



CITY OF KIRKLAND
Planning & Building Department
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MEMORANDUM

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Date: October 2, 2024

Subject: **Joint City Council/Planning Commission Study Session - 2044
Comprehensive Plan Periodic Update, File No. CAM22-00023**

RECOMMENDATION:

Staff recommends that the City Council (Council) conducts a joint study session with the Planning Commission (PC) to discuss the PC's recommendations on the draft 2044 Comprehensive Plan (K2044) update.

EXECUTIVE SUMMARY

- The PC has completed their public hearings on the 2022-2024 Growth Management Act (GMA) periodic update to the Comprehensive Plan and collected extensive written and spoken public testimony on the individual elements (chapters).
- The PC has completed their deliberations and voted on their recommendations to Council for the 2044 Comprehensive Plan. Staff notes that the one element still in review with PC as of this packet publication date is the Housing Element; the PC is scheduled to continue that public hearing and consider their recommendation to Council at their regularly scheduled October 10, 2024 meeting.
- This memo provides a summary of key revisions to each element, or chapter.
- Links to the PC-recommended version of each draft 2044 Comprehensive Plan element are included under each section below (excepting the Housing Element scheduled for PC deliberations on October 10, 2024).
- The October 15, 2024 joint study session will provide an opportunity for the PC and Council to discuss the PC recommendations for amendments to the Comprehensive Plan.
- There is no action by Council on October 15. Staff requests Council review and provide input on the PC recommendations in order for staff to refine the draft Plan prior to Council's consideration of adoption scheduled for December 10, 2024. Council should focus on the below questions for discussion:
 1. Does Council have any questions or feedback about any specific PC-recommended revisions to *any of* the draft Elements and chapters, including neighborhood plans?

2. Is there any additional information that would be helpful for Council to receive prior to adoption of the 2044 Comprehensive Plan?

BACKGROUND:

The K2044 Plan is the primary citywide guide for how the community grows and works together over the next twenty years (with a horizon year of 2044) in terms of land use, transportation, and the public facilities and services necessary to support this change. The Plan also includes goals and policies for how the City addresses housing, sustainability, climate change, economic development, parks, open space, and other topics.

The City Council has received general status updates on the 2044 Comprehensive Plan on May 3, 2024 (PC-CC retreat), April 19, 2022¹, December 13, 2022², and July 18, 2023³.

In addition to numerous study sessions and policy briefings, the PC held ten public hearings on the draft Elements at their meetings on the below dates (public hearing dates and elements covered are noted):

- May 9, 2024: Introduction; Parks; Economic Development
- May 23, 2024: Land Use; Sustainability, Climate, and Environment; Human Services, all Neighborhood Plans (including policies related to Community Amendment Requests)
- June 13, 2024: Land Use (hearing continued from May 23); Introduction (hearing continued from May 9, 2024)
- June 27, 2024: Transportation; Capital Facilities; Utilities; Public Services; Supplemental Environmental Impact Statement
- July 11, 2024: All Neighborhood Plans except the Juanita Neighborhood Plan (hearing continued from May 23; Juanita Neighborhood Plan deliberations were completed on May 23)
- July 25, 2024: Lakeview, Bridle Trails, Moss Bay, Everest, Rose Hill, NE 85th Street Subarea Plan, Totem Lake Business District Plan, Norkirk, Finn Hill Neighborhood Plans (hearing continued from July 11)
- August 22, 2024: Land Use (hearing continued from June 13); Market Street Corridor Plan (hearing continued from July 11)
- September 12, 2024: Land Use (hearing continued from August 22); Market Street Corridor Plan (hearing continued from August 22)
- September 26, 2024: Housing; Appendix
- October 10, 2024: Housing (hearing continued from September 26)

Following the close of the public testimony record for each element, the PC deliberated and recommended updates to each chapter of the Plan; the PC-recommended versions of each element are hyperlinked within their respective subsection of this memorandum. For final adoption by Council, staff recommends repealing and replacing all existing Chapters in the Plan (except for the Shoreline Chapter⁴), although it should be noted that many proposed 2044 goals

¹ www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2022/april-19-2022/3c_study-session.pdf

² www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2022/december-13-2022/9h_business.pdf

³ www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2023/july-18-2023/3b_study-session.pdf

⁴ www.codepublishing.com/WA/Kirkland/html/KirklandCP16/KirklandCP16.html

and policies (and accompanying narrative text) are continuing the general direction established in the 2035 Plan.

Public Outreach, Community Engagement, and Education

With the K2044 update process, the City invested particular energy, staff resources, and consideration into engaging people underrepresented in civic life (i.e., “priority populations”), in addition to current residents and known community leaders. A 2022 Community Engagement Plan⁵ (Broadview Planning) was prepared for the update process, and staff implemented many of the actions therein beginning in 2022 and running through 2023. Additional engagement beyond the original scope has been completed in 2024 in response to increased community interest in draft goals and policies being considered. Where feasible, community engagement for both the Comprehensive Plan and Transportation Strategic Plan has been combined throughout the process.

The following list summarizes the key engagement strategies staff used during the 2022-2024 update process:

Stakeholders & Community Groups: The City proactively identified over 200 stakeholder and community groups and contacted these groups with information about the Comprehensive Plan update and how to get involved in this process. These included Kirkland Alliance of Neighborhoods (KAN) and individual neighborhood associations, Tribes, high schools, and surrounding jurisdictions. This was one method that staff implemented to recruit individuals to serve on the focus groups discussed below.

Community Surveys: The City created four public surveys throughout 2023 that covered the major topics in the Comprehensive Plan, receiving nearly 2,000 responses from community members. These survey responses helped to inform revised or new policies that meet the needs of the community.

Public Comments: Public comments were accepted throughout the Comprehensive Plan update process and forwarded to the Planning Commission and City Council. All the comments are available for viewing on the K2044 update webpage⁶. Public comments are also available organized by subject matter⁷.

Local Events: City staff attended over 40 community events and meetings throughout 2022 and 2023 to engage with the community and receive feedback on various topic areas. The intent here was to meet people “where they are” and not require attendance at special K2044-themed meetings. This included meeting with the Youth & Senior Councils, neighborhood groups and local school students, and attending events in the community such as farmer’s markets, health fairs, City Hall for All, neighborhood association meetings, and more.

Focus Group Sessions: The City hosted eight small group, 90-minute sessions with interested community members to review existing policies, develop guiding principles, and draft new policies for specific elements of the Plan.

Redesigned K2044 webpage: In March 2024, in response to community feedback about how people were finding information about the Comprehensive Plan, the City launched a

⁵ www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/community-engagement-plan-k2044-kirkland-comprehensive-plan-finalwappendixabc12152022.pdf

⁶ www.kirklandwa.gov/files/sharedassets/public/v/14/planning-amp-building/kirkland-2044-comp-plan/2022.12.06-2024.05.14_public-comments_k2044.pdf

⁷ www.kirklandwa.gov/files/sharedassets/public/v/14/planning-amp-building/kirkland-2044-comp-plan/2022.04-19-2024.05.14_public-comment-tracker_k2044.pdf

redesigned K2044 webpage⁸ to help the community learn more about the K2044 update. The webpage includes a landing page for key topic areas, including: draft goals and policies for each element; basic information about the Plan update; the neighborhood plan updates; and a community engagement page detailing how to get involved in the process, and how to submit comments. The Transportation Strategic Plan update webpage⁹ provides information about that process. The website has been periodically updated since March to assist the community in navigating through the large body of work that has been created as part of the K2044 update.

Boards and Commissions: The Park Board, Youth Council, Senior Council, Transportation Commission, and Human Services Commission were briefed on the K2044 update and provided input.

Special Presentations: The Washington State Department of Commerce and City hosted a community educational event, a “Short Course on Local Planning” in May 2023. The course included discussions on the Growth Management Act, requirements for Comprehensive Plans and an overview of Kirkland’s Plan, the role of Planning Commissions and Planning staff in planning processes, and the legal basis for planning in Washington State.

Neighborhood Plan Update Process and Stakeholders: Neighborhood working groups comprising interested community members were formed for both the Juanita and Kingsgate neighborhoods to help inform the in-depth update these two plans received. These working groups met with staff at various stages of the process to help establish and refine the drafted policies. Staff also conducted outreach to both neighborhood associations, held visioning workshop events in each neighborhood, engaged with targeted groups in the neighborhoods such as Youth Eastside Services staff working at both Kamiakin Middle School and Juanita High School, and promoted the plan update to owners of adult family homes. Engagement with the Kirkland Youth Council, KAN, and King County Library System staff helped inform the plans as well. In Juanita, public notice signs were placed at the Michael’s and Goodwill sites to educate the public on potential land use changes. All digital and media forms of outreach and public notice utilized for the K2044 update, as referenced above, were also used to advertise the Neighborhood Plan updates.

For the general, less intensive updates to the other 13 neighborhood and subarea plans, staff engaged with KAN and other community members, provided details of the scope of the update on a project webpage, and responded to community input through revisions of the drafts. Staff also visited Neighborhood Association meetings on numerous occasions to discuss the neighborhood plans and K2044 Update in general.

Media Outreach and Public Notice: Since 2022, information about the Comprehensive Plan (including recruitment for focus groups and notices about upcoming public events and meetings) have been published in This Week In Kirkland, discussed on the This Week in Kirkland podcast, K2044 email update bulletins, the City’s social media pages, and through neighborhood association email lists. Public Notices were distributed pursuant to requirements in Zoning Code Chapter 160 including installing notice boards and mailing notices related to each Community Amendment Request location. Responses to community questions and comments have been provided by staff via Our Kirkland and email.

⁸ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update

⁹ www.kirklandwa.gov/Government/Departments/Public-Works-Department/Transportation/Plans-and-Studies-Transportation-Division/Transportation-Strategic-Plan

Staff has provided summaries of key takeaways from the various engagement methods, as well as themes from the community related to each specific element, in past Council and PC briefings. Public comments received are available on the 2044 Comprehensive Plan webpage¹⁰.

DISCUSSION/ANALYSIS: KIRKLAND 2044 COMPREHENSIVE PLAN REVISIONS

For each element or chapter, staff provided a set of study issues to guide potential goal and policy amendments; the issues for study were confirmed through Council and PC direction in early 2023. Each of the elements and the neighborhood plans were reviewed for consistency with State, regional, countywide and local (Kirkland-specific) goals, and in some cases proposed amendments to an element have been suggested to address where the 2035 Comprehensive Plan was not consistent with those goals or policies.

The draft goals and policies across all elements (and neighborhood plans) in the Plan incorporate text amendments that are generally guided by one or more of the following common themes:

- Recommendations and suggestions generated by community members;
- Compliance with required State, regional, or countywide policies;
- City Diversity, Equity, Inclusion and Belonging (DEIB) principles to ensure that all elements are reflective of Citywide goals. Key resources for this work included:
 - Recommendations from the 2022 Equity Review report (EcoNorthwest) of the Kirkland 2035 Comprehensive Plan¹¹;
 - Kirkland DEIB Five Year Roadmap;
- Updating specific words or phrases to utilize more current, precise/accurate, or clearly-defined planning terms, and to reflect City-wide objectives (e.g., focusing on “intensity” of uses rather than “density”, phasing out references to “single-family residential” zones);
- Alignment with the Sustainability Strategic Plan and Transportation Strategic Plan; and
- Alignment with the draft Kirkland 2044 Vision and Guiding Principles and draft revisions in other Plan elements.

INTRODUCTION CHAPTER (VISION STATEMENT, GUIDING PRINCIPLES, GENERAL GOALS AND POLICIES)

To help streamline the Plan and reduce redundancy, the contents of the existing Introduction Chapter (I)¹², Vision and Guiding Principles (Chapter II),¹³ and General Chapter (III)¹⁴, were combined into a revised new Introduction Chapter. Existing Chapters II, III, and Implementation Strategies (Chapter XIV¹⁵), are proposed to be deleted.

