



# AFFORDABLE HOUSING DEMONSTRATION PROGRAM – INTERIM ORDINANCE

DISCUSSION  
CITY COUNCIL  
October 21, 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 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;
- To promote housing affordability by encouraging smaller homes;
- 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 creative diverse and high quality infill development;
- Evaluate barriers to affordable housing projects; and
- Regulate affordable housing projects through a permanent ordinance.

# 2018 Income Limits



King County

## 2018 Income and Rent Limits - Multifamily Rental Housing

Published by HUD on March 30th, 2018, effective April 1st, 2018

Maximum 2018 Household Income for Multifamily Rental Properties										
Family Size	30%	35%	40%	45%	50%	60%	65%	70%	HOME+ 80%	80%
1 Person	\$22,500	\$26,215	\$29,960	\$33,705	\$37,450	\$44,940	\$47,050	\$50,650	\$56,200	\$57,900
2 Persons	\$25,700	\$29,960	\$34,240	\$38,520	\$42,800	\$51,360	\$53,750	\$57,900	\$64,200	\$66,200
3 Persons	\$28,900	\$33,705	\$38,520	\$43,335	\$48,150	\$57,780	\$60,500	\$65,150	\$72,250	\$74,450
4 Persons	\$32,100	\$37,450	\$42,800	\$48,150	\$53,500	\$64,200	\$67,210	\$72,380	\$80,250	\$82,700
5 Persons	\$34,700	\$40,460	\$46,240	\$52,020	\$57,800	\$69,360	\$72,600	\$78,150	\$86,700	\$89,350
6 Persons	\$37,250	\$43,470	\$49,680	\$55,890	\$62,100	\$74,520	\$77,950	\$83,950	\$93,100	\$95,950
7 Persons	\$39,850	\$46,445	\$53,080	\$59,715	\$66,350	\$79,620	\$83,350	\$89,750	\$99,550	\$102,550
8 Persons	\$42,400	\$49,455	\$56,520	\$63,585	\$70,650	\$84,780	\$88,700	\$95,550	\$105,950	\$109,200

Maximum RENTS for Projects Based on UNIT SIZE**											
Unit Size	30%	35%	40%	45%	Low HOME	50%	60%	65%	High HOME	70%	80%
0 Bedrooms	\$562	\$655	\$749	\$842	\$936	\$936	\$1,123	\$1,176	\$1,198	\$1,266	\$1,447
1 Bedroom	\$602	\$702	\$802	\$902	\$1,003	\$1,003	\$1,203	\$1,260	\$1,284	\$1,356	\$1,551
2 Bedrooms	\$722	\$842	\$963	\$1,083	\$1,203	\$1,203	\$1,444	\$1,512	\$1,543	\$1,628	\$1,861
3 Bedrooms	\$835	\$973	\$1,113	\$1,252	\$1,391	\$1,391	\$1,669	\$1,747	\$1,775	\$1,881	\$2,150
4 Bedrooms	\$931	\$1,086	\$1,242	\$1,397	\$1,552	\$1,552	\$1,863	\$1,948	\$1,960	\$2,098	\$2,398
5 Bedrooms	\$1,028	\$1,198	\$1,370	\$1,541	\$1,712	\$1,712	\$2,055	\$2,150	\$2,144	\$2,316	\$2,646

Regional Affordable Housing Task F

\* 2018 HOME Program Income and Rents Limits - effective June 1, 2018.

\*\* King County uses 1.5 persons per bedroom to determine the household size and corresponding rent limits.

# Interim Ordinance

- Zones in which these projects would be allowed?  
*mixed use zones citywide; not Industrial and Airport Industrial zones*
- Timeframe: *3 years for the interim demonstration program*
- Total number of projects allowed:  
*5 projects with one at 0-30% AMI*  
*No more than 2 projects with the same housing type*
- Housing types allowed: *Cottages, duplexes, triplexes, townhomes, congregate housing, tiny homes, mixed use buildings*
- Separation distance from other projects: *1,500 ft*
- Income level: *50% AMI and under with 1 project at 0-30% AMI*
- Neighborhood Meetings: *2 with a 1,000 foot radius notification*
- Process: *Planning Commission recommend to Council based on criteria; City Council approval in advance of permitting*

# Affordable Housing Projects



High Point, Seattle, WA



Angle Lake, SeaTac WA



Broadview, Seattle, WA

# Buffer Distances



# Changes to the Regulations

- Residential and mixed-use zones, not in industrial zones
- Neighborhood meetings required
- New definitions for housing types
  - Require bathroom and kitchen in tiny homes



# Outreach and Public Process

- Zoning Text Amendment – Legislative Process
- Planning Commission meetings: August 14<sup>th</sup> & 28
- Public Hearing and Planning Commission Recommendation: September 25
- Webpage developed with survey: September, October
- Social media and announcements for survey and public hearing
- Public comments

# Council Comments

- Study Session Briefing – September 23, 2019
- More specificity on type of tiny homes (kitchen and bath)
- BMC 19.18.030 – Approval criteria: Too restrictive
- Buffer distances to be evaluated by Council
- Pictures of affordable housing projects

# Next Steps

- City Council review and action – October & November, 2019

# Council Action

- Feedback from Council
- Action by City Council: November 4, 2019

Questions?

