

AFFORDABLE HOUSING DEMONSTRATION PROJECTS

PLANNING COMMISSION

August 28, 2019



Background

Comprehensive Plan policy (since 2003)

- Pol. HS 1.21: *The City should create a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability*
- Developers have approached the City with potential project/projects
- Missing middle is currently being evaluated by the Commission
- Provide an opportunity to evaluate barriers
- City of Kirkland's interim ordinance

Purpose of the Interim ordinance and Demonstration Projects

- To promote housing affordability by encouraging smaller homes;
- To increase the housing supply and housing style choices in ways that are compatible with existing single-family communities;
- Provide housing types that respond to changing household sizes and ages
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for diverse affordable and high quality infill development; and
- To regulate affordable housing projects through a permanent ordinance.

HOUSING AFFORDABILITY IN BURIEEN



Median Sale Price

\$424,600

(Zillow, Nov. 2018)

Median Rent

\$2100

(Apt. Insights, 2018)

| AMI | Cost-Burdened Households | Severely Cost-Burdened Households | All Cost-Burdened Households |
|--------------------|--------------------------|-----------------------------------|------------------------------|
| 0-30% AMI | 600 | 2365 | 2965 |
| >30-50% AMI | 1380 | 690 | 2070 |
| >50-80% AMI | 935 | 190 | 1125 |
| >80-100% AMI | 505 | 175 | 680 |
| +100 % AMI | 505 | 60 | 565 |
| All Incomes | 3925 | 3480 | 7405 |

7,405 Households (2 in 5) in Burien are Cost-Burdened.

Interim Ordinance

- Zones in which these projects would be allowed?
 - Specific zones or citywide: - Citywide
- Timeframe: 3 years
- Total number of projects allowed: 4
- Housing types allowed? (Tiny homes/ microhousing units?)
- Separation distance from other projects – 1,500 ft vs 3,000?
- Income level: 50% AMI and under? Permanent Supportive Housing
- Process: Planning Commission recommend to Council based on criteria
- Additional criteria ?

Planning Commission requests

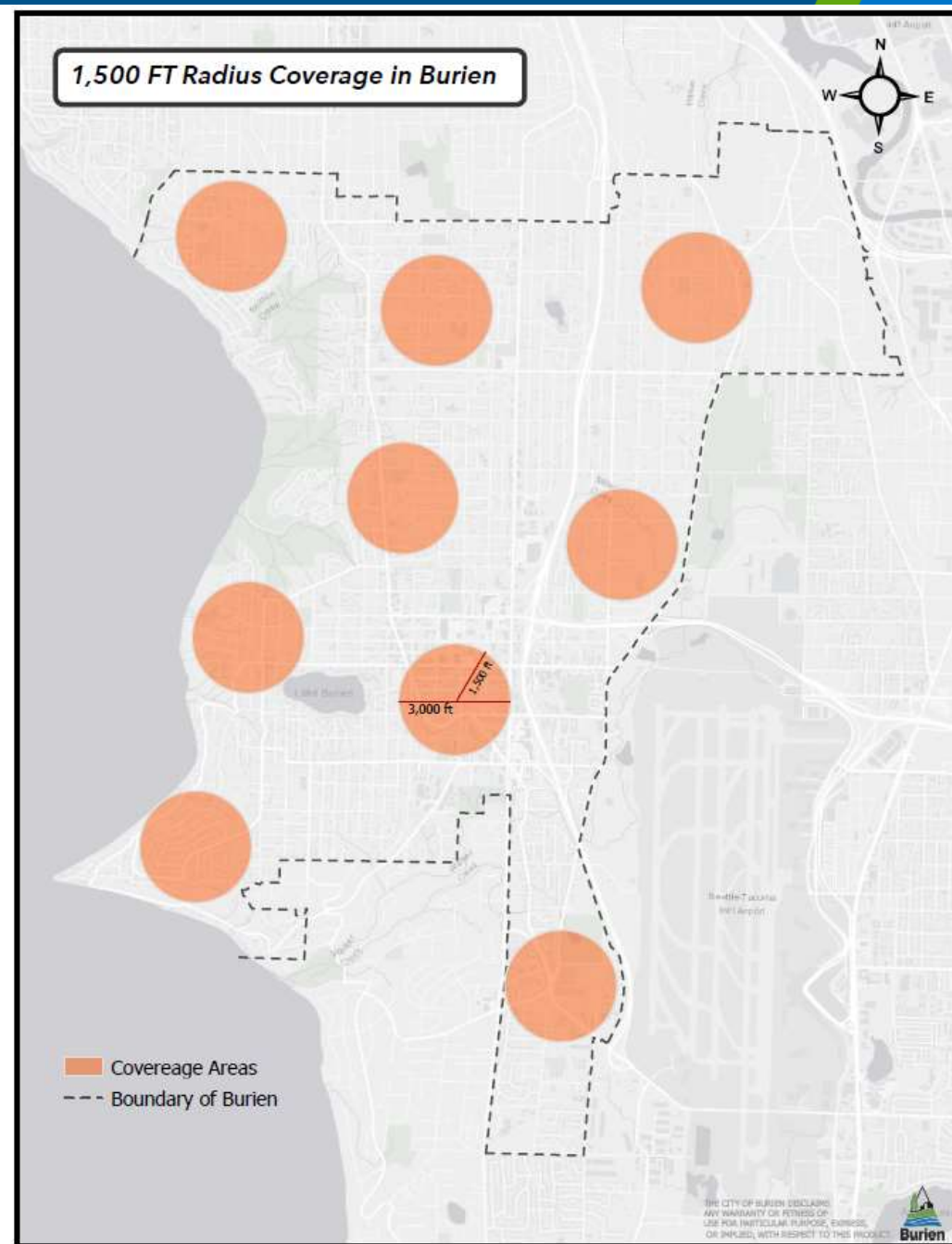
- Data from affordable housing projects
- Examples of affordable housing projects

