

## REVISED HOUSING ELEMENT – WITH STRIKEOUTS/UNDERLINES

## VII. HOUSING

## A. INTRODUCTION

*EXISTING CONDITIONS*

Kirkland is a largely residential community, as housing remains the city's predominant land use. About ~~64~~54 percent of the city's land area is devoted exclusively to residential uses. ~~In; and with the early 1990s, about half~~2011 annexations of the housing in Kirkland was ~~the Finn Hill, North Juanita, and Kingsgate neighborhoods,~~ single-family homes. ~~That has dropped to just 45~~ now comprise 56 percent of the city's housing ~~ever. Since 2005, the past 10 years.~~<sup>‡</sup> ~~We have also~~city has seen an increase in mixed-use developments that combine housing with other uses, such as office and retail. The city has a wide variety of other housing styles including zero lot line, townhomes, ~~multifamily~~multi-family flats, and accessory dwelling units (or ADUs; also known as mother-in-law apartments). Neighborhoods are well established and are one of the city's most desirable assets. Numerous neighborhood associations and homeowners' associations contribute to the livability of the community.

Just as there are a variety of housing types in Kirkland, there ~~are~~is a range of housing densities – from large residential estates of close to one acre in size near Bridle Trails State Park to over 100 units per acre in some Downtown condominiums and apartments, where the number of units is limited only by the building envelope allowed on the site. The city's most dense neighborhoods are Totem Lake and Moss Bay, which includes Downtown, where a high proportion of the housing is ~~multifamily~~multi-family units.

Through A Regional Coalition for Housing (ARCH), the city has and can continue to address a variety of housing needs. ARCH is an inter-local program formed by the cities of the Eastside, from Kenmore, Bothell, and Woodinville south to Newcastle. ARCH staff advises the city on addressing existing and projected housing needs, and administers Kirkland's affordable housing programs. The ARCH trust fund helps create affordable housing for a low- and very low-income households and people who have special needs or are homeless. Also through ARCH, the city participates in region-wide planning efforts, including developing regional strategies to address homelessness.

*FUTURE NEEDS*

For a thorough study of Kirkland's existing and projected housing needs, including comparisons across the Eastside and King County, please refer to Appendix \_\_\_\_\_, the East King County Housing Analysis. The following contains a few highlights and conclusions based on that report.

Critical housing needs facing Kirkland from ~~2004~~2015 to ~~2022~~2035 include the preservation of neighborhood quality, the addition of housing that meets need of a growing employment base

<sup>‡</sup> ~~Housing data does not include the 2011 annexation of Finn Hill, North Juanita, and Kingsgate.~~

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(including the creation and retention of housing that is affordable,) and the provision of housing for residents with special needs.

Kirkland’s future will also include the need to accommodate additional growth. The challenge will be to find ways to develop additional housing that is compatible with existing neighborhoods and the environment. While much of the new housing will be located in existing areas of higher densities, other housing will occur in predominantly low-density residential neighborhoods as infill. The Housing Element contains goals and policies designed to promote and protect neighborhood quality as growth occurs.

The city’s role in ensuring neighborhood quality will be to provide a compatible mix of land uses in and around residential areas, and to ensure that the physical elements inherent in a well-designed neighborhood are maintained and established. The Land Use and Housing Elements work together to achieve these goals.

In addition to preserving the character of neighborhoods while providing for growth, Kirkland faces the weighty challenge of supplying housing affordable to all economic segments of the population. The issue of affordable housing reaches most people in a community, since the quality of life in a city is tied, to a large extent, to the ability of its residents and local employees to find the kind of housing they desire at a price they can afford.<sup>2</sup>

~~Affordable housing is generally discussed in two contexts: that of “affordability” in general, or how well the general population can afford a home, and that of “affordable housing,” which is defined as housing affordable to all economic segments of the community. Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).~~

~~In 2000, about one third of~~ In 2011, about 30 percent of the city’s residents earned less than 80 percent of area (i.e., King County) median income (\$56,500 for a family of four) and faced considerable difficulty in affording housing. According to the ~~2003 Kirkland~~ 2013 East King County Housing Needs Analysis, prepared by A Regional Coalition for Housing (ARCH), Kirkland’s current housing market is most lacking in providing rental housing units priced appropriately for low- and very low-income households (those earning zero to 50 percent of median income) and ownership housing priced appropriately for ~~median~~ middle-income households (earning 80 ~~to~~ 120 percent of median income). Therefore, the Housing Element ~~promotes~~ includes policies designed to:

- Increase the supply of rental units affordable to low- and very low-income households; and
- Increase first-time homeowner opportunities for moderate-income households.

