

# Draft Housing-Focused Policy Implementation Plan

[Note: This is a preliminary draft implementation plan. The Planning Commission will discuss specifics of each phase and their order when updating the Planning Work Program<sup>1</sup> in early 2025]

Project/Program	Description	Tools/Actions
Phase 1 - State Middle Housing Compliance Project	Regulatory text amendments to comply with HB 1110/2321 (middle housing) and HB 1337 (ADUs)	<p>Integrate middle housing affordability requirements based on preliminary economic analysis conducted by A Regional Coalition for Housing’s Middle Housing Affordability Opportunities in East King County report<sup>2</sup>.</p> <p>Minimize jurisdictional variation in development standards by collaborating with nearby jurisdictions during code development.</p>
Phase 2 – Optimize Residential Development Standards Project	Builds on <b>Phase 1</b> by using an economic and geographic housing market analysis and form-based code to administer zoning map and text amendments to stimulate housing supply, diversity, and affordability through various housing types and intensities in planned residential zones and consistent with the adopted 2044 land use map, and comprehensive plan land use & housing policies.	<p>Conduct a citywide geographic market analysis to understand the geographic variation in land costs throughout the city. This analysis will help optimize development standards, programs, and affordable housing requirements according to Kirkland specific geographic conditions and adjust residential land use intensities in particular within medium- and high- density zones in this phase.</p> <p>Reduce zoning complexity by reducing the number of residential zones (currently there are 48 residential zones).</p> <p>Consider a form-base code for residential zones throughout the city modeled after and build upon the NE 85th Street Station Area Plan form-based code. Note: this will complete the zoning amendments required under the Station Area Plan – Neighborhood Residential Regulating District (see pp. 148, Future Land Use Map, NE 85th Street Station Area Plan<sup>3</sup>).</p> <p>Minimize jurisdictional variation in development standards by collaborating with nearby jurisdictions during code development.</p>
Phase 3 – Update Housing Strategy Plan + Develop and Inclusive Community Engagement, Monitoring and Reporting Program	Update the 2018 Housing Strategy Plan <sup>4</sup> to align with 2044 Comprehensive Plan housing goals and policies. Develop a community engagement program that acts on 2044 Comprehensive Plan policies on racial and social equity. The program outcomes should build durable community relations and inform housing policy implementation, monitoring and reporting. The program should also be informed by and build on the Equity Framework of City of Kirkland Comprehensive Plan Equity Review and Engagement Program report <sup>5</sup> and complement the Diversity, Equity, Inclusion, and Belonging 5-year Roadmap <sup>6</sup> . The project’s aim is to work with cost burdened populations and those most impacted by housing insecurity.	<p>Conduct housing-focused community engagement.</p> <p>Develop housing performance measures for the City to use in housing policy implementation, monitoring and reporting. Performance measures should incorporate:</p> <ul style="list-style-type: none"><li>• Community input from community engagement to inform and develop equitable housing strategies, and</li><li>• Align input and strategies with 2044 Comprehensive Plan policies and 2020-2044 housing needs.</li></ul> <p>Update the Housing Strategy Plan and Housing Dashboard with community-based strategies and performance measures.</p>
Phase 4 – Increase Housing Options near Transit and Employment Project	Administer zoning map and text amendments in areas of the city with the following land use designations: Transit-Oriented Development, Center Mixed Use, and Community Mixed Use. This project builds on <b>Phase 2</b> and <b>Phase 3</b> by taking the economic housing analysis and racial and social equity strategy and performance measures to develop a scenario-planning tool that informs a form-based code and other regulatory tools to stimulate housing supply,	<p>Develop a scenario-planning tool to inform decision makers on determining the proper building type, intensity and regulatory tools in select areas of the city were added housing supply is being studied.</p> <p>Develop a form-base code for based on scenario-planning analysis.</p>

<sup>1</sup> [www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Work-Program](http://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Work-Program)

<sup>2</sup> [www.archhousing.org/middle-housing](http://www.archhousing.org/middle-housing)

<sup>3</sup> [kirklandwa.gov/files/sharedassets/public/v/4/planning-amp-building/station-area-materials/pc-hearing-drafts/web-version\\_final\\_stationareaplan\\_sections-1-10june2022.pdf](http://kirklandwa.gov/files/sharedassets/public/v/4/planning-amp-building/station-area-materials/pc-hearing-drafts/web-version_final_stationareaplan_sections-1-10june2022.pdf)

<sup>4</sup> [www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/housing-strategy-plan-1.pdf](http://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/housing-strategy-plan-1.pdf)

<sup>5</sup> [www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf](http://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/kirkland-2044-comp-plan/equity-review-report-kirkland-comprehensive-plan-econorthwest-final20221108.pdf)

<sup>6</sup> [www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/roadmap-as-adopted\\_1.pdf](http://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/roadmap-as-adopted_1.pdf)

Project/Program	Description	Tools/Actions
	diversity, affordability, and equity in the city.	
Phase 5 – Deeply Affordable Housing Program and Regulatory Reform Project	Develop a program to assess and incentivize publicly- and privately-owned property for the development of housing affordable to extremely low-, very low-, and low-income households, as well as emergency housing and permanent supportive housing. Project should use the economic and geographic housing market analysis ( <b>Phase 2</b> ) social equity strategy and performance measures ( <b>Phase 3</b> ), and scenario-planning tool ( <b>Phase 4</b> ) to develop an ongoing program with regulatory incentives for the development of deeply affordable housing.	<p>Collaborate with affordable housing providers and faith-based community to develop a program that uses analysis and tools developed in previous project phases.</p> <p>Minimize jurisdictional variation in development standards by collaborating with nearby jurisdictions during code development.</p>