

RESOLUTION R-5313

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELATING TO PLANNING AND LAND USE AND ADOPTING THE HOUSING STRATEGY PLAN AND 2018-2020 HOUSING STRATEGY WORK PROGRAM RECOMMENDED BY THE KIRKLAND HOUSING STRATEGY ADVISORY GROUP.

1 WHEREAS, in March of 2017, the City Council appointed a
2 community task force, hereafter referred to as the Kirkland Housing
3 Strategy Advisory Group; and
4

5 WHEREAS, the Kirkland Housing Strategy Advisory Group was
6 directed by the City Council to prepare and recommend strategies to
7 help implement the goals of the Housing Element of the City of Kirkland
8 Comprehensive Plan; and
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10 WHEREAS, the Kirkland Housing Strategy Advisory Group met
11 from March 2017 through February 2018, gathering information,
12 conducting intensive study and deliberating; and
13

14 WHEREAS, the results of this process are represented in the
15 document entitled the "Housing Strategy Plan" dated April 2018 and
16 prepared by the Kirkland Housing Strategy Advisory Group, setting forth
17 a series of recommendations and strategies related to neighborhood
18 quality, expanded housing choices, and housing affordability and special
19 needs housing; and
20

21 WHEREAS, the City Council, Planning Commission, and
22 Houghton Community Council have been briefed on the work of the
23 Kirkland Housing Strategy Advisory Group and have reviewed the
24 Housing Strategy Plan, contained in Planning and Building Department
25 File Number PLN17-00111; and
26

27 WHEREAS, the Implementation Strategies chapter of the
28 Comprehensive Plan identifies adoption of a housing strategy plan and
29 work program outlining strategies to address the City of Kirkland's
30 housing needs and goals as a way to help ensure implementation of the
31 Comprehensive Plan; and
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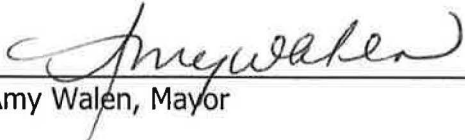
33 WHEREAS, the attached Housing Strategy Plan Work Program
34 has been updated to incorporate the recommendations of the Kirkland
35 Housing Strategy Advisory Group and has been reviewed by the City
36 Council.
37

38 NOW, THEREFORE, be it resolved by the City Council of the City
39 of Kirkland as follows:

40 Section 1. The City Council accepts the recommendations of the
41 Kirkland Housing Strategy Advisory Group as outlined in the Housing
42 Strategy Plan and adopts the attached Housing Strategy Work Program
43 for 2018 – 2020, implementing those recommendations.
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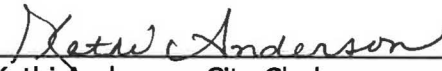
45 Passed by majority vote of the City Council in open meeting this
46 1st day of May, 2018.
47

48 Signed in authentication thereof this 1st day of May, 2018.



Amy Walen, Mayor

Attest:



Kathi Anderson, City Clerk

 <p>Housing Strategy Plan Work Program 2018 - 2020</p>	Staff Effort/Resources	Potential for Additional Units	Start Year	Anticipated Project Length	Notes
Comprehensive Plan Goal					
<p>Strategy</p> <ul style="list-style-type: none"> Examples of action that the City might pursue to implement this strategy 					<ul style="list-style-type: none"> This is an example to show how this table is organized. The City may pursue some or all of the bulleted example actions identified for a strategy. Some may prove to be infeasible. Some may not be pursued in the timeframe noted, but considered in future projects. Scale for Staff Effort and Potential for Additional Units: H = High, M = Medium, L = Low. The notation of "On-going" in Anticipated Project Length indicates that the strategy is or will be undertaken repeatedly as part of the City's normal course of business.
A. Neighborhood Quality: Maintain and enhance the unique residential character of each City neighborhood.					
1. Public infrastructure in neighborhoods					
<ul style="list-style-type: none"> Work w/ neighborhoods to identify areas targeted for walkability Incentivize creation of open space/pocket parks in neighborhoods to reduce need for large yards Create open spaces and trail networks in neighborhoods that encourage social gathering opportunities 	M	L	2018	On-going	<ul style="list-style-type: none"> Update Neighborhood Planning Framework document to ensure consideration of strategy during each neighborhood plan update process. Each neighborhood will develop recommendations for City Council consideration regarding how to implement the strategy given specific neighborhood conditions. Anticipated schedule for neighborhood plan updates is: <ul style="list-style-type: none"> 2018 – North Rose Hill, South Rose Hill, Bridle Trails, NE 85th Street Corridor; 2019 – Moss Bay, Market, Norkirk, Highlands 2020 – Juanita and Kingsgate 2021 – Everest, Central Houghton, Lakeview
2. Support services in neighborhoods					
<ul style="list-style-type: none"> Zone or Incentivize complete neighborhoods – food, daycare, parks, meet-up places, transit Encourage strategic neighborhood commercial development to promote walkability 	M	L	2018	On-going	<ul style="list-style-type: none"> Update Neighborhood Planning Framework document to ensure consideration of strategy during each neighborhood plan update process. Each neighborhood will develop recommendations for City Council consideration regarding how to implement the strategy given specific neighborhood conditions. Anticipated schedule for neighborhood plan updates is: <ul style="list-style-type: none"> 2018 – North Rose Hill, South Rose Hill, Bridle Trails, NE 85th Street Corridor; 2019 – Moss Bay, Market, Norkirk, Highlands 2020 – Juanita and Kingsgate 2021 – Everest, Central Houghton, Lakeview
B. Expanded Housing Choice: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.					
1. Increase overall housing and choices in Transit Oriented Development (TOD) and other Centers					
<ul style="list-style-type: none"> Review regulations for innovative or unconventional housing types such as small efficiency units, boarding homes, single-room occupancy, student housing. Evaluate surplus and underutilized land for TOD, especially to partner with local affordable housing providers to create affordable housing. Mandate and incentivize the market to include residential uses in mixed-use developments. Example incentives include height increases, reduced setbacks, reduced parking, tax breaks. 	M	H	2018	On-going	<ul style="list-style-type: none"> Currently working on: <ul style="list-style-type: none"> Efficiency units in additional TL zones TOD at Kingsgate Park and Ride. Work on downtown as urban center in 2019. Update Neighborhood Planning Framework document to ensure consideration of strategy during each neighborhood plan update process. Each neighborhood will develop recommendations for City Council consideration regarding how to implement the strategy given specific neighborhood conditions. Anticipated schedule for neighborhood plan updates is: <ul style="list-style-type: none"> 2018 – North Rose Hill, South Rose Hill, Bridle Trails, NE 85th Street Corridor; 2019 – Moss Bay, Market, Norkirk, Highlands 2020 – Juanita and Kingsgate 2021 – Everest, Central Houghton, Lakeview
2. Housing opportunities for a greater diversity of households in lower density residential and transitional neighborhoods					
<ul style="list-style-type: none"> Review regulations for innovative or unconventional housing types such as cottages that are reasonably priced, multiplexes that look like single-family, tiny houses, smaller lots near areas with walkability to parks Create mixed density villages with smaller, clustered housing in existing developed areas near transit, arterials or other amenities. Consider form-based codes. Encourage multi-bedroom home styles affordable to middle-income families. Create and manage an inventory of small, rentable plots for small, portable homes (less than 400 sq. ft.). Increase community awareness for alternative forms of housing through efforts such as a Density Fair and Sister Neighborhoods program. 	H	H	2018	On-going	<ul style="list-style-type: none"> Pursue regulations for innovative or unconventional housing types in conjunction with item B.3 (reduce time of development), below, following first neighborhood plan update process. Update Neighborhood Planning Framework document to ensure consideration of strategy during each neighborhood plan update process. Each neighborhood will develop recommendations for City Council consideration regarding how to implement the strategy given specific neighborhood conditions. Anticipated schedule for neighborhood plan updates is: <ul style="list-style-type: none"> 2018 – North Rose Hill, South Rose Hill, Bridle Trails, NE 85th Street Corridor; 2019 – Moss Bay, Market, Norkirk, Highlands 2020 – Juanita and Kingsgate 2021 – Everest, Central Houghton, Lakeview
3. Reduce time and risk of development					
<ul style="list-style-type: none"> Maximize certainty of development regulations early in process, ensure development cost information available. Explore opportunities to reduce time and risk and achieve goals of increased diversity and affordability, such as expediting permits and establishing graduated impact fees. Update building codes to allow prefabricated construction and new building technologies. Modify height limits and building codes to maximize wood frame construction. 	M	M/L	2019	12 mo.	<ul style="list-style-type: none"> Pursue opportunities to reduce time and risk in conjunction with item B.2 (housing diversity in neighborhoods), above. Review Building Code issues in a separate process.

