



**City of Kirkland**  
**Planning and Building**  
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## MEMORANDUM

**To:** Planning Commission

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

**Date:** October 3, 2024

**Subject:** **2044 Comprehensive Plan Continued Public Hearing - Housing Element, File No. CAM22-00032**

### Recommendation

Continue a public hearing on proposed amendments to the draft Housing Element (Attachment 1) of the Comprehensive Plan, conduct deliberations, and make recommendations to City Council (Council) to adopt the Housing Element.

### Background

#### Kirkland 2044 Comprehensive Plan (K2044) Update Process Overview

The City of Kirkland is in the process of conducting a major update of the existing Kirkland Comprehensive Plan<sup>1</sup> (Plan) adopted in 2015 for a planning horizon of 2035. The Plan is the primary citywide guide for how the community should evolve over the next twenty years (new horizon year of 2044) in terms of land use, transportation, and the public facilities and services necessary to support this change. The Planning Commission staff report from the first public hearing on May 9, 2024<sup>2</sup> provided background information for the broader K2044 Update, including a summary of engagement. The K2044 Comprehensive Plan project webpage<sup>3</sup> has information to help the community learn more about the K2044 update, including draft goals and policies for each Element; basic information about the Plan update; past staff presentations and memorandums; information on the neighborhood plan updates; and information about submitting comments.

#### Housing Element Update

The Planning Commission (PC) discussed the Housing Element at their September 28, 2023<sup>4</sup>, February 22, 2024<sup>5</sup>, March 28, 2024<sup>6</sup>, August 8, 2024<sup>7</sup> meetings, as well as the

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<sup>1</sup> <https://www.codepublishing.com/WA/Kirkland/>

<sup>2</sup> <https://kirklandwa.primegov.com/portal/item?id=406>

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

<sup>4</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=529>

<sup>5</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=895>

<sup>6</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=1111>

<sup>7</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=1707>

May 3, 2024<sup>8</sup> joint City Council (Council)/PC retreat. During these meetings staff provided background information on State-mandated updates to the Housing Element, the housing data gathered at that time, and the public feedback staff received during outreach and engagement activities. Staff also presented and received feedback from the PC on draft Housing Element goals and policies at these meetings.

On September 26, 2024<sup>9</sup> the PC conducted a hearing to gather public testimony on the draft Housing Element. The PC voted to continue the public hearing for the Housing Element to October 10, 2024, and keep only the written (not spoken) record open for testimony.

### Housing Land Capacity Analysis

To show compliance with the requirements of RCW 36.70A.070(2)(a) (codified into the Growth Management Act by passage of HB 1220) and demonstrate consistency with King County Countywide Planning Policies (CPPs) H-1 and H-11, staff conducted a housing land capacity analysis by income segment using data from the development capacity analysis<sup>10</sup> prepared by the City's Planning and Building Department and Parametrix consultants. This analysis was informed by the *housing typologies to income segments served* methodology from the Guidance for Updating Your Housing Element, by the Washington State Dept. of Commerce<sup>11</sup>.

The tables below summarize this housing land capacity analysis. Table 1 groups likely housing types under existing zones (i.e., shows the typical, predominant types of housing produced across the different general categories of zones). Table 2 relates existing zones to potential income levels served and uses the State Department of Commerce's income level to housing type categories based on levels for high-cost communities like Kirkland. The studied potential upzone capacity includes the additional residential capacity proposed by community-initiated amendment requests with the K2044 Update: Michaels, Goodwill, and Par Mac sites, and the expanded study area within the Totem Lake Southern Industrial Business District subarea. Table 3 compares Kirkland's projected housing targets by income level, as allocated by King County's Countywide Planning Policies,<sup>12</sup> to existing and studied potential additional gross housing capacity<sup>13</sup> (i.e., the capacity that could result if Council adopts Zoning Code amendments to approve the CARs with a future planning task). Results of this analysis indicate that Kirkland's gross land capacity under existing zoning is deficient by 1,382 units serving households earning under 50% AMI, while studied potential additional gross land capacity shows a surplus of 2,558 units serving households within the same income segment. The capacity provided for units serving households earning more than 50% AMI, relative to Kirkland's assigned housing targets, is sufficient under both modeled capacity scenarios.