Key revisions to the Introduction chapter include:

- Adds the City’s adopted Land Acknowledgement statement;

¹⁰ www.kirklandwa.gov/files/sharedassets/public/v/14/planning-amp-building/kirkland-2044-comp-plan/2022.12.06-2024.05.14_public-comments_k2044.pdf

¹¹ <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>

¹² www.codepublishing.com/WA/Kirkland/html/KirklandCP01/KirklandCP01.html

¹³ www.codepublishing.com/WA/Kirkland/html/KirklandCP02/KirklandCP02.html

¹⁴ www.codepublishing.com/WA/Kirkland/html/KirklandCP03/KirklandCP03.html

¹⁵ www.codepublishing.com/WA/Kirkland/html/KirklandCP14/KirklandCP14.html

- Adds the revised 2044 Vision Statement to reflect the community’s collective vision, values, and aspirations for how the city should grow and evolve over the next 20 years. Both Planning Commission and City Council suggested many variations of the Vision Statement. The draft Vision Statement is the Planning Commission’s final recommended version;
- Adds the revised 2044 Guiding Principles to express the citywide key goals, or priorities, for guiding growth and development in Kirkland over the 20-year horizon of the Comprehensive Plan. The Guiding Principles are based on the revised aspirations and values embodied in the Vision Statement;
- Revises the Citywide General goals and policies to describe how the City conducts intergovernmental coordination, community engagement, and reflects the City’s important DEIB goals for the community;
- Adds text related to the various methods the City uses to implement the Plan, moved from the Implementation Strategies Chapter;
- Adds a list of the Functional and Management Plans (also included in Capital Facilities Element);
- Moves DEIB-related policies currently in the Community Character and Human Services Elements into the Introduction Chapter;
- Reduces the amount of text devoted to population and demographic data about Kirkland and instead refers to the data in the revised Community Profile in the Appendix;
- Deletes the future trends section; and
- Moves sections of text related to the history of Kirkland into a single History of Kirkland narrative, to be included as an Appendix.

The Planning Commission-recommended version of the Introduction chapter¹⁶ is available on the Comprehensive Plan Basics webpage¹⁷.

LAND USE ELEMENT

The Land Use Element guides future growth in Kirkland and helps establish the appropriate locations for certain types of development (i.e., land uses), the allowed intensity of each land use, and where open space should be located. This guidance is set forth in the Element through the Land Use Map (showing Citywide Land use designations), and the goals and policies – some of which may serve as policy groundwork, or direction, for future Kirkland Zoning Code (KZC) amendments that would implement changes to development capacity. Because residential uses are the predominant uses throughout much of Kirkland’s land area, the Land Use Element is influential in affecting where and how new housing gets developed in the City. The Land Use element is the foundational chapter of the Comprehensive Plan that establishes

¹⁶www.kirklandwa.gov/files/sharedassets/public/v/5/planning-amp-building/kirkland-2044-comp-plan/k2044-basics/pdfs/2044-introduction-chapter-pc-recommendation-september-2024.pdf

¹⁷www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/The-Basics

how Kirkland will accommodate our assigned growth targets (from King County) for the Plan update horizon year of 2044, shown in the table below.

HOUSING UNITS		JOBS	
Existing (2018)	K2044 Target (2019 – 2044)	Existing (2018)	K2044 Target (2019 – 2044)
38,656	13,200 (above 2018 existing)	49,280	26,490 (above 2018 existing)

The City has published a memorandum that provides a summary of the analysis of the City’s existing and potential capacity for the next 20 years¹⁸. Previous PC and Council packets have included descriptions of the potential land use changes included in the analysis, which provide options for future projects to consider additional capacity if Council chooses to direct such work.

Key revisions to the Land Use Element

There are several key revisions to the update to the Land Use Element, as directed by PC and Council. In addition to the general key themes for the Plan update, the draft revised Land Use goals and policies incorporate amendments that would direct future work to study the following:

- Refining Citywide affordable housing requirements, including establishing requirements in low-density zones;
- Policies to stimulate production of missing middle housing types;
- Consolidating low-density residential zones for more uniform development regulations in similar zones citywide;
- Identifying appropriate areas to consider introducing additional residential capacity, with a focus on existing Urban Growth Centers and neighborhood centers;
- Introducing more allowances for small-scale neighborhood commercial uses and/or home-based businesses in low-density residential neighborhoods;
- Reducing and/or restructuring parking standards;
- Increasing public access to Lake Washington and other natural areas;
- Updates to incorporate new legislative requirements, and work at the State legislative level to address middle housing, affordable housing, and climate change;
- Policies to mitigate restrictive covenants or homeowners association restrictions that may be contrary to City policies like encouraging Accessory Dwelling Units (ADUs) and middle housing;
- Strategies to support small businesses (will also be addressed in Economic Development Element);
- Policies that address the balance of jobs to housing needs in the city; and
- Streamlining development review, design review processes, and permit review timing to support increasing the City’s housing stock, including affordable housing, middle housing and sustainable green building.

¹⁸ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/land-use/pdfs/k2044_capacityanalysismemo_final2024-03-26.pdf

Draft Land Use Policy LU-2.4 (Transit Corridors)

The PC and Council have received a large volume of comments with a range of public opinions on a draft policy to consider additional residential capacity along corridors with existing, or planned, frequent transit service (draft Policy LU-2.4). After a total of four public hearings to collect public testimony and discuss the draft element, PC completed their deliberations on the Land Use Element on September 12, 2024. With a 4-3 vote, the Planning Commission voted to remove LU-2.4 from their recommended version of the Land Use Element, and added a new policy to the Element that wasn't in the staff recommendation, copied below.

Policy LU-2.6: Expand access to housing by growing Kirkland's regional growth centers and neighborhood commercial centers, areas that have potential to be 10-minute neighborhoods, and areas within a 0.5 mile walk of full-service grocery stores.

The Commission also voted unanimously to recommend a version of the 2044 Land Use Map that does not include the frequent transit corridor overlays.

PC-Recommended Draft Land Use Element

The Planning Commission-recommended version of the Land Use Element is available on the Comprehensive Plan webpage¹⁹. Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the City's K2044 Land Use Element webpage²⁰.

HOUSING ELEMENT

Like many cities throughout Washington State, Kirkland's housing production has not kept pace with population growth. This has increased competition for existing housing, along with higher prices and increased demand for more housing and a wider variety of housing types. The Housing Element of the Comprehensive Plan establishes goals and policies to help the city meet evolving community needs for housing variety and affordability. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and creating a city that is livable for all residents, economically prosperous and environmentally sustainable.

In response to current housing needs in Washington State, its counties and cities have identified and adopted housing targets. King County jurisdictions have adopted the current Countywide Planning Policies that encapsulate the housing targets for King County cities. Members of Kirkland's City Council and staff are members of the Growth Management Planning Council (GMPC), Affordable Housing Committee, and GMPC's Interjurisdictional Team and provided technical and policy support in the adoption of these policies and housing targets. The housing needs for each jurisdiction are organized by income segment. Figure 1 shows Kirkland's housing needs, which also include the type of housing units needed to support each income range. The key takeaway here is that the overwhelming housing need over the next 20 years is for households making less than 50 percent of the Area Median Income. This deep level of affordability is also the most challenging housing to build without substantial public subsidies.

¹⁹ https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/land-use/pdfs/1_draftlanduse-element_pc-rec9-13-2024.pdf

²⁰ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Land-Use

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

Figure 1: Kirkland's 2019 - 2044 Housing Needs

Key revisions to the Housing Element

There are several key revisions to the Housing Element, as directed by the PC and Council. The draft revised Housing Element goals and policies incorporate amendments that address many of the following study issues.

- Encourage more middle housing and other creative housing types in compliance with new State requirements;
- Update development standards and streamline the permitting process to stimulate the development of more housing that is affordable and meets the needs of residents;
- Encourage more housing near existing and planned future transit, with a focus on existing Urban Growth and neighborhood centers, and build out 10-minute neighborhoods;
- Study implementing strategies that create and preserve affordable housing such as city-wide inclusionary zoning requirements, commercial linkage fees, and transfer of development rights;
- Consider policies to provide direct assistance to help low- and moderate-income households buy a first home; and
- Consider policies that address displacement of low- and moderate-income households through relocation assistance.

Current Status of Draft Housing Element

The PC opened their public hearing on the Housing Element on September 26, 2024, where they received spoken testimony. At that hearing, the PC voted unanimously to continue the hearing to their scheduled October 10, 2024 meeting to allow more time for written testimony to be submitted, and to give Commissioners additional time to consider the September 26 testimony (the record for spoken testimony was closed on September 26). Staff has prepared a revised draft element that incorporates suggested edits from community members and

Commissioners. The most updated version of the draft Housing Element is included as Attachment 1 to this memorandum, and will also be included in the October 10 PC packet. This version shows track changes made to the staff-recommended element included in the September 26, 2024 PC packet, with comments explaining the rationale for the edits. A “clean” version of the updated draft element (without track changes shown) is included as Attachment 2 to this memorandum.

Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the City’s K2044 Housing Element webpage²¹.

SUSTAINABILITY, CLIMATE, AND ENVIRONMENT (SCE) ELEMENT

The SCE Element guides and provides policy support for the City’s functional plans, initiatives, and programs. The policies and goals are designed to protect and enhance the natural environment, and to ensure that the built environment is designed to be sustainable. The ways in which climate emissions (e.g., greenhouse gas emissions) are generated, mitigation, adaptation and resilience are key considerations in drafting policies to reduce carbon emissions. As Kirkland continues to grow and develop, the SCE Element can help Kirkland become more sustainable over time.

Sustainability is defined in the existing Element as “meeting our present needs while ensuring future generations have the ability to meet theirs”. This concept is woven throughout the SCE Element and it serves as a connecting theme among the sub-elements, similar to equity. Equity prioritizes underrepresented community members in Kirkland and aims to bring an equity lens to everything we do so that we bring along, engage and activate the entire community in the process. Similarly, sustainability is a theme in every Comprehensive Plan element.

The City’s Sustainability Strategic Plan (SSP) aims to harmonize many sustainability actions under one holistic plan with the intent of optimizing City and community activities to promote sustainability. The SCE Element provides strong and broad policy support for many of the City’s plans such as the SSP, Transportation Strategic Plan, Stormwater Plan and the Urban Forestry Strategic Plan. The goals in the SCE Element provide guidance to the City that can lead to future implementation actions not currently in the City’s functional plans and spur other program initiatives that span City operations to community-wide efforts.

Key revisions to the SCE Element

There are several changes to the SCE Element:

- Equity is prevalent in the Element and focuses on equitable access and prioritization of actions to help vulnerable community members in Kirkland.
- New and revised policies will support future Critical Area Ordinance compliance and are forward-looking to support implementation of future Sustainability Strategic Plan actions.
- Goals and policies now include mitigation, adaptation and resilience principles in response to climate impacts. The SCE element is well positioned to comply now with future required updates pertaining to State climate legislation and the creation of a greenhouse gas and climate resilience sub-element (e.g., House Bill (HB)

²¹ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Housing

1181).

- Incorporation of many of the sustainability and environmental requirements from the NE 85th Street Station Area Plan in the rest of the city (such as minimum thresholds for high performance buildings, development standards such as the green factor, and other environmental policies).

The Planning Commission-recommended version of the SCE Element is available on the Comprehensive Plan webpage²². Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the Comprehensive Plan SCE Element webpage²³.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element describes goals, policies, and strategies that the public and private sectors can implement to support a strong, equitable, and resilient local economy in Kirkland.

In addition to the community engagement techniques described above, during the update of the Element, staff engaged with students in the local government course at the University of Washington Evans School of Public Policy and Governance program to evaluate our draft economic development policies. Staff adjusted the draft goals and policies to reflect their recommendations related to 1) increasing affordable commercial tenant rents, 2) increasing the number of “third places” (e.g., places for the community to gather beyond work and home), and 3) increasing pop-up commercial spaces and other ideas.

Key revisions to the Economic Development Element

Economic Development Strategy: Revised the strategy to be more equitable and inclusive by adding text to ensure economic growth is distributed across the community, including to historically underserved or underrecognized people.

Business Development Related Policies. Revised policies to align with current City economic development programs, such as:

- Enhance customer service for business and development services;
- Coordinate and collaborate in regional partnerships to promote economic development;
- Increase affordable housing and accessible transportation options for employees;
- Support small scale neighborhood commercial uses in Lower-Density Zones;
- Create new ideas for start-up businesses, entrepreneurs, and incubator spaces;
- Allow pop up shops on underutilized land or parking lots;
- Activate parks and other places with businesses;
- Encourage retail stores that sell affordable products;
- Promote Kirkland as an arts destination, and cross-market with the arts, hotels, restaurants, recreational businesses;
- Encourage people and businesses to buy and invest locally;
- Reduce, restructure, or remove parking standards; and

²² www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-community-amp-commerce/sustainability-climate-environment/pdfs/sce-element-08282024-planning-commission-recommended.pdf

²³ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/Community-Commerce/Sustainability-Climate-and-Environment

- Promote smart city technology.

DEIB Related Policies: Emphasizes support for women, minority, LGBTIA+, and immigrant-owned businesses; DEIB-aligned employment practices; and other DEIB goals.