AFFORDABLE HOUSING EXAMPLES

Figure 11: Progress toward Affordable Housing Targets, 1993–2008

| | Low-Income Housing (Incomes <50% of Median) | | | Moderate-Income Housing (Incomes 50-80% of Median) | | |
|--------------------------|--|-------------------|-----------------|---|-------------------|-----------------|
| | Target Annual Average | Actual Average | Actual Total | Target Annual Average | Actual Average | Actual Total |
| Beaux Arts | 0 | 0 | 0 | 0 | 1 | 0 |
| Bellevue | 110 | 54 | 872 | 78 | 107 | 1,713 |
| Bothell | 19 | 6 | 90 | 13 | 51 | 708 |
| Clyde Hill | 0.2 | 0.2 | 2.1 | 0.2 | 0.3 | 4.0 |
| Hunts Point | 0.0 | 0.0 | 0.3 | 0.0 | 0.0 | 0.0 |
| Issaquah | 44 | 11 | 181 | 31 | 17 | 268 |
| Kenmore | 25 | 11 | 112 | 18 | 16 | 158 |
| Kirkland | 60 | 13 | 200 | 42 | 25 | 399 |
| Medina | 0.3 | 0.2 | 2.1 | 0.2 | 0.1 | 1.2 |
| Mercer Island | 16 | 4 | 59 | 11 | 14 | 214 |
| Newcastle | 9 | 2 | 20 | 7 | 1 | 11 |
| Redmond | 99 | 18 | 288 | 70 | 51 | 811 |
| Sammamish | 42 | 1 | 6 | 30 | 0 | 0 |
| Woodinville | 20 | 5 | 71 | 14 | 13 | 187 |
| Yarrow Point | 0.3 | 0.0 | 0.3 | 0.2 | 0.0 | 0.0 |
| TOTAL | 445 | 127 | 1,904 | 315 | 296 | 4,474 |
| Pct of Annual Avg | | 28% | | | 94% | |

Separation Distance



Next Steps

- Additional information for the Commission to discuss the ordinance?
- Public Hearing tentatively scheduled for September 25

Questions?

