



AFFORDABLE HOUSING DEMONSTRATION PROGRAM – INTERIM ORDINANCE

PUBLIC HEARING & RECOMMENDATION
PLANNING COMMISSION
September 25, 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?
 - *Specific zones or citywide: - Citywide except for Industrial and Airport Industrial zones*
- Timeframe: 3 years
- Total number of projects allowed:
 - *5 with one at 0-30% AMI*
 - *No more than 2 with the same housing type*
- Housing types allowed – Cottages, duplexes, triplexes, townhomes, mixed use buildings in multi-family and commercial zones
- Separation distance from other projects – 1,500 ft
- Income level: 50% AMI and under (1 project at 0-30% AMI)
- Neighborhood Meetings: 2 with a 1000 foot radius notification
- Process: Planning Commission recommend to Council based on criteria

Affordable Housing Projects



High Point, Seattle, WA



Angle Lake, SeaTac WA



Broadview, Seattle, WA

Changes to the Regulations

- Restrictions in Industrial, Airport Industrial zones
- Specify density
- Neighborhood meeting requirements

Outreach and Public Process

- Legislative process and developer wants to proceed with design and development of projects
- Planning Commission meetings: August 14th & 28
- Public Hearing: September 25
- Webpage developed with survey
- 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

- Public Hearing & Recommendation with the Planning Commission – September 25
- City Council review and action – October, 2019

Planning Commission Action

- Public Hearing on the proposed regulations
- Recommendation to City Council

Questions?