Business Retention Related Policies:

- Strategize with businesses and property owners to fill vacant commercial retail spaces and reduce commercial displacement caused by redevelopment or high commercial rents;
- Encourage commercial tenant protection and mediation services to reduce displacement;
- Support auto dealerships and also help them adapt to changing conditions because they provide a significant source of sales tax revenue to the City; and
- Encourage policies and regulations supportive of home businesses.

Sustainability Related Policies:

- Align policies with the Sustainability Strategic Plan, Sustainability, Climate and Environment Element, and related economic development policies with HB 1181 (new GMA Climate Goal); and
- Revise policies to connect economic development to climate resiliency and sustainability action items.

The Planning Commission-recommended version of the Economic Development Element²⁴ is available on the Comprehensive Plan Economic Development Element webpage²⁵.

TRANSPORTATION ELEMENT

The Transportation Element supports the Land Use Element to ensure that as the City grows, the transportation system will keep pace with development. In addition to the public engagement described above, the Transportation Commission spent time at 14 of their meetings working with staff, including a joint workshop with the Planning Commission.

The Transportation Commission and staff have been working on updating the Transportation Strategic Plan (TSP) in tandem with the Comprehensive Plan. The TSP is a stand-alone functional plan that covers a 20-year planning horizon and outlines the needed capital investments to support the envisioned land use to 2044, but also addresses new technologies, multimodal transportation, and many more topics. It will guide staff work plans for years and position the City as a regional leader in transportation. The Transportation Commission conducted a public hearing on the TSP on September 4, 2024. The updated TSP provides the essential components for the Transportation Element.

Like other Elements, the Transportation Element needs to be consistent with State, Regional, and County land use and transportation requirements. Both the PC and Council have received briefings on the TSP and draft Transportation Element (including six study session discussions with Council). Adoption of the TSP by City Council is scheduled for November 19, 2024.

Key revisions to the Transportation Element

²⁴ www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/k2044-community-amp-commerce/economic-development/pdfs/draft-economic-development-revised-20240429-pub-hearing.pdf

²⁵ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/Community-Commerce/Economic-Development

- Updated policy direction as well as a capital and financial plan, for transportation needs that support planned growth;
- Updates to existing conditions, goals and policies, concurrency, and financial forecasts, among other requirements;
- Incorporation of the Safe Systems Approach and Complete Streets into the document and policies; and
- The Capital Facilities Plan (CFP) includes the transportation capital projects that can be funded through the projected 20-year revenue sources dedicated to transportation.

Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the Transportation Strategic Plan webpage²⁶.

PARKS, RECREATION, OPEN SPACE ELEMENT

The Parks, Recreation, and Open Space (Parks) Element supports the continued provision of accessible and well-maintained parks and recreation facilities for current and future community members. The Parks Element also promotes conservation of publicly owned natural areas and environmental education.

The Parks Element is used by the Parks and Community Services Department as a guiding document since the Element sets overarching goals and policies for the parks and recreation system. The Park Board relied heavily on the Parks Element in developing the City's Parks, Recreation, and Open Space (PROS) Plan, which was adopted in 2022. The PROS Plan is a road map that guides the City in future park and recreation planning and programming, while the Parks Element is focused on high-level policy.

Key revisions to the Parks, Recreation, Open Space Element

- Prioritize underserved communities for park acquisition and improvements;
- Explore innovative solutions to provide parks and related amenities in the City's Urban Centers;
- Create new public access to the Lake Washington shoreline and develop connections between waterfront parks;
- Ensure active transportation trails to enable connections within parks and neighborhoods, amenities, other routes, etc.;
- Improve Americans with Disabilities Act (ADA) accessibility at City parks and recreation facilities;
- Preserve and enhance tree canopy;
- Incorporate sustainability initiatives at parks and recreation facilities; and
- Explore opportunities for new uses, recreation options, and businesses in and adjacent to City parks and recreation spaces as appropriate.

The Planning Commission-recommended version of the Parks Element is available on the Comprehensive Plan webpage²⁷. Additional information about the update process can be found

²⁶ www.kirklandwa.gov/Government/Departments/Public-Works-Department/Transportation/Plans-and-Studies-Transportation-Division/Transportation-Strategic-Plan

²⁷ kirklandwa.gov/files/sharedassets/public/v1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/parks-rec-open-spaces/pdfs/k2044_parks-element_planning-commission-recommended-version_2024-08.pdf

in meeting packets, presentations, and other documents and resources that are available on the Comprehensive Plan Parks Element webpage²⁸.

UTILITIES ELEMENT

The Utilities Element addresses water, sewer, surface water, solid waste collection and transfer, electric power, natural gas, telecommunications, and hazardous liquid pipelines. The element supports the continued provision of utility services to support existing and future development. In addition, the Element provides policies for regional coordination of utility needs and support for resource efficiency and sustainability.

Key revisions to the Utilities Element

- Emphasis on utility/energy conservation, sustainability, reduction of greenhouse gas emissions, and consideration of future climate-related impacts;
- Promote the transition to renewable energy while ensuring the electric grid is stable and can support Kirkland's needs;
- Support ways to make it easier for property owners to install electric vehicle (EV) charging stations and related infrastructure;
- Support installation of EV charging stations (including for bikes, personal mobility devices) in public rights-of-way and at City-owned facilities and parks;
- Make it easier for the community to reduce waste through reusing, repairing, composting, educational programs, and/or incentives;
- Prioritize removing fish passage barriers for public projects;
- Support access to internet service to underserved communities;
- Revise policy regarding the Houghton Transfer Station to reflect the new Northeast Recycling and Transfer Station project²⁹; and
- Revise levels of service for water, sewer, and surface water to refer to the relevant functional plans, which are updated more frequently than the Comprehensive Plan.

The Planning Commission-recommended version of the Utilities Element is available on the Comprehensive Plan webpage³⁰. Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the Comprehensive Plan Utilities Element webpage³¹.

PUBLIC SERVICES ELEMENT

The Public Services Element addresses fire and emergency medical services, emergency management, police protection, schools, and libraries. The Public Services Element supports provision of public services to accommodate existing and future growth and the correction and prevention of any existing deficiencies to ensure a safe community and high quality of public services.

²⁸ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Parks-Recreation-and-Open-Space

²⁹ kingcounty.gov/en/dept/dnrp/waste-services/garbage-recycling-compost/solid-waste-facilities/northeast-recycling-transfer-project

³⁰ www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-transportation-amp-infrastructure/utilities/pdfs/k2044_utilities-element_planning-commission-recommended-version_2024-08.pdf

³¹ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/Transportation-and-Infrastructure/Utilities

Key revisions to the Public Services Element

- Coordinate with the Lake Washington School District to increase public school capacity and explore opportunities to create staff and/or other affordable housing on school property;
- Build positive relationships between the Kirkland Police Department, Kirkland Fire Department, and community members;
- Invest in policies and services to support people experiencing mental and behavioral health challenges;
- Work towards ensuring that the City receives a fair allocation of tax revenue to advance King County levy objectives and fill related gaps in services in Kirkland (e.g., related to affordable housing, permanent supportive housing, crisis response, and human services grants);
- Ensure that public facilities are compatible in scale and design with surrounding uses and foster multi-purpose public facilities; and
- Explore the use of new technology or smaller emergency service vehicles/mobility devices to navigate places that are difficult for emergency services to access.

The Planning Commission-recommended version of the Public Services Element is available on the Comprehensive Plan webpage³². Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the Comprehensive Plan Public Services Element webpage³³.

HUMAN SERVICES ELEMENT

The Human Services Element supports the provision of services that assist in the physical, economic, social, and quality of life needs of community members (e.g., housing stability, food security, and mental health services). The Element also supports measures to ensure that human services resources are available and accessible to all, especially currently and historically under resourced community members. In addition, the Human Services Element includes goals and policies on the City's Youth Services and Older Adult (50+) services.

The Human Services Division and Human Services Commission use the Human Services Element as a guiding document. The Human Services Element helps guide funding decisions since the Element sets overarching goals and policies for the provision of human services within the City.

Key revisions to the Human Services Element

- Pursue social justice, equity, and access in human services policies and programs;
- Ensure availability and accessibility of human services programs, regardless of identity, background, or disability status;
- Prioritize funding to nonprofits serving the needs of extremely low-, very low-, and low-, and moderate-income community members;
- Involve the City in direct delivery of human services when there are no other qualified/available providers;

³² www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/public-services/pdfs/k2044_public-services-element_planning-commission-recommended-version_2024-08.pdf

³³ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Public-Services

- Participate in capacity building efforts;
- Support people experiencing homelessness and those at risk of losing their housing;
- Support responses for people experiencing crisis or instability including mental and behavioral health services;
- Promote culturally responsive and equitable services for the community including multilingual communications;
- Center the voices of those who would be impacted during decision-making processes (e.g., system users, young people for youth services); and
- Simplify the City’s administrative process for human service provider organizations.

The Planning Commission-recommended version of the Human Services Element is available on the Comprehensive Plan webpage³⁴. Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the Comprehensive Plan Human Services Element webpage³⁵.

The Housing Element contains specific policies about affordable housing, low-income housing, and housing for people experiencing homelessness.

CAPITAL FACILITIES ELEMENT

The Capital Facilities Element ensures the provision of adequate facilities for the new housing and jobs growth that is envisioned in the Land Use Element, to maintain levels of service for capital facilities, provide consistency among capital improvement plans, and document all capital projects and their financing.

The Capital Facilities Element of the Comprehensive Plan is the policy basis for the City’s capital facilities planning and is tied to Kirkland’s citywide level of service standards for transportation, utilities, surface water, parks, public safety, and public facility services and improvements.

Key revisions to the Capital Facilities Element

- Update policies to align with regional and Growth Management Act (GMA) requirements;
- Update policies to more closely align with the Sustainability, Climate and Environment Element; and
- Update to incorporate long-range capital and transportation projects.

The Planning Commission-recommended version of the Capital Facilities Element is available on the Comprehensive Plan webpage³⁶. Additional information about the update process can be found in meeting packets, presentations, and other documents and resources that are available on the Comprehensive Plan Capital Facilities Element webpage³⁷.

³⁴ www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-people/human-services/pdfs/k2044_humanservices-element_planning-commission-recommended-version.pdf

³⁵ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/People/Human-Services

³⁶ www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-transportation-amp-infrastructure/capital-facilities/pdfs/draft-capital-facilities-element_hearingversion.pdf

³⁷ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Kirkland-2044-Comprehensive-Plan-Update/Transportation-and-Infrastructure/Capital-Facilities

NEIGHBORHOOD PLANS

The Neighborhood Plans create a vision for each unique Kirkland neighborhood and provide policy guidance to implement the Comprehensive Plan goals while addressing the diverse aspirations of each area.

The Juanita and Kingsgate Neighborhood Plans were updated using the City's Neighborhood Plan Update Framework³⁸, with significant outreach efforts, as described in the Background section above. Further details on the process are available in meeting packets, presentations, and other resources available on the Juanita³⁹ and Kingsgate⁴⁰ Neighborhood Plan webpages.

The Comprehensive Plan also includes updates to the 13 other neighborhood and subarea plans to align them with current citywide goals. The updated plans take bold stances, consistent with existing citywide policy, on topics such as housing diversity and affordability, and land use strategies which promote inclusivity, and sustainability.

Key revisions to the Juanita Neighborhood Plan include the addition and refinement of policies that encourage:

- Development of Zoning Code amendments to increase capacity at the Michael's and Goodwill sites per property owner requests;
- New walking, biking, and rolling connections to improve the travel experience (through improved safety, better infrastructure, easier access to public transit, etc.);
- Transformation of the North Juanita Neighborhood Center into a pedestrian-friendly, mixed-use area with diverse housing options; and
- Preservation and enhancement of the neighborhood's rich natural environment – characterized by its abundant wildlife, extensive green spaces, and waterfront areas.

The Kingsgate Neighborhood Plan, originally written in 2015, has several new policies that help orient the neighborhood toward its improved vision statement.

Key changes to the Kingsgate Neighborhood Plan include the formation of policies to support:

- Preservation of existing affordable housing in Kingsgate while expanding options for both renters and buyers;
- Revitalization of the Kingsgate Neighborhood Center into a mixed-use hub with housing, expanded retail, and community spaces;
- Increased access to public greenspace and urban nature throughout the neighborhood;
- More public transit use and service potential through land use decisions, regional collaboration, and improved pedestrian connections.

Revisions to all neighborhood plans focus on:

- Equity to emphasize inclusivity and welcoming communities in Kirkland;
- Consistency to align plans with current citywide objectives; and

³⁸ www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/juanita-kingsgate-2023-neighborhood-plan-framework_final_wattachments_09072023.pdf

³⁹ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Juanita-Neighborhood-Plan-Update

⁴⁰ www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Kingsgate-Neighborhood-Plan-Update

- Highlighting Kirkland’s native and post-settlement history and streamlining information for better accessibility.