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<sup>8</sup> <https://www.kirklandwa.gov/Government/City-Council/Council-Meeting-Minutes-and-Agendas/2024-Kirkland-City-Council-Meetings/May-3-2024-Kirkland-City-Council-Retreat/Agenda-May-3-2024-Kirkland-City-Council-Special-Meeting>

<sup>9</sup> <https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=1755>

<sup>10</sup> [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](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)

<sup>11</sup> <https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirlh>

<sup>12</sup> [https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/kc\\_2021\\_cppls\\_ord\\_19660\\_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D](https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/kc_2021_cppls_ord_19660_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D)

<sup>13</sup> Studied potential upzone capacity does not include upzone capacity along transit corridors.

**Table 1: Existing zone categories and related housing types.**

<b>Zone Category</b>	<b>Typical housing types</b>	<b>Existing Zones</b>
<b>Single Family Zones</b>	Single-Family	Low Density Zones: RS & RSX 5.0, PLA 6C & E, RS 6.3, RS & RSX 7.2, RS & RSX 8.5, RS & RSX 12.5, WD II, RS & RSX 35, RSA 1, RSA 4, RSA 6, PLA 3C, RSA 8, PLA 16
<b>Multi-family Residential Zones</b>	Attached/Stacked Multifamily (2-3 floors)	Multi-Family Residential Zones: PLA 2, PLA 15B, RM & RMA 5.0, PLA 9, PLA 6H, RM & RMA 3.6, WD-I & WD-III, PLA 3B, PLA 6 F, & 7C, RM & RMA 2.4, PLA 6I & K, PLA 7A, RM & RMA 1.8, PLA 5A, D & E, PLA 6A, D & J, PLA 7B, PLA 17
<b>Office/Commercial Zones</b>	Attached/Stacked Multifamily (2-3 floors)	Office Zones: PO, PR, PR 8.5, PR 5.0, PR 3.6, MSC 1, PLA 6B, PLA 17A, PR 2.4, PRA 2.4, PR 1.8, PRA 1.8, PLA 5B, MSC 4, PLA 5C, PLA 15A Commercial Zones: BN, BNA, MSC 2, BC 1, BC 2, MSC 3, CBD 2, JBD 1, JBD 2, JBD 3, JBD 4, JBD 5, JBD 6, RH 8UF, TL 5, TL 9B
<b>Commercial Zones 1</b>	Stacked Mixed Use/Multifamily (4-8 floors or 40-85 ft.)	Commercial Zones: BCX, FHNC, HENC 1, HENC 2, HENC 3, CBD 1A, CBD 1B, CBD 3, CBD 4, CBD 5, CBD 5A, CBD 6, CBD 7, CBD 8, NMU <sup>3</sup> , TL 2 TL 4A, TL 4B, TL 4C, TL 6A, TL 6B, TL 7A, TL 7B, TL 8, TL 10B, TL

		10C, TL 10D, TL 10 E, YBD 2, YBD 3
<b>Commercial Zones 2</b>	Stacked Mixed Use/Multifamily (9+, or >85 ft.)	Commercial Zones: NMU (40'/150' and 40'/125' <sup>3</sup> ), TL 1A, TL 1B

**Table 2: Existing zone categories, related housing types and income levels served.**

Zone Category	Typical Housing Types	Lowest Potential Income Level Served		Assumed Affordability Level for Capacity Analysis
		Market Rate	With Subsidies and/or incentives	
<b>Single Family Zones</b>	Detached single-family Duplex, triplex, cottage	Higher Income (>120% AMI)	Not feasible at scale <sup>14</sup>	Higher Income (>120% AMI)
<b>Multi-family Residential Zones</b>	Attached/Stacked Multifamily (2-3 floors)	Higher Income (>120% AMI)	Moderate Income (>80-120% AMI)	Higher Income (>120% AMI)
<b>Office/Commercial Zones</b>	Attached/Stacked Multifamily (2-3 floors)	Higher Income (>120% AMI)	Moderate Income (>80-120% AMI)	Moderate Income (>80-120% AMI)
<b>Commercial Zones 1</b>	Stacked Mixed Use/Multifamily (4-8 floors or 40-85 ft.)	Moderate Income (>80-120% AMI)	Extremely Low, Very Low and Low Income (0-80% AMI)	Low Income (0-80% AMI) and PSH
<b>Commercial Zones 2</b>	Stacked Mixed Use/Multifamily (9+, or >85 ft.)	Higher Income (>120% AMI)	Moderate Income (>80-120% AMI)	Moderate Income (>80-120% AMI)