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<sup>2</sup> Housing is affordable if a household spends no more than 30 percent of monthly income for total housing cost (including costs such as taxes, insurance, and utilities).

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~~In comparison to county-wide averages, Kirkland in 2003 is home to relatively few persons with special needs. While this may be true for a number of reasons, one reason is likely to be the lack of appropriate housing. A range of strategies to address this problem is contained in the Housing Element.~~

~~In the spring of~~In 2000, the City Council appointed a Housing Task Force to examine and make strategy recommendations in five issue areas: market provision of affordable housing, innovative housing styles to increase housing supply and affordability, transit-oriented development, preservation of existing affordable housing, and subsidization of affordable housing. The Task Force's recommendations on these issues ~~are incorporated in the goals and policies contained in the Housing Element. The goals and policies are interrelated to, and must be balanced with, those included in the other Comprehensive Plan Elements. The location, density, and design of housing is intended to serve community objectives such as affordable housing, housing affordability, environmental quality, support for transit, and the effective use of existing public facilities and utilities. Overarching all of these objectives is a need to increase awareness of housing issues in our community.~~were incorporated into the Housing Element soon thereafter, and led to accomplishments in every area.

**B. THE HOUSING CONCEPT**

The central goal of the Housing Element is to preserve neighborhood quality while improving housing opportunities for all residents. To accomplish this, the Element:

- Promotes neighborhood quality through the continuation of the existing residential land use pattern, and through the application of standards where infill development occurs to ensure compatibility;
- ~~Provides for diversity in~~Promotes an adequate supply and variety of residential densities and housing types ~~and options to serve all economic segments and those with~~;
- Addresses the needs for special needs housing ~~needs;~~ and housing affordable at every income level.
- ~~The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.~~Supports the creative use of land where greater residential capacity can be achieved, while protecting environmentally sensitive areas.

**C. HOUSING GOALS**

Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.

Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.

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~~Goal H-3: Promote the creation of affordable housing and provide for a range of and special needs housing types and opportunities to meet throughout the needs of city for all economic segments of the population.~~

~~Goal H-3: Provide for greater housing capacity and home ownership opportunities.~~

## NEIGHBORHOOD QUALITY

As the Vision Statement and Framework Goals describe, Kirkland’s citizens consider the preservation and enhancement of neighborhoods to be strong community values.

Kirkland encompasses many distinct neighborhoods that can be differentiated on the basis of density, age of structures, size of detached homes or ~~multifamily~~multi-family structures, and a variety of visible features. The city’s neighborhoods, with their own unique residential characters, offer a choice of living environments. This diversity adds to the community’s ability to meet a wide variety of residential needs.

The following goals and policies are designed to ensure that new development meets the high standards for livability of Kirkland neighborhoods, and that the preferred community character is preserved.

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***Goal H-1: Maintain and enhance the unique residential character of each city neighborhood.***

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***Policy H-1.1: ~~Retain the character of existing neighborhoods by incorporating~~Incorporate neighborhood character and design principles into standards for new development.***

Because change will take place in all neighborhoods between ~~2004~~2015 and ~~2022~~2035, design standards for new development ~~to be incorporated into existing neighborhoods~~ will be important to the preservation of neighborhood quality. Standards should address how new development, particularly when sited on smaller lots or at greater densities than surrounding development, can occur in a manner compatible with existing neighborhood character.

These standards can encourage structures to integrate sensitively with the surrounding area by addressing issues such as scale and bulk, setbacks which reinforce those of surrounding residences, as well as landscape buffers where appropriate.

## HOUSING DIVERSITY

This Element contains policies designed to ~~address the housing needs of all Kirkland residents, who vary greatly in terms of income and personal needs~~support opportunities to respond to the market and provide an adequate supply and variety of housing.