 <p>Housing Strategy Plan Work Program 2018 - 2020</p>	Staff Effort	Potential for Additional Units	Start Year	Anticipated Project Length	Notes
<p>C. Housing Affordability and Special Needs Housing: Promote affordable and special needs housing throughout the City for all economic segments of the population.</p>					
<p><i>Indirect Assistance</i></p>					
<p>1. Accessory Dwelling Units</p> <ul style="list-style-type: none"> Review regulations and permitting costs to minimize procedural requirements while addressing neighborhood compatibility. Promote community education programs for ADUs, including technical assistance. Identify and implement strategies of other communities with high rates of ADU development, such as allowing more than one ADU per property. Incentivize ADU construction for long term, affordable rentals by creating property owner rebates, financing for ADU construction and/or property tax rebates. Adopt clemency program for existing ADUs Set goals for number of ADUs to be developed in a specified period of time. 	M	M	2018	9 mo.	<ul style="list-style-type: none"> Pursue in conjunction with item C.3 (aging in place), below. Some items, such as community education and financing tools, can be worked on in conjunction with other ARCH cities.
<p>2. City incentives in exchange for providing affordable housing</p> <ul style="list-style-type: none"> Prioritize requiring affordable housing when increases to development capacity for sites or neighborhoods are considered. Consider linking affordable housing requirements (e.g. in-lieu payments) to increases in development capacity for commercial projects. Identify opportunities to link Section 8 vouchers with required affordable housing. 	M	L	2018	On-going	<ul style="list-style-type: none"> Incorporate evaluation into any zoning action for residential or commercial use that could result in increased development capacity For commercial property, consult with City Attorney for consistency with state legislation regarding affordable housing incentives. ARCH staff currently working with City and KCHA staff on options for linking Section 8 vouchers to affordable units.
<p>3. Aging in place</p> <ul style="list-style-type: none"> Continue to use CDBG funds for single-family housing repair and weatherization program. Evaluate barriers to "down-sizing" and what could create more interest in doing so. Encourage ADUs, clustered or innovative housing types that provide opportunities for those who want to "down-size" to stay in community. Evaluate options and revise standards for utility tax and property tax relief such as exemptions, deferrals, caps, pass through benefit to renters, and portability to another property in City. Encourage universal design improvements that increase housing accessibility. Identify and support programs that assist people with aging in place (e.g. meals, property maintenance). 	L	L	2018/ 2019	18 mo.	<ul style="list-style-type: none"> Pursue ADUs and clustered or innovative housing types in conjunction with items B.2 (housing diversity in neighborhoods), above, and C.1 (ADUs), above. Work with Senior Council on tax issues and programs that assist people with aging in place.
<p>4. Promote opportunities for home ownership</p> <ul style="list-style-type: none"> Remove barriers to condominium development, including amendments to the state Condominium Act. 	L	M	2018/ 2019	12 mo.	<ul style="list-style-type: none"> State legislative action required. Lead staff will be from City Manager's Office.
<p>D. Housing Affordability and Special Needs Housing: Promote affordable and special needs housing throughout the City for all economic segments of the population.</p>					
<p><i>Direct Assistance</i></p>					
<p>1. Local revenue for affordable housing</p> <ul style="list-style-type: none"> Continue using City general fund and CDBG funds for affordable housing and special needs housing. Explore dedicated local revenue sources targeted toward affordable housing such as dedicated portion of existing revenue, local housing levy or new dedicated fund source. Work with AWC, SCA and other housing groups on state legislation to expand affordable housing funding options for cities (e.g. REET, home demolition fees). Review and update the range of housing types and affordability of housing receiving direct assistance, as well as whether resources should be used for direct assistance to residents (e.g. relocation assistance, down payment loans). 	M	H	2018/ 2019	On-going	<ul style="list-style-type: none"> Continue working on State legislative and/or interjurisdictional action for new funding choices for cities. As part of budget process, continue in discussions with other ARCH members regarding affordable housing funding goals (e.g. parity) and sources. Lead staff for dedicated and additional funding sources will be from Finance and/or City Manager's Office.
<p>2. Provide other non-monetary support for affordable housing</p> <ul style="list-style-type: none"> Evaluate options to incorporate affordable housing into City developments (e.g. fire stations, parking lots). Encourage innovative partnerships between public/private institutions (e.g. LWSD, LWIT, faith organizations). Analyze City role in employer-assisted housing. Work with local employers to study and implement model programs. Consider selling or leasing City-owned land that is no longer needed for its original purpose or other public purposes at below-market value for affordable housing. 	M	M	2018/ 2019	On-going	<ul style="list-style-type: none"> Pursue public/private partnerships and employer assisted housing in conjunction with other ARCH cities. Exploring housing development on public school sites as part of existing work program project. Inventory City owned land to identify surplus and underutilized property that could be used for housing.