<sup>14</sup> Current regulations for cottage, carriage and two/three-unit homes do require some level of income restricted housing with developments of 10-units or greater. To date, very few developments have reached unit thresholds requiring affordable housing and therefore do not scale for the purposes of this capacity exercise. Future income restricted middle housing requirements may yield more affordable housing units, but affordable housing assumptions of future middle housing are not included in this income segment capacity study.

**Table 3: Comparison of K2044 housing targets to existing zoned and studied potential upzone capacity.**

Income Segment	K2044 Target (by income segment)	Building Type Serving Income Segment (number of floors)	K2044 Target (aggregated by Building Type)	Surplus or Deficit (existing zoned capacity)	Surplus or Deficit (studied potential upzone housing capacity) <sup>15</sup>
≤30% AMI; PSH	2,546	Stacked Mixed Use/Multifamily (4-8 floors)	11,462	-1,382	2,558
≤30% AMI; non-PSH	4,842				
>30-50% AMI	3,052				
>50-80% AMI	1,022	Attached/Stacked Multifamily (2-3 floors)	487	1,654	2,762
>80-100% AMI	228				
>120% AMI	1,251	Single-Family or Stacked Multifamily (+9 floors)	1,251	2,461	2,461
K2044 Target Total	13,200				

**Interpreting Land Capacity Findings**

Gross land capacity analysis assumes 100 percent, or full, buildout of redevelopable land zoned or studied for the development of housing. It is highly unlikely that the entirety of the City's housing capacity would be developed to its maximum extent by 2044 because of market factors, the fact that land is not always for-sale during a planning period, and overall demand for housing (which is expected to be 13,200 additional residential units by 2044). Planning for additional housing diversity within the planning period in urban centers and neighborhood commercial centers would provide more opportunity to meet the housing needs of lower-income segments. Policies within the draft Housing Element are aligned to support the production of additional housing capacity for low-income households. This housing capacity generally consists of parts of the City where, in the future, it will be possible to build 4-8-story apartment buildings.

<sup>15</sup> Studied upzoned capacity does not include upzone capacity along transit corridors.

### Revisions to the Housing Element

The following table highlights some of the policy updates staff incorporated based on themes of public testimony and feedback staff received from the PC at the September 26, 2024 public hearing. Attachment 2 contains a strikethrough and underlined version with staff comments of all the policy amendments within the draft Housing Element since the September 26 public hearing. Attachments 3-5 contains proposed edits from individual Planning Commissioners. Staff has incorporated many of these edits into Attachment 2; some revised policies incorporate specific edits from more than one Commissioner, or in cases where proposed edits from Commissioners could not be consolidated an alternative version of the policy is provided. In limited instances, staff has proposed policy edits to respond to general PC or community input, and individual Commissioner edits may not been completely incorporated (but are either noted as comments or shown in Attachments 3-5).

Feedback Themes	Proposed staff revisions
<b>Affordable housing for extremely-low and very-low income segments should be located in areas where infrastructure and services can support this populations needs.</b>	<ul style="list-style-type: none"> <li>Added context to policy H-1.8 and introductory paragraph and policies within Expanded housing options and increased affordability accessible to transit, and employment section to clarify where and under what conditions affordable housing for extremely-low and very-low income segments will be supported.</li> </ul>
<b>More specificity should be given to what regulatory flexibility is being provided when encouraging production of additional housing.</b>	<ul style="list-style-type: none"> <li>Amended policy H-1.5 to clarify that flexible standards will continue to maintain health, safety and environmental standards.</li> </ul>
<b>Be more specific where additional housing is being considered near transit</b>	<ul style="list-style-type: none"> <li>Amended paragraph and policies within Expanded housing options and increased affordability accessible to transit, and employment section to clarify where additional housing development intensities will be supported.</li> </ul>
<b>Make sure no public land dedicated for parks and open space is being considered for housing.</b>	<ul style="list-style-type: none"> <li>Amended to clarify that housing will not be considered on city-owned or surplus lands designated or intended to be designated for Parks or Open Space.</li> </ul>
<b>Concern of the impacts of affordable housing on taxpayers.</b>	<ul style="list-style-type: none"> <li>Added accountability policy to Measure results and provide accountability section.</li> </ul>

