

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING THE RECOMMENDATIONS OF THE KIRKLAND HOUSING TASK FORCE AS SET FORTH IN THE HOUSING STRATEGY PLAN.

WHEREAS, in June of 2000, the Kirkland City Council appointed a community task force, hereafter referred to as the Kirkland Housing Task Force; and

WHEREAS, the Kirkland Housing Task Force was directed by the City Council to prepare and recommend strategies to address concerns about affordable housing and housing affordability in Kirkland; and

WHEREAS, the Kirkland Housing Task Force met from July 2000 through October 2001 gathering information, conducting intensive study and deliberating; and

WHEREAS, the results of this process are represented in the document titled the Kirkland Housing Task Force Final Recommendation Report which sets forth a series of strategies related to affordable housing and housing affordability; and

WHEREAS, the City Council, Planning Commission, and Houghton Community Council have been briefed on the work of the Housing Task Force and have reviewed their Final Recommendation Report dated November 2001, contained in Department of Planning and Community Development File Number IV-00-13 and incorporated herein by reference; and

WHEREAS, the Implementation Strategies chapter of the Kirkland Comprehensive Plan identifies adoption of a housing strategy plan and work program outlining strategies to address the City's housing needs and goals as a way to ensure implementation of the Comprehensive Plan; and

WHEREAS, the attached Housing Strategy Plan has been updated to incorporate the recommendations of the Kirkland Housing Task Force and has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Kirkland City Council accepts the recommendations of the Kirkland Housing Task Force as contained in their Final Recommendation Report and the Housing Strategy Plan.

Section 2. Certified or conformed copies of this resolution shall be delivered to the following:

- (a) Department of Planning and community Development of the City of Kirkland
- (b) City Clerk for the City of Kirkland

Passed by majority vote of the Kirkland City Council in regular open meeting this 21st day of May, 2002.



Mayor

ATTEST:



City Clerk

Approved as to Form:

City Attorney

HOUSING STRATEGY PLAN

STRATEGY (Related Housing Element Policy or 2001 Housing Task Force Recommendation)

A. ZONING AND SUBDIVISION REGULATIONS

1. Infill/Increased Capacity

- a. Allow smaller lots in single family areas. (H-3.1, H.2)
- b. Evaluate PUD procedures (H-2.5, H-2.6, H-3.2)
 - Expand density bonus above 110%
 - Evaluate overall effectiveness of PUD process, especially once other changes to code are completed (e.g. small lot guidelines, etc).
- c. Allow rounding of mf units at a lower fraction. (H-2.6)
- d. Allow existing non-conforming mf densities to be maintained or redeveloped. (H-3.3)
- e. Allow ADU in single family zones. (H-2.2, H.1)
- f. Revise zoning map to be consistent with the Comp Plan. (LU-1)
- g. Evaluate potential for Transit-Oriented Development at Park and Ride Lots. (HTF Recommendation)

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FOOTNOTES:

X - Necessary for completion of task

☺ Completed or underway

☺ + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Housing Element Policy or 2001 Housing Task Force Recommendation)

2. Design/Neighborhood Character Issues

- a. Evaluate design character issues as part of Community Character Element. (H-1.1, H-2) Includes items such as:
 - (1) Incentives for pitched roofs - sf homes
 - (2) 'Mega house' standards
 - (3) Review codes to encourage residential development in existing business districts.
- b. Evaluate small lot standards. (H-3.1)
- c. Revise horizontal facade regulations. (H-1.1)

3. Streamlining/Innovative Housing

- a. Simplify permit process for zero lot line/small lot development in sensitive areas where other standards are met.
- b. Provide more flexibility in:
 - (1) site development standards, and
 - (2) short platting (e.g. lot averaging, setbacks). (H-2.6)
- c. Evaluate timelines for permit review. Adopt required permit timelines established by the new Land Use Regulatory Reform Act. (H-2.5)

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STRATEGY (Related Housing Element Policy or 2001 Housing Task Force Recommendation)