Council received a briefing on these amendments on May 3, 2024 at the joint PC-Council retreat. All plans have been updated to include policies specific to each area that help minimize redundancy between neighborhood plans and other citywide plans and regulations such as the 2044 Comprehensive Plan and the Kirkland Zoning Code. The Planning Commission-recommended version of each Neighborhood Plan is available on the Neighborhood Planning webpage within the “2024 Neighborhood Plan Revisions” section of the page⁴¹.

COMMUNITY-INITIATED AMENDMENT REQUESTS

Several Community-initiated Amendment Requests (CARs) were studied in the K2044 SEIS Growth Alternative as potential land use changes. While each request will require a future project to study the requested Zoning Code amendments, there are draft policies in the Juanita Neighborhood and Totem Lake Business District plans that include parameters for those projects should the Council choose to adopt them with the final 2044 Comprehensive Plan. It is important to note that adoption of the policies do not presuppose adoption of any Zoning Code amendments; that process will include ample opportunity for additional briefings and public hearings to collect public testimony and consider options for any implementing standards. The CARs and related draft policies are discussed below.

Par Mac Business Park (Totem Lake)

Property owners of the site requested Zoning Code amendments to accommodate the development of six mixed-use buildings comprising approximately 1,200 residential units and 30,000 square feet of residential amenities and neighborhood commercial convenience uses with associated parking at the southwestern edge of the Totem Lake Business District. The PC’s recommended amendments to the Totem Lake Business District Element include:

- Figure TL-9: Expands the Totem Lake Housing Incentive Area 4 south of NE 112th Street to include three additional parcels included in the proposed request; and
- Policy TL-19.3: Identifies the project parcels and establishes broad massing parameters for a mixed-use residential project but sets no specific building height or density expectations.

If Council approves these amendments, staff will add the zoning amendment project as a task on the 2025-2027 Planning Work Program.

Totem Lake Southern Industrial Commercial Subarea (Totem Lake, TL 10C, TL 10D, TL 10E, TL 10F):

As part of the Par Mac request the PC recommended and City Council agreed that the request be expanded to include analysis of the full Southern Industrial Commercial District within the Totem Lake neighborhood. The scope of this CAR and the expanded study area has been incorporated into the SEIS Action Alternative analysis and incorporated into the Land Use Element.

If Council approves the Land Use Element, staff will add the zoning amendment project as a task on the 2025-2027 Planning Work Program.

Goodwill Site (Juanita)

Property owners of the Goodwill site and two adjacent parcels requested greater permitted

⁴¹ <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning>

density and height (from 35 feet to 75 feet) to accommodate up to 600 units of housing, and up to 15,000 square feet of commercial space. If Council approves Policy J-20 in the draft Juanita Neighborhood Plan, which directs the development of Zoning Code amendments to enable more capacity at the site, staff will add the zoning amendment project as a task on the 2025-2027 Planning Work Program.

Michael's Site (Juanita)

Property owners of the site requested greater permitted density and height (from 26 feet to 70 feet) to accommodate up to 350 units of housing and approximately 4,000 square feet of commercial space. At their regular meeting on September 3, 2024, Council received and reviewed Petition G-24-242[link] ⁴²to "Stop proposed development where Michael's craft store is located in Juanita". The petition was referred to staff and Council will be considering the request described in the petition with their vote to approve Policy J-16 in the Juanita Neighborhood Plan. A major policy motivation in recommending Policy J-16 is the potential for a redevelopment project on the Michael's site to allow for additional open space and public access between Juanita Beach Park and Juanita Bay Park. If Council is to approve the Policy J-16 in the Juanita Neighborhood Plan, staff will add the zoning amendment project as a task on the 2025-2027 Planning Work Program.

APPENDIX

The existing Comprehensive Plan contains an Appendix that includes a Glossary of terms. For the 2044 Comprehensive Plan update, the Appendix will include the following documents:

- Glossary - The existing 2015 Glossary⁴³ was revised to include common terms and acronyms used throughout the Comprehensive Plan since the last update in 2015, including definitions from the updated Growth Management Act, Chapter 36.70A.030 RCW, terms consistent with the Kirkland Diversity, Equity, Inclusion, and Belonging Five Year Roadmap, revised Transportation Strategic Plan, the adopted Sustainability Strategic Plan, and other sources. The revised 2044 draft Glossary document ⁴⁴is available on the K2044 Basics webpage. At the September 26, 2024, public hearing the Planning Commission recommended approval of the draft Glossary document.
- Community Profile - The last Comprehensive Plan update process in 2015 included preparation of a Community Profile, but it was not included as part of the adopted Comprehensive Plan document. The 2023 Community Profile⁴⁵ is a capstone project completed by a Planning and Building Graduate Student Intern, Laurel Hicks. The Community Profile provides existing data, trends, and forecasts about Kirkland and surrounding cities related to land use and capacity, economic, housing, population, demographics, and transportation. Data for the profile used a number of sources including the United States Census Bureau, Washington State Office of Financial Management, the Puget Sound Regional Council, and Kirkland Geographic Information System. This data is helpful to use for planning for the future and when applying for government grants. At the September 26, 2024, public hearing the Planning Commission

⁴² https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2024/september-3-2024/5c1_petitions.pdf

⁴³ www.codepublishing.com/WA/Kirkland/html/KirklandCPAX.html

⁴⁴ www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/k2044-basics/pdfs/glossary-draft-for-public-hearing-2024-09-26.pdf

⁴⁵ www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/k2044-basics/pdfs/2023kirklandcommunityprofile_finalsept2024.pdf

recommended approval of the draft 2023 Community Profile, subject to future work by staff to further refine and verify the data.

- History of Kirkland - A History of Kirkland document has been written by Dr. Lorraine McConaghy, who lived in Kirkland for decades. Dr. McConaghy is an accomplished historian who has worked at the Museum of History and Industry in Seattle and has a Ph.D. in U.S. urban history from the University of Washington. She is the author of three books on regional and State history and received the Washington State Historical Society's Robert Gray Medal for her contributions to the history of the Pacific Northwest. The History of Kirkland document updates and consolidates historical narrative sections scattered throughout the 2035 Comprehensive Plan, primarily in the neighborhood plan chapters. The history document begins with acknowledgement of our ancestral Coast Salish peoples who lived along Lake Washington and how they used the water and land to live and contribute to the community (drawn largely from the City's existing Native History Document)⁴⁶. The history document describes how Kirkland developed as a city, early settlers, industrialization of Kirkland and Lake Washington Shipyards, the impacts of economic cycles, annexations, and acknowledges past discriminatory practices that were impactful on the community. The history narrative is being used, in part, to fulfill the City's obligations to document any history of exclusionary practices and racially disparate impacts per state, regional, and countywide planning policies. It is also intended to expand our existing history narrative by focusing on the everyday experiences of people who lived and worked in Kirkland. Dr. McConaghy worked closely with the Kirkland Heritage Society in researching the history, and the draft history document was reviewed by Loita Hawkinson of the Kirkland Heritage Society. Staff has fact-checked key elements of the history and believe it is accurate and that it is supported by meticulous research. In addition, Staff is in continued conversations with community members who have concerns about the history and believe the history is improperly researched, does not sufficiently focus on recent history, unduly highlights negative aspects of Kirkland's history, and relies too much on oral histories. The draft History of Kirkland document is available as part of the September 26, 2024 PC public hearing packet⁴⁷.
- Housing Inventory and Analysis described in the Housing section, above.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

Environmental review pursuant to the State Environmental Policy Act (SEPA) is required for Comprehensive Plan Updates and is intended to help identify likely environmental impacts so that Council can be informed of such impacts before deciding whether to adopt the Plan. At a high level, the K2044 update is intended to be self-mitigating for environmental impacts in that its policies would manage growth in a way that promotes housing affordability, economic justice and access, mobility, sustainability, and livability.

On October 18, 2023, a combined Determination of Significance and Scoping Notice was issued inviting tribes, agencies, and members of the public to submit comments on what should be evaluated in the SEIS for the 2044 Comprehensive Plan (including Transportation Strategic Plan) update. The City of Kirkland received seven scoping comment emails.

⁴⁶ www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/kirkland-native-history-document.pdf

⁴⁷ <https://kirklandwa.primegov.com/api/compilemeetingattachmenthistory/historyattachment/?historyId=8a985456-0d1a-4d40-8c7a-ec3d91698216>

Staff and Parametrix consultants prepared a draft Supplemental Environmental Impact Statement (SEIS) to provide a comprehensive assessment of the Comprehensive Plan's environmental impacts, including its many beneficial impacts compared to what would result under the existing Plan.

The draft SEIS analyzes two alternatives: 1) Existing Plan Alternative (continuation of the existing 2035 Comprehensive Plan and current zoning regulations (includes NE 85th Street Station Area Planned and Planned Action)) and 2) a Growth Alternative that could allow greater residential and commercial density along frequent transit corridors; implementation of regulations to encourage an increase in affordable and market rate housing citywide; State mandated middle housing requirements; the proposed Community Amendment Requests for land use changes; and all of the other policies outlined in this memo and elsewhere that would promote broad Citywide goals related to housing affordability, sustainability, equity, and other topics. Both alternatives can accommodate Kirkland's assigned growth targets for 2044; and Council has an option to adopt a Comprehensive Plan with any mix of policies studied under both alternatives. In other words, there are many potential alternatives that could be adopted between the two "bookends" evaluated in the SEIS.

The draft SEIS is available for public review on the K2044 Basics webpage⁴⁸. The public had an opportunity to comment on the draft SEIS at the June 27, 2024, public hearing. The SEIS public comment period closed on July 12, 2024. Staff received 71 comments during the comment period. The Final SEIS will address comments received during the comment period and may include additional information and input received from agencies, tribes, community organizations, and the public regarding the proposal. The Final SEIS (due to be completed in November 2024) will inform the legislative process for adoption of the Kirkland 2044 Comprehensive Plan.

NEXT STEPS

With Council and PC feedback on the draft elements, staff will refine the draft goal and policy amendments and prepare for final adoption by City Council tentatively scheduled for December 10, 2024. Adjustments may also need to be made in response to comments from the Department of Commerce and Puget Sound Regional Council. Staff will report back to PC and Council on any substantive revisions.

ATTACHMENTS

Attachment 1 – Draft Housing Element (track changes version showing revisions since September 12, 2024 PC packet)

Attachment 2 – Draft Housing Element (clean version (no track changes) updated to reflect revisions since September 12, 2024 PC packet)

⁴⁸ www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/kirkland-2044-comp-plan/k2044-basics/pdfs/2044-comprehensive-plan-draft-seis.pdf

VII. HOUSING ELEMENT

DRAFT (last update October 3, 2024)

Purpose

Housing is recognized as a fundamental human need and plays a crucial role in the overall wellbeing of individuals and communities. It serves as a social determinant of health, influencing a wide array of health outcomes and quality of life. Quality housing can reduce the risk of chronic diseases, improve mental health, and enhance the sense of security and belonging. Moreover, stable housing can act as a platform for individuals to access education and employment opportunities, which are essential for economic stability and personal development. The benefits of adequate housing extend beyond the individual, contributing to the social fabric and economic vitality of communities.

In the Puget Sound Region, and across the state, the housing market has become increasingly unaffordable as demand has risen and supply continues to be constrained. Many residents are facing unprecedented challenges in finding and keeping housing they can afford. Housing availability is also a result of past and present public policies and private practices. Certain housing policies, such as exclusionary zoning, and private practices such as loan discrimination, restrictive covenants, and redlining have led to racial discrimination in the housing market, as these policies and practices have historically been used to segregate communities and limit opportunities and exacerbate economic disparities for people of color.

As Kirkland sits geographically in the heart of the region's economy, the city boasts a diverse suite of employers, and it enjoys the benefits of being in close proximity to many jobs in our neighboring cities. Together with our quality neighborhoods with their parks and open space, schools, and commercial amenities, the city provides an opportunity for current and future residents to thrive. Recognizing that housing access, affordability, equity, and choice are regional issues, Kirkland has a major role in locally addressing the many issues within the region's housing market.

The Housing Element ensures that Kirkland addresses the housing needs of current and future residents over the next 20 years. This chapter includes goals and policies intended to help the city to achieve its housing targets, meet the needs of current and future residents, and correct past wrongs for populations historically left out of the housing market and suffering from housing insecurity.

