Send general Comp Plan comments to **2044ComprehensivePlan@kirklandwa.gov** or fill out the [comment form](#) on the Comp Plan website ([Kirklandwa.gov/K2044](https://Kirklandwa.gov/K2044))



- Or send Housing comments to **sguter@kirklandwa.gov**; Human Services comments to **llevine@kirklandwa.gov**

# Discussion



**Question #1:** Does the Planning Commission have any questions on the regulatory requirements or existing Housing or Human Services goals and policies (from the 2015 update)?

**Question #2:** Does the Planning Commission have any questions or comments about the study issues?



# Thank you!



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