- d. Further evaluate additional timelines for permit review. (H-2.5)
- e. Allow concurrent review of discretionary approvals (e.g. zoning and PUD applications). (H-2.5)
- f. Allow concurrent review of discretionary approvals and building permits (e.g. PUD and building permit). (H-2.5)
- g. Allow manufactured housing in all residential zones.
- h. Allow cottages, multiplexes that look like single-family and small lot single-family in all zones. (H-3.2 and HTF Recommendation)

4. Affordable Housing/Special Needs

- a. Evaluate and potentially revise special bonuses for affordable housing (sliding scale 50% to 80% of median) and review process. Only allowed now through PUD process. (H-2.3, H.2.4 and HTF Recommendation)
- b. Expedite permit review for projects w/affordable component. (H-2.3 and HTF Recommendation)
- c. Provide for SRO (Single Room Occupancy) in zones allowing hotels, and other appropriate locations.
- d. Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing. (H-2.9, H-2.10, H.2)

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B. DIRECT/INDIRECT FORMS OF ASSISTANCE

1. Direct Forms of Assistance

- Continue direct funding of affordable housing/special needs housing through the CDBG program. (H-2.7, H.8)
- Continue using CDBG funds for the Single Family Housing Repair program. (H-2.7)
- Explore potential other local revenue sources that could be targeted toward housing on a regular basis (e.g. general funds, portion of local taxes). (H-2.8 and HTF Recommendation)
- Waive some or all permit/impact fees for affordable housing. (H-2.3, H-2.8 and HTF Recommendation) Evaluate the cumulative costs of impact fees, permit fees and hook-up fees.
- Consider selling/leasing appropriate surplus land at below market value for affordable housing. (H-2.8 and HTF Recommendation)
- Acquire land in Kirkland for development of housing to serve households earning 60% or less of County median income. (HTF Recommendation)

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- g. Pay or waive some utility and/or infrastructure costs for affordable housing. (HTF Recommendation)

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2. Indirect Forms of Assistance

- a. Conduct inventory of public property for potential availability for housing and other public uses/ update regularly. (H.6)
- b. Work with local banks to coordinate better financing for affordable housing. (HTF Recommendation)
- c. Evaluate development regulations for their potential impact on housing costs. (H-2.5)
- d. Explore non-cash forms of assistance (e.g. providing loan guarantees for affordable housing). (H-2.3, H-2.7 and HTF Recommendation)
- e. Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing. (H-2.11 and HTF Recommendation)
- f. Analyze the potential city role in employer assisted housing/ Work with local employers to study model programs. (H-2.11)
- g. Community education program for ADUs. (H-2.2) Education efforts including fliers/technical assistance.
- h. Conduct inventory of existing multifamily residential properties and encourage preservation of those that are affordable. (HTF Recommendation)

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C. REGIONAL/STATEWIDE INITIATIVES

1. Work cooperatively with providers and other jurisdictions to achieve regional fair share balance and to maximize housing resources. Includes working with non-profit groups and the Housing Authority in creating affordable housing. (H-2.1)
2. Continue membership in ARCH. (H-2.11, H.8)
3. Work with other jurisdictions to develop and implement a regional housing finance strategy. (H-2.1, H.3)
4. Work with other jurisdictions to develop regional benchmarks. (H.7)
5. Review, and as appropriate, comment on and/or support county and state federal legislation affecting the availability of housing. (H-2.11)
6. Identify and support local and regional projects. (H-2.11, H-2.12)
7. Implement program that takes advantage of property tax exemptions for housing in certain areas under RCW 84.14. (HTF Recommendation)
8. Work with the State Legislation to provide additional tax relief for affordable housing. (HTF Recommendation)

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D. OVERSIGHT/MONITORING/EDUCATION

1. Complete a strategy plan/work program and update every three (3) years. (H.5)
2. Monitor progress in meeting housing needs and report to City Council annually. Information collected should at a minimum include total housing development, construction and demolition of affordable housing, and creation of ADUs. (H.4, H.7)
3. Collect information on a regular basis needed for the Regional Benchmarks.
4. Evaluate city efforts in achieving projected densities in mf zones and commercial areas. Review standards if densities are not achieved. (H-1.2)
5. Evaluate City efforts in achieving objective of dispersing affordable housing in the City. (H-2.4)
6. Undertake an educational campaign to increase awareness of housing issues. (HTF Recommendation)

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