**Public Comments**

Public comments received over 2022-2024, through October 2, 2024 (prior to the publication of this memo) are available on the K2044 webpage<sup>16</sup>. Public comments are also available organized by subject matter<sup>17</sup>. Additional public comments received after the publication date will be provided to the PC prior to the public hearing and compiled and posted on the K2044 webpage after the hearing.

**Next Steps**

Following the October 10, 2024, public hearing, the PC should deliberate and discuss a recommendation on the Housing Element to Council. The PC may direct staff to make additional changes to the draft chapters based on the public testimony received and their deliberation.

A joint study session for the PC to relay their recommendation on the draft Comprehensive Plan to Council is scheduled for October 15, 2024. Final adoption of the full Plan by Council is scheduled for December 10, 2024, and public comments are accepted until that date.

**Attachments**

1. Draft updated Housing Element hearing version ("clean" version without track changes)
2. Strikethrough and underline version of Housing Element
3. Chair Rutherford Housing Element Edits
4. Vice-chair Heiser Housing Element Edits
5. Commissioner Jacobson Housing Element Edits

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<sup>16</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/4/planning-amp-building/kirkland-2044-comp-plan/2022.12.06-2024.05.14\\_public-comments\\_k2044.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/4/planning-amp-building/kirkland-2044-comp-plan/2022.12.06-2024.05.14_public-comments_k2044.pdf)

<sup>17</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/4/planning-amp-building/kirkland-2044-comp-plan/2022.04.19-2024.05.14\\_public-comment-tracker\\_k2044.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/4/planning-amp-building/kirkland-2044-comp-plan/2022.04.19-2024.05.14_public-comment-tracker_k2044.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 6<sup>th</sup> 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 housing<sup>1</sup> 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

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

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.<sup>2</sup>

*Table H-1: Housing Needs 2020-2044*

Income Segments	Existing (2020)	Need	2044 Total
≤30% AMI; PSH	12 <1%	<b>2,546</b>	2,558 5%
≤30% AMI; non-PSH	1,040 3%	<b>4,842</b>	5,882 11%
>30 – 50% AMI	1,784 4%	<b>3,052</b>	4,836 9%
>50 – 80% AMI	3,734 9%	<b>1,022</b>	4,756 9%
>80 – 100% AMI	8,141 20%	<b>228</b>	8,369 16%
>100 – 120% AMI	5,213 13%	<b>259</b>	5,472 10%
>120% AMI	20,094 50%	<b>1,251</b>	21,345 40%
Total	40,018	<b>13,200</b>	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 conducted<sup>3</sup>. 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% AMI. The goals and policies of this chapter are intended to address this gap in housing need and to

<sup>2</sup> [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](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)

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

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% of 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.

## Attachment\_2\_Draft Housing Element (Strikethrough &amp; Underline)

**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

## Attachment\_2\_Draft Housing Element (Strikethrough &amp; Underline)

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 6<sup>th</sup> 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.



Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

*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 housing<sup>1</sup> 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.<sup>2</sup>

*Table H-1: Housing Needs 2020-2044*

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

*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 conducted<sup>3</sup>. 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%

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

<sup>2</sup> [https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccomplanreview/kc\\_2021\\_cpss\\_ord\\_19660\\_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D](https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccomplanreview/kc_2021_cpss_ord_19660_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D)

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

Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

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.