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Housing Variety

A variety of housing types is essential if Kirkland is to meet the needs of the diverse households that want to live in the community. For example, nearly two-thirds of households in Kirkland in 2014 have just one or two people. Kirkland has a relatively large percentage of younger adults (ages 20 to 44) and a relatively small percentage of families with school-age children. In 2014, senior citizens comprise almost one-quarter of the population, and could double in number within 20 years. And in addition, 20 percent of Kirkland’s residents were born outside the United States, a population which is also growing rapidly. These are examples of demographics whose housing needs may require a different mix of housing types over time than the city presently has.

Housing Supply

At an average density of 6.0 dwelling units per residential acre citywide, Kirkland’s residential densities are relatively high for a higher compared to other suburban communities community. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre). In 2013, Kirkland had 37,22136,866 housing units, capacity for an additional 9,9939,516 units, and a 2035 Growth Target of 8,5708,361 units.

As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.

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**Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.**

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**Policy H-2.1: Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.**

As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to “infilling” of vacant and underdeveloped lots within existing neighborhoods.

About two-thirds of the city’s remaining residential capacity exists in mixed-use areas, with the expectation of moderate-to-high housing densities mixed with commercial uses. In the Totem Lake and Lakeview areas, future development would be largely separated from single-family areas, while in Rose Hill, some of the new housing will transition between businesses on NE 85<sup>th</sup> Street and surrounding single-family homes.

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The city already allows slight reductions from the required single-family lot sizes as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design and house sizes will be reduced to be in scale with smaller lot sizes.

***Policy H-2.2: Promote the development of accessory dwelling units on single-family lots.***

Accessory units are promoted as a means to achieve a different form of housing that is also relatively affordable in existing neighborhoods by more efficiently using the existing housing stock. Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.

Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling. Since adoption of regulations in 1995 to allow accessory dwelling units, as of 2014 over 190 units have been created within existing houses, over detached garages and in separate structures.

***Policy H-2.3: 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.***

Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings as well as respond to emerging needs of the market. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality. In addition, manufactured housing can produce high quality housing that is less costly to construct than site built housing. Land use regulations should be applied equally to manufactured and site built housing.

Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also facilitate residential development.

***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.***

Clustering and innovative housing types may include cottages, compact single-family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site while

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preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.

Innovative housing types also may be appropriate on sites in single-family neighborhoods that do not have environmental constraints. The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single-family and common-wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing affordability can be improved through reduced construction costs resulting from smaller or common-wall development.

In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.

**Policy H-2.5: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multi-family areas.**

A number of multi-family structures in the city were built at densities above those now planned for their sites. These structures provide a valuable source of close-in and often relatively affordable housing to Kirkland residents. In order to retain the housing capacity provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities.

AFFORDABLE AND SPECIAL NEEDS HOUSING

**Housing Affordability**

~~The~~These policies strive to improve housing affordability at all income levels, and emphasize a combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques, in order to ensure that ~~the needs of moderate-, low-, and very low-income and low-income persons are adequately served,~~households have adequate housing opportunities. Housing for these ~~groups~~households is least likely to be provided by the private housing market.

~~Kirkland's population~~Household and affordable housing counts within each of the defined income groups (based on King ~~County~~County's median income ~~for a family of four~~) in ~~was~~2011 were as follows:

Low-Income Households: Households making up to 50% Table 1. Comparing Kirkland's Incomes and Housing Affordability

<u>Income or Affordability Level</u> <u>for a Family of 4</u> <u>(\$ in 2011)</u>	<u>Percent of</u> <u>Kirkland's</u> <u>Households by</u> <u>Income</u>	<u>Percent of</u> <u>Kirkland's</u> <u>Housing Units</u> <u>by Affordability</u>
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<u>Very Low-Income</u> ( <u>&lt;30% of median income; or \$21,200</u> )	<u>8%</u>	<u>2%</u>
<u>Low-Income</u> ( <u>30%–50% of median; \$21,200 to \$35,300</u> )	<u>8%</u>	<u>4%</u>
<u>Moderate-Income</u> ( <u>50%–80% of median; \$35,300 to \$56,500</u> )	<u>14%</u>	<u>16%</u>
<u>Middle-Income</u> ( <u>80%–100% median; \$56,6500 to</u> <u>\$84,70070,599</u> )	<u>9%</u>	<u>19%</u>
<u>Above Middle-Income</u> ( <u>greater than \$84,70070,599</u> )	<u>61%</u>	<u>59%</u>