Under the Growth Management Act (GMA) described in RCW 36.70A.070(2) cities at minimum must:

- Analyze existing housing conditions;
- Plan for and accommodate the housing needs affordable to all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing);
- Provide for a variety of housing densities and options through preservation and development;
- Make adequate provisions for housing for current and future populations;
- Identify racially disparate impacts, displacement and exclusion in housing policies and regulations, and begin to undo those impacts; and
- Identify areas where households are at higher risk of displacement and establish anti-displacement policies.

Vision

Kirkland recognizes that housing is the most basic of human needs. By 2044, our city has, and participates in, a robust housing market capable of meeting the demands of current and future residents. Residents have access to safe, affordable, and adequate housing regardless of their background throughout the city. Housing is developed with sustainability in mind, is safe, and meets the needs of households regardless of income, configuration, ability, racial or ethnic makeup. Homelessness is rare and brief, and Kirkland together

with its local and regional partners has developed sustainable support systems that continue to meet the needs of our unhoused population.

Existing Conditions

The land that is now Kirkland has long been a place where people made their homes, beginning with Native people and their longhouses near Lake Washington. With settlement, Kirkland has a history of providing housing choices to meet the needs of its populations from homesteader cabins and farmhouses, to providing housing for an industrial workforce, to providing housing in suburban tracts served by automobiles. Today, Kirkland has grown into an urbanizing community of neighborhoods as the city and the region continues to gain population.

As of 2023, Kirkland's population estimate is 96,920 and ranks 6th in county by population. In 2011 the city experienced a significant population increase by annexing the last of its allocated unincorporated areas, the Finn Hill, North Juanita, and Kingsgate neighborhoods. With no more land annexation opportunities to incorporate future population, growth within the city will occur as infill urbanization.

Jobs and Housing

The median household income in Kirkland stands at \$130,620, and the City has experienced a 23 percentage-point increase in professionals earning \$75,000 or more since 2010. These wage earners can afford higher rents or mortgages, leading to a focus on market-rate housing development for this group and exacerbating affordability issues for lower-income households. Kirkland offers limited housing options for households earning less than \$50,000 annually due to rising prices driven by demand. Additionally, Kirkland's job growth is starting to outpace housing development.

Tenure and Housing

The city's housing supply is still majority homeownership, 60% as of 2020, although the number of rental housing units has steadily increase since 2010, its share of the total inventory has decreased from 43% (2010) to 40% (2020). Renters are more likely than homeowners to be moderately or severely burdened by housing costs, 23% of owner-occupied households are moderately or severely burdened, compared to 38% of renter-occupied households.

Unit Size and Regulated Housing

There are currently more 3- to 4-bedroom units than the number of 3- to 4-person households in the city, while there is less inventory of 1- bedroom units compared to the number of 1-person households. Kirkland offers a relatively high number of income- and price-restricted units for its size, due to a combination of inclusionary zoning, city funding, and public housing, although many more affordable units are needed to meet demand. In addition, the city does not yet have a significant supply of permanent supportive or emergency housing units.

Race, Ethnicity and Housing

The city has seen a population growth of 13.9% since 2015, with a notable increase in the non-white population, now constituting 30.7% of the residents. While this increase in racial and ethnic diversity is notable, it is also notable that Kirkland's white population is the highest among neighboring cities and the county. Housing is needed at all affordability levels, but in greatest numbers below 80% of the area median income (AMI) and especially by Black and Hispanic/Latino households, who are disproportionately housing-cost burdened. Kirkland has a history of racial exclusion that should be addressed through expansion of affordable housing and home ownership opportunities to peoples of color.

Age and Housing

Most Kirkland residents are of "working age populations", ages between 20 and 64 (64 percent), but that percentage is declining as the population 65 and older grows in proportion. At the other end of the spectrum, the community's school-age population has grown in percentage, but only slightly. Based on aging trends, there is a critical need to address housing accommodations tailored to the needs of an older population.

Future Housing Trends

Between 2024 and 2044, the City is expected to accommodate a housing growth target of 13,200 new housing units. Under the Growth Management Act, planning policies must seek to direct growth to existing and emerging urban areas within the metropolitan region. The King County Growth Management Planning Council allocates housing growth targets to jurisdictions, and Kirkland is responsible for planning to meet its allocated needs for housing. Table H-1 shows Kirkland's allocated housing growth by income segment. In addition to these housing growth targets Kirkland must accommodate 2,522 units of emergency housing¹ by 2044. Emergency housing projections and allocation assume current trends with regards to meeting all housing needs at each income level. If Kirkland succeeds in providing enough housing within the planning period to meet all permanent housing needs at all income levels, then it is not expected to meet its need of emergency housing.

Housing needs were derived from allocated countywide permanent and emergency housing needs supplied by Washington State Department of Commerce. Kirkland's permanent housing needs are based on the city's proportionate share of need at each income level of the countywide growth target and adjusted based on the amount of existing low-income housing options and the city's balance of low-wage workers to low-wage jobs. Emergency housing needs were determined by dividing the total countywide emergency housing needs by the city's percent share of planned countywide housing growth. More information on the methods for allocating countywide housing need can be found in Appendix 4 of King County's Countywide Planning Policies.²

Table H-1: Housing Needs 2020-2044

Income Segments	Existing (2020)	Need	2044 Total
≤30% AMI; PSH	12 <1%	2,546	2,558 5%
≤30% AMI; non-PSH	1,040 3%	4,842	5,882 11%
>30 – 50% AMI	1,784 4%	3,052	4,836 9%
>50 – 80% AMI	3,734 9%	1,022	4,756 9%
>80 – 100% AMI	8,141 20%	228	8,369 16%
>100 – 120% AMI	5,213 13%	259	5,472 10%
>120% AMI	20,094 50%	1,251	21,345 40%
Total	40,018	13,200	53,218

Table H-1: King County, 2023, Countywide Planning Policies.

As noted above, Kirkland has experienced significant growth and changes in its community demographics and housing conditions. As the city plans to accommodate future growth it will need to plan for a 33% increase in housing units by 2044 along with a 52% increase in employment with a large portion of this growth, and at least 8,916 housing units affordable to households with incomes ≤80% AMI. These demographic shifts and housing trends are crucial for understanding the city's needs and planning for its future. To determine if the city is meeting its allocated housing needs by income segment a housing land capacity analysis was conducted³. Based on projected housing needs the city is showing a deficit of housing capacity with existing 2024 zoning, in particular for providing housing for households earning at or below 80%

¹ "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

² https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/kc_2021_cpss_ord_19660_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEECD6A1987DEF283C53C3D

³ The city's housing land capacity analysis may be found in the housing inventory and analysis located in Appendix [X].

AMI. The goals and policies of this chapter are intended to address this gap in housing need and to ensure that Kirkland remains a welcoming place and provides an opportunity for current and future residents to thrive.

More information on housing trends can be found in the Housing Inventory and Analysis in Appendix [X] and the 2023 Community Profile in Appendix [X].

Goals and Policies

The following housing goals and policies help Kirkland address its role in meeting regional housing needs and local housing growth allocations and provide a framework for how the city will achieve its 2044 housing vision.

Housing goals and policies are organized into three sections: Housing Supply, Affordability, Equity, and Diversity; Fair and Equal Access to Housing; and Subsidy and Homelessness Prevention. These sections are aligned with Puget Sound Regional Council’s Regional Housing Strategy. Policies are further divided into sections aligned with categories found in the Housing chapter of the King County Countywide Planning Policies.

Housing Supply, Affordability, Equity, and Diversity

To meet Kirkland’s vision of a robust housing market capable of meeting the housing needs of the city it will need housing of different types, costs, and with access to jobs, transit, and services.

Goal H-1 – Achieve a full range of affordable, accessible, healthy, and safe housing choices for all residents throughout the city.

Increase housing supply, particularly for households with greatest need.

Kirkland shall adopt best practices and innovative techniques to meet the city’s housing needs, prioritizing housing for households making 530% or less of AMI. To meet the city’s housing needs, multiple tools will be needed, including regulatory and permitting reform and programs that support housing production from private for profit and non-profit housing developers, with an emphasis on the development of deeply affordable and supportive housing.

	Policy H-1.1 – Prioritize <u>context sensitive</u> regulatory and programmatic reforms to urgently bridge gaps in the city’s housing land capacity for households at or below <u>580%</u> AMI.
	Policy H-1.2 – <u>Require Explore</u> affordable housing <u>requirements</u> , or other means of achieving community benefits related to housing, <u>without creating barriers to housing</u> , when increases to development capacity are considered.
	Policy H-1.3 – Enhance city-wide affordable housing <u>support</u> , incentives, and inclusionary requirements that effectively <u>provides</u> additional affordable housing units to meet current and future permanent housing needs, <u>without creating while maintaining a balanced housing market that supports the development of market-rate housing</u> .
	Policy H-1.4 – <u>Increase residential development intensity in areas with infrastructure, services, and amenities to accommodate greater housing choice for people at all stages of life.</u> *Policy H-1.4 – Increase residential development intensity in <u>neighborhood commercial centers and Urban Growth Centers</u> to accommodate greater housing choice for people at all stages of life.
	Policy H-1.5 – Adopt development and environmental regulations that reduce the cost of building and stimulate the production of <u>diverse types of</u> housing, <u>in ways that maintain health, safety and environmental standards</u> , both for market rate and affordable housing.

Commented [SG1]: Modified to align with housing land capacity analysis findings.

Commented [AZ2]: Suggested by Commissioner Jacobson

Commented [SG3]: Modified to align with housing land capacity analysis findings.

Commented [AZ4]: Suggested by Vice-chair Heiser

Commented [AZ5]: Suggested by Commissioner Jacobson

Commented [SG6]: Removed to separate action from policy. Action can be supported by policy H-1.3.

Commented [SG7]: Amended to address desired outcome of policy in response public feedback and Planning Commission concerns about the impacts of affordable housing initiatives market-rate development.

Commented [SG8]: Staff recommends removing policy. The policy intent is addressed in policies H-1.12 - H-1.15.

Commented [AZ9]: Suggested amendment from Vice-chair Heiser

Commented [SG10]: Addresses clarity concerns over what regulatory changes are being advocated in policy. Added “diverse types” to address Vice Chair’s comments about needing a middle housing policy (also see policy suggested by Vice Chair below).

Commented [AZ11R10]: Alternative additional language suggested by Commissioner Jacobson: “...while also protecting the environment...”

	<p>Policy H-1.6 – Reduce the cost of <u>increasing</u> building <u>diverse types of</u> market rate and affordable housing <u>capacity</u> by speeding up, simplifying, and making permitting housing more predictable and transparent to permit applicants with expected permit review timelines and revision cycles.</p>
	<p>Policy H-1.7 – Develop specialized standards that enable and encourage production of housing for extremely low-income households, such as: prioritizing lands for the production of Permanent Supportive Housing (PSH); increasing allowable densities to maximize production of PSH; reducing taxes and permit and utility hookup fees for PSH; and employing cost reduction strategies identified in other housing policies.</p>
	<p>Policy H-1.8 – Support housing for the unhoused by <u>prioritizing local and regional resources, developing specialized standards that enables the production, reduces the cost, and removing any</u> regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities <u>in areas of the city with sufficient infrastructure, services, and amenity capacity that supports these housing types.</u></p> <p><u>*ALTERNATE Policy H-1.8 – Support housing for the unhoused by providing a range of emergency and affordable housing options and collaborate on housing and human services efforts to support persons and families experiencing homelessness in moving towards housing stability.</u></p>
	<p>Policy H-1.9 – Support the siting and development of housing for extremely low-income households and those experiencing chronic homelessness by <u>prioritizing local and regional resources, developing specialized development standards; employing cost-reduction strategies, including reductions in fees and taxes; and reducing or removing regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing, and similar facilities.</u></p> <p>ALTERNATE Policy H-1.9 - Support the siting and development of housing for extremely low-income households and those experiencing chronic homelessness <u>in areas with access to services to meet Kirkland’s affordable housing targets, by prioritizing local and regional resources, developing specialized development standards; employing cost-reduction strategies, including reductions in fees and taxes; and reducing or removing regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing, and similar facilities.</u></p>
	<p>Policy H-1.10 – Develop a <u>context-sensitive</u> program <u>that allows housing intensity bonuses</u> for faith-based, or other non-profit and community-based organizations <u>located near high-capacity transportation infrastructure and sited near other multifamily or commercial use districts that are</u> seeking to develop affordable housing on-site. <u>Prioritizing</u> developments with income-restricted units for households making 30% or less AMI and projects that provide on-site services for households most impacted by shortages of affordable housing.</p>
	<p>Policy H-1.11 – Support a variety of regulatory and programmatic solutions for the preservation of existing housing and ensure no-net-loss in citywide residential capacity <u>or net displacement of current residents making 80% of less AMI.</u></p>

Commented [AZ12]: Suggested amendment from Chair Rutherford

Commented [SG13R12]: Added “diverse types” to address Vice Chair’s comments about needing a middle housing policy (also see policy suggested by Vice Chair below).