	<p><b>Policy H-1.1</b> – 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.</p>
	<p><del><b>Policy H-1.2</b> – <u>Require</u> Explore 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.</del></p>
	<p><b>Policy H-1.3</b> – Enhance city-wide affordable housing <u>support</u>, incentives, and inclusionary requirements that effectively provides 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>.</p>
	<p><del><b>Policy H-1.4</b> – Increase residential development intensity in areas with infrastructure, services, and amenities to accommodate greater housing choice for people at all stages of life.</del></p> <p><i>*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.</i></p>
	<p><b>Policy H-1.5</b> – Adopt development and environmental regulations that reduce the cost of building and stimulate the production of <u>diverse types of housing</u>, <u>in ways that maintain health, safety and environmental standards</u>, both for market rate and affordable housing.</p>

**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..."

Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

	<p><b>Policy H-1.6</b> – Reduce the cost of <u>increasing</u> building <u>diverse types</u> of 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><del>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.</del></p>
	<p><b>Policy H-1.8</b> – 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><del><b>ALTERNATE Policy H-1.8</b> – 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.</del></p>
	<p><b>Policy H-1.9</b> – 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><del><b>ALTERNATE Policy H-1.9</b> - 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></del></p>
	<p><b>Policy H-1.10</b> – 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><b>Policy H-1.11</b> – 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

Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

**\*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.

**Commented [SG25]:** Suggested by Vice-chair Heiser

**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.

**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.

	<p><b>Policy H-1.12</b> – 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><del><b>Policy H-1.13</b> – 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.</del></p>
	<p><b>Policy H-1.14</b> – 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><b>ALTERNATE Policy H-1.14</b> – 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><b>Policy H-1.15</b> – 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.</p> <p><b>ALTERNATE Policy H-1.15</b> – 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 areas with existing or planned pedestrian and transit infrastructure, services, and amenities high-capacity transit infrastructure.</p>

**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.

Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

	<b>Policy H-1.16</b> – Cooperate at a regional level to increase the base of both public and private support necessary to address local housing needs.
	<b>Policy H-1.17</b> – 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.
	<b>Policy H-1.18</b> – 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.
	<b>Policy H-1.19</b> – 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.
	<b>Policy H-1.20</b> – 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 ~~Equal~~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.

	<b>Policy H-2.1</b> – 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 <u>avoiding or mitigating exposure to environmental hazards and pollutants</u> .
	<b>Policy H-2.2</b> – 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



Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

	<p><b>Policy H-2.3</b> – 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.</p>
	<p><b>Policy H-2.4</b> – 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.</p>
	<p><b>Policy H-2.5</b> – 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.</p>
	<p><b>Policy H-2.6</b> – Support equitable home ownership assistance to Black, Indigenous, and People of Color communities, <u>disabled persons</u> and <del>to</del> prioritize providing more housing ownership options for moderate- and low-income households.</p>
	<p><b>Policy H-2.7</b> – 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.</p>
	<p><b>Policy H-2.8</b> – 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.</p>
	<p><b>Policy H-2.9</b> – 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.</p>
	<p><b>Policy H-2.10</b> – Increase residential capacity and housing choice in residential neighborhoods through promoting the redevelopment of <del>public city-owned</del> lands <u>not designated or intended to be designated for Parks or Open Space,</u> that accommodate <u>affordable housing smaller manufactured homes.</u></p>
	<p><b>Policy H-2.11</b> – 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.</p>
	<p><b>Policy H-2.12</b> – Support landlords, in particular small non-corporate landlords, through education, and participation in eviction prevention programs.</p>
	<p><b>Policy H-2.13</b> – 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.</p>
	<p><b>Policy H-2.14</b> – 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.</p>
	<p><b>Policy H-2.15</b> – 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.</p>
	<p><b>Policy H-2.16</b> – 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.</p>
	<p><b>Policy H-2.17</b> – 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.</p>

Commented [AZ37]: Suggested by Vice-chair Heiser

Commented [AZ38]: Community member suggested edit

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

Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

	<b>Policy H-2.18</b> – 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.
	<u><b>Policy H-2.XX</b> – 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).</u>

**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.

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

**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.

	<b>Policy H-2.24</b> – 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.
	<b>Policy H-2.25</b> – 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.
	<u><b>Policy H-2.XX</b> - Promote fiscal sustainability, transparency, and accountability to existing taxpayers when subsidizing affordable housing programs and incentives.</u>

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



Attachment\_2\_Draft Housing Element (Strikethrough & Underline)