- ~~About 30 percent of median income (\$26,500 annually).~~
  - ~~Percent of Kirkland's population in 2000: 15 percent.~~
- ~~Moderate-Income Households: Households with incomes between 50 percent and 80 percent of median income (\$26,501 to \$42,500 annually).~~
  - ~~Percent of Kirkland's population in 2000: 16 percent.~~
- ~~Median Income Households: Households with incomes between 80 percent and 120 percent of median income (\$42,501 to \$63,800 annually).~~
  - ~~Percent of Kirkland's population in 2000: 21 percent.~~
- ~~Above-Median Income Households: Households with incomes above 120 percent of median income (above \$63,800 annually).~~
  - ~~Percent of Kirkland's population in 2000: 48 percent.~~

As these figures show, nearly one third of the city's ~~residents~~households fall within the very low-, low-, and moderate-income categories. This is about the same proportion as in ~~1990~~2000, although ~~there has been a shift in the percentages in~~ upper-income categories. ~~In 2000, about seven percent more households earned more than~~ have been growing since 1990. Including the median income and about five percent fewer ~~annexation of some 8,000 households were in~~ in Finn Hill, North Juanita, and Kingsgate, the median income category.

In 2000, ~~71 percent~~percentage of Kirkland's ~~lowest~~middle-income households, ~~those earning \$20,000 per year or less, paid more than 35 percent of their income toward housing costs. It is known that as~~ dropped ~~four three~~ points (from 212 percent) and the percentage of above-middle-income households increased ~~five four~~ points (from 457 percent).

The vast majority of housing affordable to low- and moderate-income families in Kirkland, as in most communities, is rental housing, typically multi-family. As shown in Table 2, below, Mmost of the city's rental housing is affordable to moderate-income families, including about 16 percent that is also affordable to low-income families; and yet 76 percent of moderate- or lower-income renters are housing cost burdened; that is, pay more than 30 percent of their incomes toward housing costs. As households overpay to this extent, they may be forced to forgo other necessities, or be unable to save to buy ~~a home~~homes because their housing expenses consume such ~~a large portion~~portions of their ~~income~~incomes.



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Typically, the lower the household income, the greater percentage of income is paid to housing costs. Table 2. Comparing Kirkland’s Rental Housing Affordability and Cost-Burdened Households

<u>Income or Affordability Level</u> <u>for a Family of 4</u>	<u>Percent of</u> <u>Kirkland’s</u> <u>Renters by</u> <u>Income</u>	<u>Percent of</u> <u>Kirkland’s Rental</u> <u>Housing Units by</u> <u>Affordability</u>	<u>Kirkland’s Renters,</u> <u>by Income, Who</u> <u>Are Cost-Burdened</u>
<u>Very Low-Income</u>	<u>14%</u>	<u>7%</u>	<u>72%</u>
<u>Low-Income</u>	<u>12%</u>	<u>9%</u>	<u>80%</u>
<u>Moderate-Income</u>	<u>14%</u>	<u>43%</u>	<u>68%</u>
<u>Middle-Income or Above</u>	<u>60%</u>	<u>41%</u>	<u>22%</u>

Roughly 60 percent of Kirkland’s very low-income households are severely cost burdened; i.e., pay more than 50 percent of their incomes for housing. The higher percentage of income paid toward housing, the more vulnerable a household is to actually losing their housing if someone in the household loses a job, suffers a medical emergency, or incurs some other major expense. As a result, these households may become homeless, displaced, or reside in overcrowded or substandard housing.

The vast majority of housing affordable to low and moderate income families in Kirkland, as in most communities, is rental housing. This housing is typically multifamily. In 2000, just over 60 percent of the city’s rental housing was affordable to moderate-income families, including about 16 percent that was also affordable to low-income families.