Commented [SG14]: Removed redundant policy. This policy objective is supported by policy H-1.8

Commented [AZ15R14]: Suggested for removal by Vice-chair Heiser and Commissioner Jacobson

Commented [SG16]: Address clarity concerns for PSH.

Commented [SG17R16]: Address where and under what condition extremely low-income housing is being planned.

Commented [AZ18R16]: Policy suggested for removal by Commissioner Jacobson

Commented [AZ19]: Suggested by Vice-chair Heiser

Commented [SG20]: Removed redundant policy. This policy objective is supported by policy H-1.8.

Commented [AZ21]: Suggested by Commissioner Jacobson

Commented [AZ22]: Suggested addition of “context-sensitive” by Commissioner Jacobson

Commented [AZ23]: Revisions suggested by Vice-chair Heiser

*NEW PROPOSED Policy H-1.A – Support a variety of regulatory and programmatic solutions to incentive ADU and DADU long-term rental units on the same parcel as owner-occupied primary residences.

Commented [SG24]: Suggested by Vice-chair Heiser

***NEW PROPOSED Policy H-1.B – Continue to support the construction of middle housing, ADUs and DADUs by ensuring zoning and regulations do not add to the cost of building housing.**

Expanded housing options and increased affordability accessible to walkable neighborhoods, transportation choices, and employment.

To create healthy, equitable, vibrant communities well-served by infrastructure and services Kirkland will direct much of its housing growth into its designated urban centers, neighborhood commercial centers, and near neighborhoods where transit existing and planned transportation and infrastructure has been identified in the Transportation Element, Capital Facilities Element, and Utilities Element and related functional plans that support mixed use and 10-minute neighborhoods and where the goals, policies, and plans enable smart growth principles.

	<p>Policy H-1.12 – Prioritize meeting the city’s housing needs, and accommodate greater housing choice for people at all stages of life, in the city’s urban centers, and neighborhood commercial centers, areas that have potential to be 10-minute neighborhoods, and areas within a 0.5 mile walk of full service grocery stores, and near transit where sufficient infrastructure, services, and amenity capacity is planned.</p>
	<p>Policy H-1.13 – Maximize the efficient use of land near areas with existing or planned transit infrastructure, services, and amenities with residential intensities, development standards and infrastructure improvements appropriate for urbanized infill development patterns.</p>
	<p>Policy H-1.14 – Increase affordable housing (both in price and operation) in the city’s urban centers, commercial centers, and near transit with regulatory and programmatic reform effective to support innovation in residential construction in areas where residents have access to employment, services, and transportation choices.</p> <p>ALTERNATE Policy H-1.14 – Increase affordable housing (both in price and operation) in the city’s urban centers, commercial centers, and neighborhood commercial centers, and near transit with regulatory and programmatic reform effective to support innovation in residential construction.</p>
	<p>Policy H-1.15 – Collaborate with developers to create a diverse range of housing affordable to many income segments and provide housing choices for people at all stages of life in the city’s urban centers, neighborhood commercial centers, and near transit with existing or planned pedestrian and transit infrastructure, services, and amenities.</p> <p>ALTERNATE Policy H-1.15 – Collaborate with developers to create a diverse range of housing affordable to many income segments and provide housing choices for people at all stages of life in the city’s urban centers, commercial centers, and near transit with existing or planned pedestrian and transit infrastructure, services, and amenities high capacity transit infrastructure.</p>

Commented [SG25]: Suggested by Vice-chair Heiser

Commented [SG26]: Add “neighborhood” to align with Land Use Element (LU-2.6, LU-5.8) terminology.

Commented [SG27]: Amended text to clarify where most of housing growth will be focused. Clarifies “transit” related concerns expressed by the PC and public by identifying supporting comprehensive and functional planning documents and infrastructure prerequisites needed for added housing growth.

Commented [AZ28]: Emphasis on urban/neighborhood centers suggested by Vice-chair Heiser; removal of “near transit” suggested by both Vice-chair Heiser and Commissioner Jacobson; addition of reference to “10-minute neighborhoods” and “grocery stores” suggested by Commissioner Jacobson to align with Policy LU-2.4.

Commented [SG29]: Removed policy. Chair Rutherford commented on the redundancy of policy considering policy H-1.12.

Commented [AZ30R29]: Also suggested for removal by Vice-chair Heiser

Commented [SG31]: Amended policy to include location supportive language. Chair Rutherford recommended edits suggested similar changes.

Commented [AZ32]: Suggested by Vice-chair Heiser

Commented [AZ33]: Suggested by Vice-chair Heiser

Collaborate regionally to increase housing production and address housing needs.

Housing markets are regional and do not respect jurisdictional boundaries. Housing affordability is important to both local and regional economic vitality and sustainability. Cities with similar housing characteristics tend to be clustered geographically and provide opportunities for efficiency and greater impact through interjurisdictional cooperation and diverse partnership. The following policies support interjurisdictional coordination, collaboration, and partnerships to identify and meet the housing needs of households with extremely low-, very low-, and low-incomes. These policies are further supported by the goals and policies related to subsidy and homelessness.

	Policy H-1.16 – Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.
	Policy H-1.17 – Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property <u>not designated or intended to be designated for Parks or Open Space</u>) and programs to meet Kirkland’s allocated housing need of households with extremely low-, very low-, and low-incomes, and emergency housing.
	Policy H-1.18 – 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.
	Policy H-1.19 – 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.
	Policy H-1.20 – Prioritize efforts to achieve a geographic balance in siting housing for those earning lower wages by collaborating with nearby jurisdictions in leveraging funding, <u>supplying surplus public property</u> , and maintaining and developing new partnerships and programs that aim to collectively meet housing needs and improve the jobs-housing balance.

Commented [AZ34]: Suggested by Vice-chair Heiser

Fair and EqualEquitable Access to Housing

As Kirkland is an expensive place to live, many households are at threat of being displaced. More housing options and strategies are needed to help people have the option to stay in their neighborhoods, with an emphasis on lower-income communities and Black, Indigenous, and other People of Color (BIPOC) communities that have been systemically excluded from homeownership opportunities.

Goal H-2 – Achieve racially and socially equitable outcomes in housing, meet the needs of all current and future residents and ensure people with the lowest incomes have quality housing that is accessible and affordable in the communities of their choice.

Expand housing and neighborhood choice for all residents.

Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. Many BIPOC communities and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil.

Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities being vulnerable to displacement. Kirkland must adopt intentional actions to expand housing choices throughout its communities to help address these challenges.

	Policy H-2.1 – Plan for housing in areas 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.
	Policy H-2.2 – Ensure that affordable housing opportunities at a variety of income levels are not concentrated but are available throughout the city and especially in walkable areas with good access to <u>high-capacity transit infrastructure</u> , employment, parks, and neighborhood-serving retail, especially grocery stores.

Commented [SG35]: Staff recommends using the term “frequent” as it describes more accurately the planned transit services in Kirkland. Often “high-capacity” associated with fixed-rail transit systems.

Commented [AZ36]: Suggested by Vice-chair Heiser

	Policy H-2.3 – Provide access to affordable housing to rent and own throughout the city, with a focus on areas where the city is directing growth on land near areas with existing or planned <u>pedestrian and high-capacity</u> transit infrastructure, services, and amenities, in particular for those populations disproportionately impacted by past discriminatory land use and housing practices.
	Policy H-2.4 – Support affordable housing and mitigate residential displacement by implementing commercial linkage fees for the development of new affordable housing to the extent enabled by State law.
	Policy H-2.5 – Ensure that land use, zoning, and regulations support housing options and supportive services for older adults, disabled persons, people with medical conditions, unhoused individuals and families, and displaced people.
	Policy H-2.6 – Support equitable home ownership assistance to Black, Indigenous, and People of Color communities, <u>disabled persons</u> and to prioritize providing more housing ownership options for moderate- and low-income households.
	Policy H-2.7 – Support housing options, programs, and services that allow older and differently abled adults to stay in their homes or neighborhood. Encourage universal design improvements in renovation and new construction that increase housing accessibility throughout the city.
	Policy H-2.8 – 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.
	Policy H-2.9 – Support no net loss in residential capacity, <u>including especially for</u> BIPOC, older adults, <u>disabled persons, people with medical conditions,</u> and low-income households, through development incentives, flexible standards, and programs that encourage preservation of existing homes while allowing for infill residential development.
	Policy H-2.10 – Increase residential capacity and housing choice in residential neighborhoods through promoting the redevelopment of <u>public city-owned lands not designated or intended to be designated for Parks or Open Space,</u> that accommodate <u>affordable housing smaller manufactured homes.</u>
	Policy H-2.11 – Address displacement of low-income households with redevelopment by adopting regulations that require landlords to offer tenants relocation assistance, consistent with State and Federal law.
	Policy H-2.12 – Support landlords, in particular small non-corporate landlords, through education, and participation in eviction prevention programs.
	Policy H-2.13 – Protect fair and equal access to housing for all persons and prohibit any unlawful activity that results in discrimination of a person’s access to adequate housing.
	Policy H-2.14 – Adopt incentive-based development standards 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.
	Policy H-2.15 – 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.
	Policy H-2.16 – 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.
	Policy H-2.17 – Advocate amendments to the Washington State Building Code to assist in the rehabilitation of existing housing, especially amendments that support healthy indoor air quality and non-carbon emitting energy upgrades with lower operating costs.

Commented [AZ37]: Suggested by Vice-chair Heiser

Commented [AZ38]: Community member suggested edit

Commented [AZ39]: Vice-chair Heiser suggests removing in full

	Policy H-2.18 – Support developers in the creation of housing that is environmentally sustainable, meets the needs of people at all stages of life, and promotes quality shared spaces.
	Policy H-2.22 – Ensure equitable distribution of more housing types by removing exclusionary regulations and review processes from the zoning code. Policy H-2.22 – Advocate for amendments to the Washington State Building Code to support the creation of housing that is more physically and financially accessible, such as regulations to promote universal design, streamline elevator installation, allow for more attached dwellings with residential code construction, and simplify building requirements in ways that maintain health and safety standards (such as allowing point access blocks up to six floors).

Commented [SG40]: Chair Rutherford recommended policy.

Equitable processes and outcomes

Taking intentional action to overcome past and current discriminatory policies and practices helps to reduce disparities in access to housing and neighborhoods of choice. Kirkland will work together with households most impacted by the affordable housing crisis to tailor solutions to best meet their needs.

	Policy H-2.19 – Collaborate with all community members, including existing residents and those most impacted by housing cost burden in co-developing, implementing, and monitoring and adjusting strategies that necessary to achieve the goals and enact policies in the Housing Element and actions in the Housing Strategy Plan.
	Policy H-2.20 – 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.
	Policy H-2.21 – 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.
	Policy H-2.22 – Ensure equitable distribution of more housing types by removing exclusionary regulations and review processes from the zoning code. ALTERNATE Policy H-2.22 – Employ effective strategies that support and enforce the Fair Housing Act and affirmatively further fair housing.
	Policy H-2.23 – Preserve, maintain, and improve existing affordable housing. Keep people in their homes by developing anti-displacement strategies in the city’s Housing Strategy Plan that will plan for and respond to displacement pressures from rising rents and home prices, especially for households making 80% AMI or less.

Commented [AZ41]: Suggested for removal by Vice-chair Heiser

Commented [AZ42]: Suggested by Vice-chair Heiser

Commented [SG43]: Suggested by Commissioner Jacobson

Measure results and provide accountability.

Kirkland is responsible to plan for and accommodate its share of the countywide housing need. The city will actively monitor its progress towards meeting its housing needs and make the necessary adjustments if it falls short of meeting these needs.

	Policy H-2.24 – Monitor the city’s progress towards eliminating disparities in access to housing and neighborhood choices and meeting the allocated housing targets by income segment and emergency housing through the city’s housing dashboard, annually reporting the city’s progress to the King County Growth Management Planning Council, and making the necessary policy, program, or regulatory adjustments to achieve housing equity, access, and supply.
	Policy H-2.25 – Advocate for the improvement of regional housing reporting metrics that recognizes disparities in housing access, and support cities using these metrics in annual monitoring and reporting.
	Policy H-2.26 – Promote fiscal sustainability, transparency, and accountability to existing taxpayers when subsidizing affordable housing programs and incentives.

Commented [SG44]: Staff recommended policy concerning public feedback related to the impacts of affordable housing subsidy/incentives on existing taxpayers.