**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.

**Commented [AZ45]:** Suggested by Commissioner Jacobson

	<del>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.</del>
	<b>Policy H-3.2</b> – 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.
	<b>Policy H-3.3</b> – 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.
	<b>Policy H-3.4</b> – Support a range of housing options and services to move people experiencing homelessness to long-term financial and housing stability, <u>ensuring homelessness is rare, brief, and one-time when it occurs</u> . Support regional efforts to prevent homelessness.
	<b>Policy H-3.5</b> – 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 <del>surplus city-owned lands</del> <u>not designated or intended to be designated for Parks or Open Space</u> , and programs to address local affordable and emergency housing needs.
	<u>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.</u>

**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

## VII. HOUSING ELEMENT

**DRAFT (last update September 17, 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 6<sup>th</sup> 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 housing<sup>1</sup> 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

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

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.<sup>2</sup>

*Table H-1: Housing Needs 2020-2044*

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

*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 conducted<sup>3</sup>. 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% AMI. The goals and policies of this chapter are intended to address this gap in housing need and to

<sup>2</sup> [https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccomplanreview/kc\\_2021\\_cpss\\_ord\\_19660\\_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D](https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccomplanreview/kc_2021_cpss_ord_19660_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D)

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

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 30% 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 regulatory and programmatic reforms to urgently bridge gaps in the city's housing land capacity for households at or below 80% AMI.

**Policy H-1.2** – Require affordable housing, or other means of achieving community benefits related to housing, when increases to development capacity are considered.

**Policy H-1.3** – Enhance city-wide affordable housing incentives and inclusionary requirements that effectively provides additional affordable housing units to meet current and future permanent housing needs, while also ensuring these requirements do not impair the economic viability of building the city's most affordable market-rate housing.

**Policy H-1.4** – Increase residential development intensity in areas with infrastructure, services, and amenities 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 housing, both for market rate and affordable housing.

**Policy H-1.6** – Reduce the cost of building-increasing 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-1.7** – 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.

**Policy H-1.8** – Support housing for the unhoused by removing regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities.

**Policy H-1.9** – Support the siting and development of housing for extremely low-income households and those experiencing chronic homelessness 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.

**Policy H-1.10** – Develop a program that allows housing intensity bonuses for faith-based, or other non-profit and community-based organizations seeking to develop affordable housing on-site, prioritizing 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 nor displacement of current residents making 80% of less AMI.

**Policy H-1.X** -- Ensure that impact fees do not disproportionately burden the creation of housing capacity.

**Commented [RR1]:** This amendment is meant to specifically prioritize permitting and regulation streamlining for developments that increase the housing capacity (rather than 1:1 replacements that do nothing to increase housing capacity).

**Commented [RR2]:** I don't think I've articulated this quite right at this point...but I was reminded of this point in a conversation with Mayor Faber of Port Townsend this evening, who mentioned that they recently adjusted their sewer impact fee based on the number of bathrooms.



Expanded housing options and increased affordability accessible to ~~transit and employment~~ **vital and vibrant destinations.**

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, commercial centers, and near transit~~ **merging 10-minute neighborhoods.**

**Policy H-1.12** – Prioritize meeting the city’s housing needs ~~especially where residents can access more vital and vibrant destinations without needing to drive~~ **in the city’s urban centers, commercial centers, and near transit where sufficient infrastructure, services, and amenity capacity is planned.**

~~**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.~~

**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, ~~especially where residents can access more vital and vibrant destinations without needing to drive.~~

**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,~~ **especially where residents can access more vital and vibrant destinations without needing to drive.**

**General amendment to summarize the above changes: replace “in the city’s urban centers, commercial centers, and near transit” with “especially where residents can access more vital and vibrant destinations without needing to drive.”**

**Commented [RR3]:** Seems redundant with the above. The main difference seems to be replacing 'housing needs' with 'efficient land use...which seems outside the scope of the housing element.

**Commented [RR4]:** Not sure what this means...?

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**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, supplying surplus public property, and maintaining and developing new partnerships and programs that aim to collectively meet housing needs and improve the jobs-housing balance.

### ***Fair and ~~Equal~~ 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 transit, 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 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 ~~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, including especially for 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 public city-owned lands not designated or intended to be designated for Parks or Open Space, that accommodate affordable housing smaller manufactured homes.