While housing affordability does not appear to be as great a problem among Kirkland’s higher income residents, meeting the needs of the higher economic segments of the population with housing they can afford serves those at the lower levels as well.

For example, potential first-time home buyers earning incomes over 80 percent of median income but less than 100 percent of median find it difficult to purchase a home in Kirkland without some form of assistance. These groups may be forced to remain in rental housing and to delay home purchases. Increasing rents, in turn, make it even more difficult for them to save down payments, thus further delaying plans for home purchases.

These individuals or families may then displace the lower income groups in the rental market, by paying higher rents than would otherwise be charged, if appropriate lower cost housing were available for them in the ownership market. Consequently, the supply of rental housing is restricted and rents are inflated to a point out of reach for the lowest income families.

The housing needs analysis identified moderate income first-time home buyers as one of the groups least served by Kirkland’s housing market. Greater housing choices and opportunities can be provided for this group.

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**Special Needs Housing**

~~Policies aimed at meeting the demand for special~~Special needs housing of residents are also included. These approaches generally include providing funding, research, and coordination assistance to social service agencies providing housing to these populations, as well as adding flexibility to the city’s land use policies and regulations to provide a greater range of housing options that may meet the demands for special needs housing.

provides shelter for people with emergencies or self-help limitations. Short-term special needs housing is needed to provide shelters for victims of domestic violence, ~~or transitional housing for~~ or homeless families, for example. Long-term housing with appropriate supportive services, such as single-family homes shared by adults with developmental disabilities, apartments adapted to serve the frail elderly, or efficiency units for the mentally ill, are also needed to prevent ~~the cycle of~~ homelessness.

~~The city should consider~~will employ funding, technical assistance, and additional flexibility to land use regulations as needed to provide a greater range of special needs housing. In particular, state law provides that homes occupied by people with disabilities and group care for children that meets the definition of “familial status” are regulated the same as similar homes occupied by a family or other unrelated individuals. Other policies show Kirkland’s commitment to collaborate with other jurisdictions to plan and support a balance of special needs housing and programs throughout the region, particularly to relieve and prevent homelessness.

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**Goal H-23: Promote ~~the creation of affordable and special needs housing and provide for a range of housing types and opportunities to meet~~throughout the needs of city for all economic segments of the population.**

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**Policy H-23.1: Strive to meet the ~~targets established and defined in city’s proportionate share of the county-wide policies for housing needs of very low-, low-, and moderate-income housing as a percentage of projected net household growth~~households.**

The ~~targets~~goals established by the Countywide Planning Policies maintain that ~~housing plans for cities, including Kirkland~~ must be designed to provide for:

- ~~Seventeen percent of growth in new households affordable to moderate-, address the countywide housing need, in proportion to the city’s own size, at the following income households; and~~levels:
- ~~Twenty four percent of growth in new households affordable to low income households.~~

~~These targets~~Table 3. Comparing Countywide Housing Needs and Kirkland’s Housing Affordability

<u>Income or Affordability Level</u>	<u>Percent of King County’s Households</u>	<u>Percent of Kirkland’s Housing Units by</u>
<u>for a Family of <del>Four</del><sup>4</sup></u>	<u>by Income</u>	<u>Affordability</u>

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<u>Very Low-Income</u>	<u>12%</u>	<u>2%</u>
<u>Low-Income</u>	<u>12%</u>	<u>4%</u>
<u>Moderate-Income</u>	<u>16%</u>	<u>16%</u>
<u>Middle-Income</u>	<u>18%</u>	<u>19%</u>
<u>Above Middle-Income</u>	<u>42%</u>	<u>59%</u>

As the table demonstrates, these goals have proven ~~to be a challenge~~ challenging to meet for low- and very low-income households. While market conditions and existing plans have been fairly successful in providing rental housing for moderate-income households, low-income households have not been well served by either the rental or home ownership markets. ~~Policies contained in this Element are designed to provide more and a broader range of housing opportunities for these groups. [[The city should track its progress toward meeting these goals and consider additional tools or strategies if appropriate progress is not being made.]]~~ Moved.