Subsidy and Homelessness Prevention

At the lowest income levels, the market is not capable of building housing at a cost that is affordable. Eliminating cost burden for households will require a major increase in funding from a wide range of private for profit, non-profit, and government entities to subsidize housing costs and to build more housing affordable for households with extremely low-, very low-, and low-incomes.

Goal H-3 – Achieve sustainable subsidy and collaboration with local, regional, and state partners to build and preserve affordable housing, assist in rapid rehousing, ~~and provide subsidy for households experiencing housing insecurity or homelessness, and prevent homelessness by preventing displacement.~~

Be an active partner in the regional effort to achieve housing security for those in the most need.

Meeting the housing needs of the most vulnerable in our community will require actions, including a commitment of substantial financial resources, by a wide range of private for profit, non-profit, and government entities. The following policies support interjurisdictional coordination, collaboration, and partnerships to identify and meet the housing needs of households experiencing housing instability and homelessness. These policies are further supported by the goals and policies found in the Housing Supply, Affordability, Equity, and Diversity section of this chapter.

	Policy H-3.1 – Preserve, maintain, and improve existing affordable housing by developing anti-displacement strategies in the city’s Housing Strategy Plan that respond to displacement pressures from rising rents and home prices.
	Policy H-3.2 – 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.
	Policy H-3.3 – Advocate for substantial federal, state, regional, and local funding to address affordability for very low- and extremely low-income households and meet the city’s emergency housing needs.
	Policy H-3.4 – Support a range of housing options and services to move people experiencing homelessness to long-term financial and housing stability, ensuring homelessness is rare, brief, and one-time when it occurs. Support regional efforts to prevent homelessness.
	Policy H-3.5 – Identify and collaborate regionally and with diverse partners (e.g. employers, financial institutions, affordable housing providers, philanthropic, faith, and community-based organizations) on the provision of funding, use of surplus city-owned lands not designated or intended to be designated for Parks or Open Space, and programs to address local affordable and emergency housing needs.
	Policy H-3.X – Pursue a resident subsidy program to enable location-efficiency and social justice, especially for residents who provide vital hands-on services in our community.

Commented [AZ45]: Suggested by Commissioner Jacobson

Commented [SG46]: Removed repeated policy (see Policy H-2.23).

Commented [AZ47]: Suggested by Vice-chair Heiser

Commented [SG48]: Suggested by Chair Rutherford

Other Policy Suggestion:

~~NEW PROPOSED Policy H-#. - Maintain the livability of established residential neighborhoods, through adoption and enforcement of appropriate regulations.~~

Commented [AZ49]: Suggested by Vice-chair Heiser

~~NEW PROPOSED Policy H-#. - Help preserve housing stock by managing the inventory of short-term rentals.~~

Commented [AZ50]: Suggested by Commissioner Allen

DRAFT (last update October 3, 2024)

Purpose

Housing is recognized as a fundamental human need and plays a crucial role in the overall wellbeing of individuals and communities. It serves as a social determinant of health, influencing a wide array of health outcomes and quality of life. Quality housing can reduce the risk of chronic diseases, improve mental health, and enhance the sense of security and belonging. Moreover, stable housing can act as a platform for individuals to access education and employment opportunities, which are essential for economic stability and personal development. The benefits of adequate housing extend beyond the individual, contributing to the social fabric and economic vitality of communities.

In the Puget Sound Region, and across the state, the housing market has become increasingly unaffordable as demand has risen and supply continues to be constrained. Many residents are facing unprecedented challenges in finding and keeping housing they can afford. Housing availability is also a result of past and present public policies and private practices. Certain housing policies, such as exclusionary zoning, and private practices such as loan discrimination, restrictive covenants, and redlining have led to racial discrimination in the housing market, as these policies and practices have historically been used to segregate communities and limit opportunities and exacerbate economic disparities for people of color.

As Kirkland sits geographically in the heart of the region's economy, the city boasts a diverse suite of employers, and it enjoys the benefits of being in close proximity to many jobs in our neighboring cities. Together with our quality neighborhoods with their parks and open space, schools, and commercial amenities, the city provides an opportunity for current and future residents to thrive. Recognizing that housing access, affordability, equity, and choice are regional issues, Kirkland has a major role in locally addressing the many issues within the region's housing market.

The Housing Element ensures that Kirkland addresses the housing needs of current and future residents over the next 20 years. This chapter includes goals and policies intended to help the city to achieve its housing targets, meet the needs of current and future residents, and correct past wrongs for populations historically left out of the housing market and suffering from housing insecurity.

Under the Growth Management Act (GMA) described in RCW 36.70A.070(2) cities at minimum must:

- Analyze existing housing conditions;
- Plan for and accommodate the housing needs affordable to all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing);
- Provide for a variety of housing densities and options through preservation and development;
- Make adequate provisions for housing for current and future populations;
- Identify racially disparate impacts, displacement and exclusion in housing policies and regulations, and begin to undo those impacts; and
- Identify areas where households are at higher risk of displacement and establish anti-displacement policies.

Vision

Kirkland recognizes that housing is the most basic of human needs. By 2044, our city has, and participates in, a robust housing market capable of meeting the demands of current and future residents. Residents have access to safe, affordable, and adequate housing regardless of their background throughout the city. Housing is developed with sustainability in mind, is safe, and meets the needs of households regardless of income, configuration, ability, racial or ethnic makeup. Homelessness is rare and brief, and Kirkland together

with its local and regional partners has developed sustainable support systems that continue to meet the needs of our unhoused population.

Existing Conditions

The land that is now Kirkland has long been a place where people made their homes, beginning with Native people and their longhouses near Lake Washington. With settlement, Kirkland has a history of providing housing choices to meet the needs of its populations from homesteader cabins and farmhouses, to providing housing for an industrial workforce, to providing housing in suburban tracts served by automobiles. Today, Kirkland has grown into an urbanizing community of neighborhoods as the city and the region continues to gain population.

As of 2023, Kirkland's population estimate is 96,920 and ranks 6th in county by population. In 2011 the city experienced a significant population increase by annexing the last of its allocated unincorporated areas, the Finn Hill, North Juanita, and Kingsgate neighborhoods. With no more land annexation opportunities to incorporate future population, growth within the city will occur as infill urbanization.

Jobs and Housing

The median household income in Kirkland stands at \$130,620, and the City has experienced a 23 percentage-point increase in professionals earning \$75,000 or more since 2010. These wage earners can afford higher rents or mortgages, leading to a focus on market-rate housing development for this group and exacerbating affordability issues for lower-income households. Kirkland offers limited housing options for households earning less than \$50,000 annually due to rising prices driven by demand. Additionally, Kirkland's job growth is starting to outpace housing development.

Tenure and Housing

The city's housing supply is still majority homeownership, 60% as of 2020, although the number of rental housing units has steadily increase since 2010, its share of the total inventory has decreased from 43% (2010) to 40% (2020). Renters are more likely than homeowners to be moderately or severely burdened by housing costs, 23% of owner-occupied households are moderately or severely burdened, compared to 38% of renter-occupied households.

Unit Size and Regulated Housing

There are currently more 3- to 4-bedroom units than the number of 3- to 4-person households in the city, while there is less inventory of 1- bedroom units compared to the number of 1-person households. Kirkland offers a relatively high number of income- and price-restricted units for its size, due to a combination of inclusionary zoning, city funding, and public housing, although many more affordable units are needed to meet demand. In addition, the city does not yet have a significant supply of permanent supportive or emergency housing units.

Race, Ethnicity and Housing

The city has seen a population growth of 13.9% since 2015, with a notable increase in the non-white population, now constituting 30.7% of the residents. While this increase in racial and ethnic diversity is notable, it is also notable that Kirkland's white population is the highest among neighboring cities and the county. Housing is needed at all affordability levels, but in greatest numbers below 80% of the area median income (AMI) and especially by Black and Hispanic/Latino households, who are disproportionately housing-cost burdened. Kirkland has a history of racial exclusion that should be addressed through expansion of affordable housing and home ownership opportunities to peoples of color.

Age and Housing

Most Kirkland residents are of "working age populations", ages between 20 and 64 (64 percent), but that percentage is declining as the population 65 and older grows in proportion. At the other end of the spectrum, the community's school-age population has grown in percentage, but only slightly. Based on aging trends, there is a critical need to address housing accommodations tailored to the needs of an older population.

Future Housing Trends

Between 2024 and 2044, the City is expected to accommodate a housing growth target of 13,200 new housing units. Under the Growth Management Act, planning policies must seek to direct growth to existing and emerging urban areas within the metropolitan region. The King County Growth Management Planning Council allocates housing growth targets to jurisdictions, and Kirkland is responsible for planning to meet its allocated needs for housing. Table H-1 shows Kirkland's allocated housing growth by income segment. In addition to these housing growth targets Kirkland must accommodate 2,522 units of emergency housing¹ by 2044. Emergency housing projections and allocation assume current trends with regards to meeting all housing needs at each income level. If Kirkland succeeds in providing enough housing within the planning period to meet all permanent housing needs at all income levels, then it is not expected to meet its need of emergency housing.

Housing needs were derived from allocated countywide permanent and emergency housing needs supplied by Washington State Department of Commerce. Kirkland's permanent housing needs are based on the city's proportionate share of need at each income level of the countywide growth target and adjusted based on the amount of existing low-income housing options and the city's balance of low-wage workers to low-wage jobs. Emergency housing needs were determined by dividing the total countywide emergency housing needs by the city's percent share of planned countywide housing growth. More information on the methods for allocating countywide housing need can be found in Appendix 4 of King County's Countywide Planning Policies.²

Table H-1: Housing Needs 2020-2044

Income Segments	Existing (2020)	Need	2044 Total
≤30% AMI; PSH	12 <1%	2,546	2,558 5%
≤30% AMI; non-PSH	1,040 3%	4,842	5,882 11%
>30 – 50% AMI	1,784 4%	3,052	4,836 9%
>50 – 80% AMI	3,734 9%	1,022	4,756 9%
>80 – 100% AMI	8,141 20%	228	8,369 16%
>100 – 120% AMI	5,213 13%	259	5,472 10%
>120% AMI	20,094 50%	1,251	21,345 40%
Total	40,018	13,200	53,218

Table H-1: King County, 2023, Countywide Planning Policies.

As noted above, Kirkland has experienced significant growth and changes in its community demographics and housing conditions. As the city plans to accommodate future growth it will need to plan for a 33% increase in housing units by 2044 along with a 52% increase in employment with a large portion of this growth, and at least 8,916 housing units affordable to households with incomes ≤80% AMI. These demographic shifts and housing trends are crucial for understanding the city's needs and planning for its future. To determine if the city is meeting its allocated housing needs by income segment a housing land capacity analysis was conducted³. Based on projected housing needs the city is showing a deficit of housing capacity with existing 2024 zoning, in particular for providing housing for households earning at or below 80%

¹ "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

² https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/kc_2021_cpss_ord_19660_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D

³ The city's housing land capacity analysis may be found in the housing inventory and analysis located in Appendix [X].

AMI. The goals and policies of this chapter are intended to address this gap in housing need and to ensure that Kirkland remains a welcoming place and provides an opportunity for current and future residents to thrive.

More information on housing trends can be found in the Housing Inventory and Analysis in Appendix [X] and the 2023 Community Profile in Appendix [X].

Goals and Policies

The following housing goals and policies help Kirkland address its role in meeting regional housing needs and local housing growth allocations and provide a framework for how the city will achieve its 2044 housing vision.

Housing goals and policies are organized into three sections: Housing Supply, Affordability, Equity, and Diversity; Fair and Equal Access to Housing; and Subsidy and Homelessness Prevention. These sections are aligned with Puget Sound Regional Council's Regional Housing Strategy. Policies are further divided into sections aligned with categories found in the Housing chapter of the King County Countywide Planning Policies.

Housing Supply, Affordability, Equity, and Diversity

To meet Kirkland's vision of a robust housing market capable of meeting the housing needs of the city it will need housing of different types, costs, and with access to jobs, transit, and services.

Goal H-1 – Achieve a full range of affordable, accessible, healthy, and safe housing choices for all residents throughout the city.

Increase housing supply, particularly for households with greatest need.

Kirkland shall adopt best practices and innovative techniques to meet the city's housing needs, prioritizing housing for households making 50% or less of AMI. To meet the city's housing needs, multiple tools will be needed, including regulatory and permitting reform and programs that support housing production from private for profit and non-profit housing developers, with an emphasis on the development of deeply affordable and supportive housing.

Policy H-1.1 – Prioritize context sensitive regulatory and programmatic reforms to urgently bridge gaps in the city's housing land capacity for households at or below 50% AMI.