**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 ADU/cottage infill support programs, 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 amendments to the Washington State Building Code to support the creation of housing that is more physically and financially accessible, such as regulations to streamline elevator installation, allow for more attached dwellings with residential code

**Commented [RR5]:** Seems redundant? Since such activities are already unlawful, what might 'prohibiting' do beyond the existing laws which make them unlawful?

**Commented [RR6R5]:** Perhaps "support programs that deter"...?

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 strategies that achieve the goals and 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.

**Policy H-2.23** – Preserve, maintain, and improve existing affordable housing 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.

#### *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.

### ***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.

*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. 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 land [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.](#)

Amendments to the Kirkland 2044 Draft Comprehensive Plan Housing Element  
 10/2/24  
 Bria Heiser

**Policy H-1.2** – Require **Explore** affordable housing **requirements**, or other means of achieving community benefits related to housing, when increases to development capacity are considered. *\*This policy WILL directly increase the cost to build housing.*

Policy H-1.3 – Enhance city-wide affordable housing incentives **and inclusionary requirements** that effectively provides additional affordable housing units to meet current and future permanent housing needs.

Policy H-1.4 – Increase residential development intensity in **areas with infrastructure, services, and amenities commercial centers and areas designated as Urban Growth Centers** to accommodate greater housing choice for people at all stages of life.

~~**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. *\*“Delete policy. “Specialized standards” could mean anything, including removal of any height restrictions, removal of lot coverage limitations and/or removal of setbacks. It is too vague.*~~

Policy H-1.8 – Support housing for the unhoused by ~~removing regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities.~~ **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.** *\*“Removing regulatory barriers” is the same as the above “Specialized standards” which could mean the removal of any height restrictions, etc as above. This language is taken from Bellevue’s draft 2044 comprehensive plan and is HO-74.*

**Policy H-1.9** – Support the siting and development of housing for extremely low-income households and those experiencing chronic homelessness by prioritizing local and regional resources, ~~developing specialized development standards;~~ **and** 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.~~ *\*As above, “developing specialized development standard” and “reducing or removing regulatory barriers” could mean the removal of any height restrictions, removal of lot coverage limitations and/or removal of setbacks. It is too vague.*

**Policy H-1.10** – Develop a program ~~for that allows housing intensity bonuses 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 prioritizing households making 30% or less AMI and projects that provide on-site services for households most impacted by shortages of affordable housing.

**Policy H-1.12** – Prioritize meeting the city’s housing needs in the city’s urban centers **and** commercial centers, ~~and near transit~~ where sufficient infrastructure, services, and amenity capacity is planned.

*~~Policy H-1.13— Maximize the efficient use of residential land near areas with existing or planned transit infrastructure, services, and amenities transit with transit-supportive residential intensities, development standards and infrastructure improvements appropriate for more urbanized infill development patterns.- \*Remove policy: This policy is essentially LU-2.4, which we have removed. It is not in-keeping with the Planning Commission’s recommendation for the Land Use element.~~*

Policy H-1.14 – Increase affordable housing affordability (both in price and operation) and capacity in the city’s Urban Centers and commercial centers ~~and near transit~~ with regulations and programmatic reform that effective to supports 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, commercial centers, and near **high-capacity transit corridors** ~~infrastructure~~.

**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, ~~supplying surplus public property~~, and maintaining and developing new partnerships and programs that aim to collectively meet housing needs and improve the jobs-housing balance.

**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 **high capacity transit infrastructure, services, and amenities**, in particular for those populations disproportionately impacted by past discriminatory land use and housing



practices.