~~**Policy H 2.2: Allow the development of accessory dwelling units on single family lots.** [[Regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility.]]~~

~~Accessory units are promoted as a means to achieve affordable housing and increased density in existing neighborhoods by more efficiently using the existing housing stock. Accessory units can help to meet the need for low and moderate income housing by opening up surplus space on single family lots.~~

~~[[Income from these units can help residents in a variety of situations, as well as help to preserve the city's existing housing through supplementing upkeep costs, thereby extending the livability of a dwelling.]]~~ Moved.

~~In 1995, Kirkland adopted regulations to allow accessory dwelling units on all single family properties. Since that time, over 80 accessory units have been approved. These have included units built within existing houses, units built over detached garages, and separate structures.~~

~~**Policy H 2.3: Promote the provision of affordable housing by private sector residential developments.**~~

Special incentives for the development of low- and moderate-income housing should be used as a means to promote the provision of these units by private or nonprofit developers. Kirkland's existing programs ~~which that~~ provide density bonuses for affordable housing could be expanded, and other types of incentives also should be explored. As a member of ARCH, as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element. ~~Approaches such as expedited permit processing, permit and impact fee waivers, flexible site and development standards, tax exemptions, the allocation of Community Development Block Grant and general funds to write down project costs, inclusionary zoning, and other techniques should be evaluated.~~

~~**Policy H 2.4: Provide**~~ Because every city has its own circumstances, limitations, and opportunities, Kirkland can and should support affordable housing units across the Eastside as well as within the

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community. As a member of ARCH—as mentioned in the Introduction, the city has assistance to carry out many of the policies of the Housing Element.

**Policy H-3.2: Require affordable housing when increases to development capacity are considered.**

Many rezones and Rezones, height increases result in increased and bulk modifications, and similar actions often yield greater development capacity. This can result in additional add significant value to for property owners and an opportunity to create affordable housing at little or now with minimal (if any additional) cost to the owner. The When the city considers amendments modifications to the Comprehensive Plan, Zoning Code, or other regulations, the city should compare the economic value of the increased capacity should be compared to the economic cost of providing affordable units when evaluating if and decide whether to require affordable housing should be required in return.

**Policy H-2.53.3: Ensure that affordable housing opportunities are not concentrated, but rather are dispersed available throughout the city and especially in areas with good access to transit, employment, and shopping.**

The bulk of housing affordable to low- and moderate-income households is multifamily multi-family. Nevertheless, opportunities for affordable housing, and special-needs housing, may occur in single-family neighborhoods through infill, accessory units, or group homes. These housing options should be dispersed available throughout the community and integrated into neighborhoods. This distribution will ensure a wider range of housing options for Kirkland residents.

~~**Policy H 2.6: Streamline the city's development review and approval processes, while ensuring that the integrity of the planning process is not compromised.**~~

Moved.

~~**Policy H-3.4**[[Since time is a critical factor in financing development projects, a reduction in the time needed to receive city approval can result in savings to housing providers. Adding certainty to the development review process will also]]help to promote residential development.~~

~~**Policy H 2.7: Create flexible site and development standards which balance the goals of reduced housing development costs with other community goals.**~~

~~[[Site and development standards affect many direct development costs, such as infrastructure, land, and building costs. Street widths, setbacks, curb and sidewalk requirements, and parking standards are some of the residential standards that may affect costs. Standards that allow alternative approaches to site and building design may provide cost savings. Some combination of a prescriptive standard that is permitted outright and an optional performance standard may be desirable to balance the desire to minimize costs and maintain quality.]]~~

Moved.

~~**Policy H-2.8: Preserve, maintain, and improve existing affordable housing through assistance to residents and housing providers.**~~

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Due to the high relative land values throughout prevailing in the city, and the resulting difficulty that developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.

The city's Housing Repair program supports the preservation of both the owner-occupied and rental housing stock through grants and loans for housing repair and rehabilitation. Community Development Block Grant (CDBG) funds and city funds are also allocated to housing providers to acquire and rehabilitate emergency and transitional housing facilities, as well as permanent low- and moderate-income housing development and homeownership programs.

~~Due to the high land values prevailing in the city, and the resulting difficulty [[developers face in producing new housing that meets the needs of low- and moderate-income residents, assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland. Another benefit of rehabilitation is that it is less likely to change the appearance of neighborhoods.]]~~

Moved.