Policy H-1.2 – Explore affordable housing requirements, or other means of achieving community benefits related to housing, without creating barriers to housing, when increases to development capacity are considered.

Policy H-1.3 – Enhance city-wide affordable housing support, incentives, and inclusionary requirements that effectively provide additional affordable housing units to meet current and future permanent housing needs, while maintaining a balanced housing market that supports the development of market-rate housing.

***Policy H-1.4** – Increase residential development intensity in neighborhood commercial centers and Urban Growth Centers to accommodate greater housing choice for people at all stages of life.

Policy H-1.5 – Adopt development and environmental regulations that reduce the cost of building and stimulate the production of diverse types of housing, in ways that maintain health, safety and environmental standards, both for market rate and affordable housing.

Policy H-1.6 – Reduce the cost of increasing building diverse types of market rate and affordable housing capacity by speeding up, simplifying, and making permitting housing more predictable and transparent to permit applicants with expected permit review timelines and revision cycles.

Policy H-1.8 – Support housing for the unhoused by prioritizing local and regional resources, developing specialized standards that enable the production, reduce the cost, and remove any regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities in areas of the city with sufficient infrastructure, services, and amenity capacity that supports these housing types.

***ALTERNATE Policy H-1.8** – Support housing for the unhoused by providing a range of emergency and affordable housing options and collaborate on housing and human services efforts to support persons and families experiencing homelessness in moving towards housing stability.

ALTERNATE Policy H-1.9 - Support the siting and development of housing for extremely low-income households and those experiencing chronic homelessness in areas with access to services to meet Kirkland’s affordable housing targets.

Policy H-1.10 – Develop a context-sensitive program for faith-based, or other non-profit and community-based organizations located near high-capacity transportation infrastructure and sited near other multifamily or commercial use districts that are seeking to develop affordable housing on-site. Prioritize developments with income-restricted units for households making 30% or less AMI and projects that provide on-site services for households most impacted by shortages of affordable housing.

Policy H-1.11 – Support a variety of regulatory and programmatic solutions for the preservation of existing housing and ensure no-net-loss in citywide residential capacity or displacement of current residents making 80% or less AMI.

***NEW PROPOSED Policy H-1.A** – Support a variety of regulatory and programmatic solutions to incentive ADU and DADU long-term rental units on the same parcel as owner-occupied primary residences.

***NEW PROPOSED Policy H-1.B** – Continue to support the construction of middle housing, ADUs and DADUs by ensuring zoning and regulations do not add to the cost of building housing.

Expanded housing options and increased affordability accessible to walkable neighborhoods, transportation choices, and employment.

To create healthy, equitable, vibrant communities well-served by infrastructure and services Kirkland will direct much of its housing growth into its designated urban centers, neighborhood commercial centers, and near neighborhoods where existing and planned transportation and infrastructure has been identified in the Transportation Element, Capital Facilities Element, and Utilities Element and related functional plans that support mixed use and 10-minute neighborhoods and where the goals, policies, and plans enable smart growth principles.

Policy H-1.12 – Prioritize meeting the city’s housing needs and accommodate greater housing choice for people at all stages of life, in the city’s urban centers, and neighborhood commercial centers, areas that have potential to be 10-minute neighborhoods, and areas within a 0.5 mile walk of full-service grocery stores where sufficient infrastructure, services, and amenity capacity is planned.

Policy H-1.14 – Increase affordable housing with regulatory and programmatic reform effective to support innovation in residential construction in areas where residents have access to employment, services, and transportation choices.

ALTERNATE Policy H-1.14 – Increase affordable housing (both in price and operation) in the city’s Urban Centers and neighborhood commercial centers with regulatory and programmatic reform effective to support innovation in residential construction.

Policy H-1.15 – Collaborate with developers to create a diverse range of housing affordable to many income segments and provide housing choices for people at all stages of life in the city’s urban centers, neighborhood commercial centers, and near areas with existing or planned pedestrian and transit infrastructure, services, and amenities.

ALTERNATE Policy H-1.15 – Collaborate with developers to create a diverse range of housing affordable to many income segments and provide housing choices for people at all stages of life in the city’s urban centers, commercial centers, and near high-capacity transit infrastructure.

Collaborate regionally to increase housing production and address housing needs.

Housing markets are regional and do not respect jurisdictional boundaries. Housing affordability is important to both local and regional economic vitality and sustainability. Cities with similar housing characteristics tend to be clustered geographically and provide opportunities for efficiency and greater impact through interjurisdictional cooperation and diverse partnership. The following policies support interjurisdictional coordination, collaboration, and partnerships to identify and meet the housing needs of households with extremely low-, very low-, and low-incomes. These policies are further supported by the goals and policies related to subsidy and homelessness.

Policy H-1.16 – Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.

Policy H-1.17 – Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property not designated or intended to be designated for Parks or Open Space) and programs to meet Kirkland’s allocated housing need of households with extremely low-, very low-, and low-incomes, and emergency housing.

Policy H-1.18 – 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.

Policy H-1.19 – 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.

Policy H-1.20 – Prioritize efforts to achieve a geographic balance in siting housing for those earning lower wages by collaborating with nearby jurisdictions in leveraging funding, and maintaining and developing new partnerships and programs that aim to collectively meet housing needs and improve the jobs-housing balance.

Fair and Equitable Access to Housing

As Kirkland is an expensive place to live, many households are at threat of being displaced. More housing options and strategies are needed to help people have the option to stay in their neighborhoods, with an emphasis on lower-income communities and Black, Indigenous, and other People of Color (BIPOC) communities that have been systemically excluded from homeownership opportunities.

Goal H-2 – Achieve racially and socially equitable outcomes in housing, meet the needs of all current and future residents and ensure people with the lowest incomes have quality housing that is accessible and affordable in the communities of their choice.

Expand housing and neighborhood choice for all residents.

Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. Many BIPOC communities and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil.

Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities being vulnerable to displacement. Kirkland must adopt intentional actions to expand housing choices throughout its communities to help address these challenges.

Policy H-2.1 – Plan for housing in areas 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.

Policy H-2.2 – Ensure that affordable housing opportunities at a variety of income levels are not concentrated but are available throughout the city and especially in walkable areas with good access to high-capacity transit infrastructure, employment, parks, and neighborhood-serving retail, especially grocery stores.

Policy H-2.3 – Provide access to affordable housing to rent and own throughout the city, with a focus on areas where the city is directing growth on land near areas with existing or planned pedestrian and high-capacity transit infrastructure, services, and amenities, in particular for those populations disproportionately impacted by past discriminatory land use and housing practices.

Policy H-2.4 – Support affordable housing and mitigate residential displacement by implementing commercial linkage fees for the development of new affordable housing to the extent enabled by State law.

Policy H-2.5 – Ensure that land use, zoning, and regulations support housing options and supportive services for older adults, disabled persons, people with medical conditions, unhoused individuals and families, and displaced people.

Policy H-2.6 – Support equitable home ownership assistance to Black, Indigenous, and People of Color communities, disabled persons and prioritize providing more housing ownership options for moderate- and low-income households.

Policy H-2.7 – Support housing options, programs, and services that allow older and differently abled adults to stay in their homes or neighborhood. Encourage universal design improvements in renovation and new construction that increase housing accessibility throughout the city.

Policy H-2.8 – 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.

Policy H-2.9 – Support no net loss in residential capacity, including BIPOC, older adults, disabled persons, people with medical conditions, and low-income households, through development incentives, flexible standards, and programs that encourage preservation of existing homes while allowing for infill residential development.

Policy H-2.10 – Increase residential capacity and housing choice in residential neighborhoods through promoting the redevelopment of city-owned lands not designated or intended to be designated for Parks or Open Space, that accommodate affordable housing .

Policy H-2.11 – Address displacement of low-income households with redevelopment by adopting regulations that require landlords to offer tenants relocation assistance, consistent with State and Federal law.

Policy H-2.12 – Support landlords, in particular small non-corporate landlords, through education, and participation in eviction prevention programs.

Policy H-2.13 – Protect fair and equal access to housing for all persons and prohibit any unlawful activity that results in discrimination of a person's access to adequate housing.

Policy H-2.14 – Adopt incentive-based development standards 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.

Policy H-2.15 – 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.

Policy H-2.16 – 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.

Policy H-2.17 – Advocate amendments to the Washington State Building Code to assist in the rehabilitation of existing housing, especially amendments that support healthy indoor air quality and non-carbon emitting energy upgrades with lower operating costs.

Policy H-2.18 – Support developers in the creation of housing that is environmentally sustainable, meets the needs of people at all stages of life, and promotes quality shared spaces.

Policy H-2.XX – Advocate for amendments to the Washington State Building Code to support the creation of housing that is more physically and financially accessible, such as regulations to promote universal design, streamline elevator installation, allow for more attached dwellings with residential code construction, and simplify building requirements in ways that maintain health and safety standards (such as allowing point access blocks up to six floors).

Equitable processes and outcomes

Taking intentional action to overcome past and current discriminatory policies and practices helps to reduce disparities in access to housing and neighborhoods of choice. Kirkland will work together with households most impacted by the affordable housing crisis to tailor solutions to best meet their needs.

Policy H-2.19 – Collaborate with all community members, including existing residents and those most impacted by housing cost burden in co-developing, implementing, and monitoring and adjusting strategies necessary to achieve the goals and enact policies in the Housing Element and actions in the Housing Strategy Plan.

Policy H-2.20 – 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.

Policy H-2.21 – 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.

Policy H-2.22 – Employ effective strategies that support and enforce the Fair Housing Act and affirmatively further fair housing.

Policy H-2.23 – Keep people in their homes by developing anti-displacement strategies in the city’s Housing Strategy Plan that will plan for and respond to displacement pressures from rising rents and home prices, especially for households making 80% AMI or less.

Measure results and provide accountability.

Kirkland is responsible to plan for and accommodate its share of the countywide housing need. The city will actively monitor its progress towards meeting its housing needs and make the necessary adjustments if it falls short of meeting these needs.

Policy H-2.24 – Monitor the city’s progress towards eliminating disparities in access to housing and neighborhood choices and meeting the allocated housing targets by income segment and emergency housing through the city’s housing dashboard, annually reporting the city’s progress to the King County Growth Management Planning Council, and making the necessary policy, program, or regulatory adjustments to achieve housing equity, access, and supply.

Policy H-2.25 – Advocate for the improvement of regional housing reporting metrics that recognizes disparities in housing access, and support cities using these metrics in annual monitoring and reporting.

Policy H-2.XX - Promote fiscal sustainability, transparency, and accountability to existing taxpayers when subsidizing affordable housing programs and incentives.

Subsidy and Homelessness Prevention

At the lowest income levels, the market is not capable of building housing at a cost that is affordable. Eliminating cost burden for households will require a major increase in funding from a wide range of private for profit, non-profit, and government entities to subsidize housing costs and to build more housing affordable for households with extremely low-, very low-, and low-incomes.

Goal H-3 – Achieve sustainable subsidy and collaboration with local, regional, and state partners to build and preserve affordable housing, assist in rapid rehousing, provide subsidy for households experiencing housing insecurity or homelessness, and prevent homelessness by preventing displacement.

Be an active partner in the regional effort to achieve housing security for those in the most need.

Meeting the housing needs of the most vulnerable in our community will require actions, including a commitment of substantial financial resources, by a wide range of private for profit, non-profit, and government entities. The following policies support interjurisdictional coordination, collaboration, and partnerships to identify and meet the housing needs of households experiencing housing instability and

homelessness. These policies are further supported by the goals and policies found in the Housing Supply, Affordability, Equity, and Diversity section of this chapter.

Policy H-3.2 – 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.

Policy H-3.3 – Advocate for substantial federal, state, regional, and local funding to address affordability for very low- and extremely low-income households and meet the city’s emergency housing needs.

Policy H-3.4 – Support a range of housing options and services to move people experiencing homelessness to long-term financial and housing stability, ensuring homelessness is rare, brief, and one-time when it occurs. Support regional efforts to prevent homelessness.

Policy H-3.5 – Identify and collaborate regionally and with diverse partners (e.g. employers, financial institutions, affordable housing providers, philanthropic, faith, and community-based organizations) on the provision of funding, use of city-owned lands not designated or intended to be designated for Parks or Open Space, and programs to address local affordable and emergency housing needs.

Policy H-3.X – Pursue a resident subsidy program to enable location-efficiency and social justice, especially for residents who provide vital hands-on services in our community.

Other Policy Suggestion:

NEW PROPOSED Policy H-#.# - Maintain the livability of established residential neighborhoods, through adoption and enforcement of appropriate regulations.