~~**Policy H-2.10**— Increase residential capacity and housing choice in residential neighborhoods through promoting the redevelopment of public city-owned lands not designated or intended to be designated for Parks or Open Space, that accommodate affordable housing smaller manufactured homes. *\*Delete this policy. This policy was the smaller manufactured homes policy prior to the change and it is a clunky, confusing policy.*~~

~~**Policy H-2.2**— Ensure equitable distribution of more housing types by removing exclusionary regulations and review processes from the zoning code. *\*Remove policy. See new policy #1 below. Removing regulations could be interpreted to changing the zoning city-wide to high-intensity zoning. This policy is too vague. HB 1110 now requires the accommodation of much intensity in all areas of the city.*~~

**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.

1. NEW POLICY #1: Employ effective strategies that support and enforce the Fair Housing Act and affirmatively further fair housing. *\*This language is taken from Bellevue's draft 2044 Comprehensive Plan and is HO-7.*
2. NEW POLICY #2: Support a variety of regulatory and programmatic solutions to incentivize ADU and DADU long-term rental units on the same parcel as owner-occupied primary residences.
3. NEW POLICY #3: Maintain the livability of established residential neighborhoods, through adoption and enforcement of appropriate regulations.
4. NEW POLICY #4: 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. *\*We need a middle housing policy.*

*Aaron's thoughts: I'm using "context sensitive" to represent the idea that regulations should be different in different areas based on the surrounding areas as used in LU-3.10: "While childcare facilities should be available citywide, different incentives should be used in different areas based on the allowed intensity of surrounding development".*

**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 80% AMI.

*Aaron's thoughts: We've received a number of comments expressing concern about affordable housing, or other public benefit requirements, creating barriers to housing (some comments specifically city concerns in regards to the impacts on ADUs and missing middle housing). The purpose of this amendment is to ensure the city is still looking at turning private value into public value while ensuring said value capture programs don't become barriers to the very housing they rely on to create public value.*

**Policy H-1.2** – Require affordable housing, or other means of achieving community benefits related to housing, [without creating barriers to housing](#), when increases to development capacity are considered.

*Aaron's thoughts: There are regulations (modulation requirements, facade material requirements, double loaded corridor requirements to name a few) that both increase the cost of building housing and harm the environment. The purpose of this amendment is to say we're going to both make housing more affordable to build and protect the environment.*

**Policy H-1.5** – Adopt development and environmental regulations that reduce the cost of building and stimulate the production of housing [while also protecting the environment](#), both for market rate and affordable housing.

*Aaron's thoughts: It strikes me as odd that we've simplified all the other policies but have kept not 1, not 2, but 3 extremely specific policies about permanent supportive housing (PSH). The purpose of these amendments are to simplify these policies while also addressing peoples concerns that PSH could be built anywhere by ensuring PSH is built where it makes sense with access to the needed services. It's also important to note that the city is required to plan for PSH, which is what's driving the need to have some sort of policy on PSH.*

~~**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.~~

~~**Policy H-1.8**—Support housing for the unhoused by removing regulatory barriers that prevent or obstruct the creation and equitable distribution of transitional housing, emergency shelters, permanent supportive housing and similar facilities.~~

~~**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. 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.~~

*Aaron's thoughts: I'm using "context sensitive" to represent the idea that regulations should be different in different areas based on the surrounding areas as used in LU-3.10: "While childcare facilities should be available citywide, different incentives should be used in different areas based on the allowed intensity of surrounding development".*

**Policy H-1.10** – Develop a context sensitive program that allows housing intensity bonuses for faith-based, or other non-profit and community based organizations seeking to develop affordable housing on-site, prioritizing 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.

## Attachment\_5\_Commissioner Jacobson Housing Element Edits

*Aaron's thoughts: The purpose of this amendment is to align the language with the language we've used in the land use element.*

**Policy H-1.12** – Prioritize meeting the city's housing needs in the city's urban centers, 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.

*Aaron's thoughts: Transit isn't the only kind of infrastructure we need to care about. We need to care about other kinds of transportation infrastructure like sidewalks, bike lanes, road capacity as well as non-transportation infrastructure like sewer, water, police, fire, etc. This is a clean way of saying all of these kinds of infrastructure are important.*

**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.

*Aaron's thoughts: We've already had language about preventing displacement in H-3.1. The purpose of these amendments is to elevate the need to prevent displacement into goal H-3, strengthen the language of policy H-3.1, and keep policy H-1.11 about housing supply (as Goal 1 is about housing supply and Goal 3 is about keeping people in homes and preserving people's ability to have a roof over their head).*

**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 ~~nor displacement of current residents making 80% or less AMI.~~

**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.

**Policy H-3.1** – Keep people in their homes~~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 especially for households making 80% AMI or less.