***Policy H-2.9: ~~Continue to support the~~ 3.5: Support housing acquisition and creation of housing by private or nonprofit organizations, housing authorities, or other social and health service agencies for very low-, low-, and moderate-income ~~tenants~~ residents.***

Local resources can be a critical part of developing or preserving affordable housing. ~~Efforts to identify potential opportunities and resources, such as inventorying and possibly donating surplus~~ Surplus public property, ~~acquiring land, contributing~~ Community Development Block Grant (CDBG) ~~and city general funds invested through the ARCH trust fund, and payments or city funds, and paying or waiving impact and permit waivers of~~ fees and ~~utility and~~ infrastructure costs, ~~can all have potential to~~ improve the feasibility of affordable housing projects.

This is especially true of housing for individuals and families who cannot afford housing created through the private market. Local resources are often required as a match for other public ~~(County, State, federal)~~ and private funding sources, and ~~therefore work to~~ leverage a significant amount of funding into Kirkland and the region that would otherwise not be available.

The city can also support affordable housing acquisition and development in indirect ways ~~by working with local lenders to coordinate financing for projects, encouraging private and other public donation of resources, inventorying multifamily residential properties and encouraging preservation of those that are affordable, and working with the State Legislature to provide additional tax relief.:~~

- Working with local lenders to coordinate financing for projects.
- Encouraging private and other public donation of resources.
- Inventorying multi-family residential properties and encouraging preservation of those that are affordable.

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- Working with the legislature to fund the state’s housing trust fund, to provide additional tax relief, and to authorize additional tools for local governments.

***Policy H-~~2-103.6~~: Ensure that ~~zoning does~~ regulations do not unduly restrict group homes or other housing options for persons with special needs.***

Special-needs housing can be provided in ~~a variety of structures, such as~~ single-family homes, group homes, ~~multifamily~~ multi-family dwellings, congregate care facilities, ~~or~~ and other ~~institutional~~ settings. ~~Flexibility in land use regulations to allow~~ Regulating group homes and home-based care ~~as other housing~~ represents a significant opportunity available to the city to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

***Policy H-~~2-11~~: Encourage and support the development ~~3.7~~: Support a range of emergency, transitional, and permanent housing with appropriate on-site housing options and services for to move homeless persons with special needs and families to long-term financial independence. Support regional efforts to prevent homelessness.***

~~Sources~~ A variety of ~~emergency and transitional~~ housing ~~include types—~~shelters, single-room occupancy hotels (SROs), group homes, congregate care facilities, ~~and many of the other housing options discussed in the Housing Element—~~are needed to combat homelessness. The city should continue to make funding available to social service agencies serving these special ~~-~~needs populations, to facilitate their development and operation.

The city should also work cooperatively with nonprofit agencies or the private sector to site special ~~-~~needs housing while helping neighbors to understand the role of special ~~-~~needs housing in the community and the requirements of the ~~Federal Fair Housing Law~~. federal and state fair housing laws. The (King County) Committee to End Homelessness and other regional efforts are creating a more integrated system for addressing homelessness. This work guides local efforts in supporting work with specific programs and agencies.

***Policy H-~~2-123.8~~: Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.***

Communities within King County should work together to address shared housing needs, since housing needs and solutions cross jurisdictional boundaries. They should ~~work cooperatively~~ cooperate on a regional housing finance strategy that complements local funding efforts and allows sharing resources to support affordable and special needs housing throughout east King County.

~~Similarly, efforts to reduce housing costs through streamlining and flexibility in regulation should be coordinated with neighboring jurisdictions. Kirkland lies within a regional housing market, and cost reductions in Kirkland alone will not affect affordability significantly elsewhere in the region. Proactive leadership by Kirkland can encourage participation and action by other cities, thus promoting greater~~

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affordability throughout the Eastside. Reducing the percentage of income devoted to housing costs will improve the quality of life for low- and moderate-income families, and enable residents to contribute to other regional goals, such as schools and transit.

~~Policy H-2.13~~ **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.**

Universal Design refers to a broad spectrum of ideas meant to produce products, buildings, or other built environments that are useable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. Wheelchair ramps, essential for people in wheelchairs but also used by all, are a common example. There are also cabinets with pull-out shelves, kitchen counters at several heights to accommodate different tasks and postures, and many other features.

**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.**

Generally, special-needs housing should be dispersed available throughout the region. Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.

Funds set aside invested by Kirkland to provide this type of housing should be considered for projects both in Kirkland and elsewhere on the Eastside. Similarly, projects serving special-needs populations from and funded by Bellevue, Redmond, and other Eastside communities should be sited in Kirkland when appropriate.

**Policy H-3.110: ~~Promote~~Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.**

Fair housing is the ability for all people to choose where they live without discrimination based on race, color, national origin, sex, family status, or disability. These are the “protected classes” under state and federal law. Kirkland also protects people from rental housing discrimination on the basis of using a Section 8 voucher to help pay their rent. Cities may not make zoning or land use decisions or implement policies that exclude or otherwise discriminate against protected persons. Periodically, King County conducts an Analysis of Impediments to Fair Housing (a county-wide report to the federal government), which can be a resource to Kirkland’s fair housing practices.

~~[[Some clustering of special-needs housing may be appropriate when proximity to public transportation, medical facilities, or other basic services is necessary.]]~~

HOUSING CAPACITY

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~~At an average density of 6.5~~ [[dwelling units per residential acre citywide, Kirkland's residential densities are relatively high for a suburban community. Nevertheless, the city contains many neighborhoods developed at lower densities (three to five dwelling units per acre).]] ~~In 2003, Kirkland had 22,100 housing units, capacity for a total of 28,000 units, and a 2022 Growth Target of 26,800 units.~~

~~[[As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and revised development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the home owner and the public.]]~~

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~~**Goal H-3: Provide for greater housing capacity and home ownership opportunities.**~~

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~~**Policy H-3.1: Provide additional capacity for single-family development through allowing reductions in lot sizes where surplus land exists on underdeveloped parcels.**~~

~~[[As Kirkland has become more fully developed in recent years, residential development trends have included a shift away from large subdivisions to "infilling" of vacant and underdeveloped lots within existing neighborhoods.]]~~

Moved.

~~The city already allows slight reductions in the required lot size~~ [[as one method to accommodate more housing on existing residential land while helping to avoid suburban sprawl. Further lot size reductions would increase capacity in areas already served by transit and other public utilities and services. This should only be considered where compatibility with surrounding neighborhoods can be ensured through site and building design.]]

Moved.

~~**Policy H-3.2: Allow a broad range of housing and site planning concepts** [[in single-family areas to increase housing supply and choice, to reduce cost, and to ensure design quality and neighborhood compatibility.~~

~~Clustering and innovative housing types may include cottages, compact single family, zero lot line, clustered and common wall housing. These development styles can allow for more environmentally sensitive site planning by concentrating development on the most buildable portion of a site, preserving natural drainage, vegetation, and other natural features. Similarly, allowing zero lot line or other design innovations in these areas can further help to lower land and development costs.]]~~

Moved.

~~In addition to environmentally sensitive areas, innovative housing types may be appropriate on sites throughout the city's single-family neighborhoods.~~ [[The demographics of our population are changing, with the average number of people living in each housing unit decreasing and the average age increasing. Cottage, compact single family and common wall housing can provide more housing on the same land area, in smaller structures that better match the needs of our population. In addition, housing



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~~affordability can be improved through reduced construction costs resulting from smaller or common-wall development.~~

~~In all cases, design standards are important to ensure that new development is integrated sensitively with its neighbors. Greater attention to building and site design, such as building bulk, roofline variation, garage and parking location, and landscaped buffers can enhance aesthetic appeal and neighborhood compatibility.]]~~

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***Policy H-3.3: Allow for the maintenance and redevelopment of existing developments that do not conform to current density standards in planned multifamily areas.***

~~A number of multifamily structures exist within the city that are built at densities above those planned for their sites. These structures provide a valuable source of close-in and often affordable housing to Kirkland residents. In order to retain the housing capacity and affordability provided by these units, property owners should be allowed to maintain, remodel, or rebuild these structures, while retaining their existing densities. Restrictions on unit size should be considered as a means to maintain affordability.~~