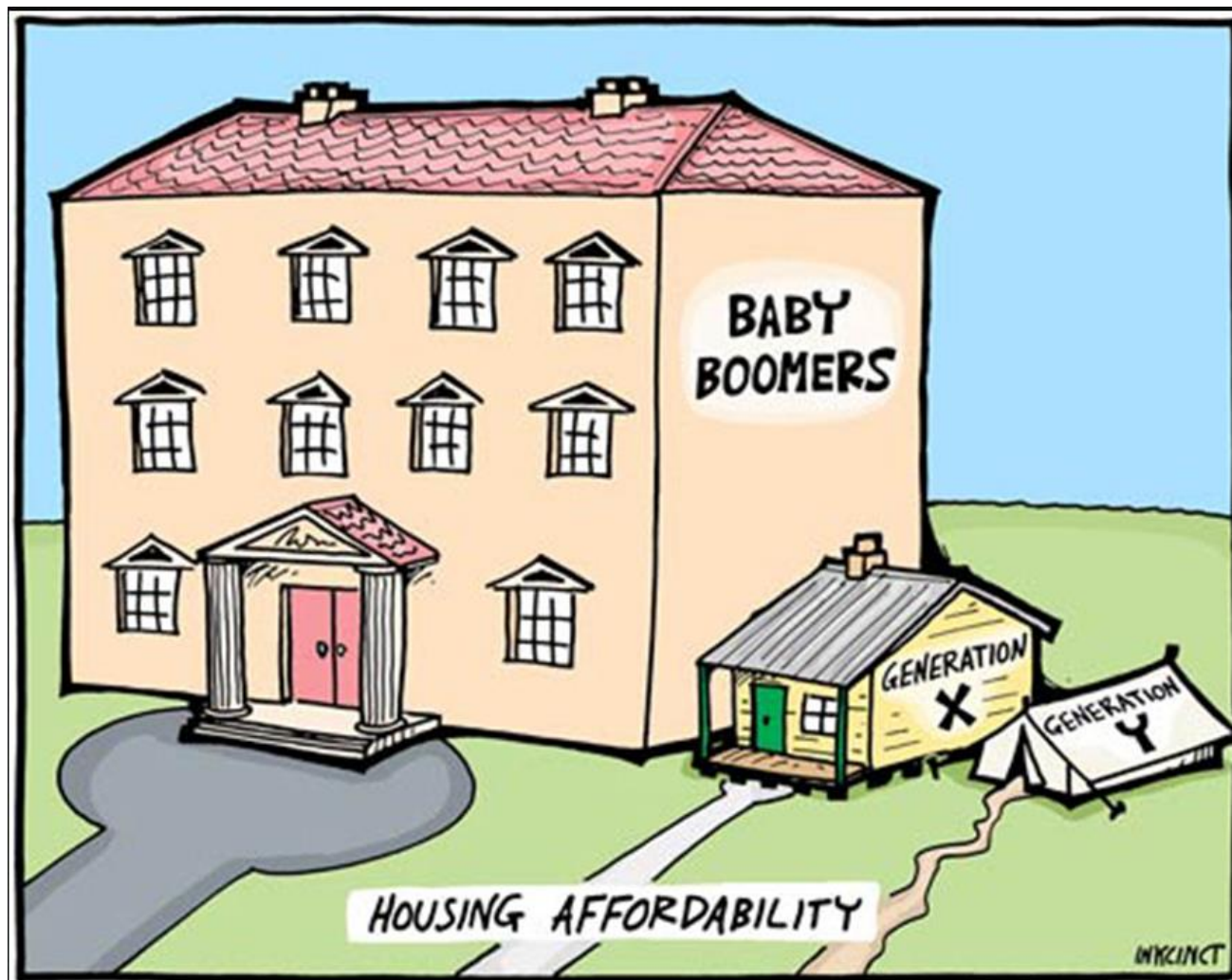




Passport to 2044: Missing Middle Housing in Kirkland, WA

Adam Weinstein, Planning and Building Director, City of Kirkland

February 15, 2023



"All the News That's Fit to Print"

The New York Times

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PHOTOGRAPHS VIA LIBRARY OF CONGRESS

about 8 percent of new single-family homes in the U.S. are 1,400 square feet or less, compared with about 70 percent in the 1940s.

Looking for a Starter House? Good Luck.

By EMILY BADGER

Few Build Small Homes and Existing Ones Are Costly

As recently as the 1990s, when Jason Nageli started off, the home-building industry was still constructing what real-estate ads would brightly call the "starter home." In the Denver area, he sold newly built two-story houses with three bedrooms in 1,400 square feet or less. The price: \$99,000 to \$125,000, or around \$200,000 in today's dollars. That house would be in tremendous demand today. But few builders construct anything like it anymore. And you didn't buy it.

today, either. They go for half a million dollars.

The disappearance of such affordable homes is central to the American housing crisis. The nation has a deepening shortage of housing. But, more specifically, there isn't enough of this housing: small, no-frills homes that would give a family new to the country a place to live.

Few Build Small Homes and Existing Ones Are Costly

The affordable end of the market has been squeezed from every side. Land costs have risen steeply in booming parts of the country. Construction materials and government fees have become more expensive. And communities nationwide are far more prescriptive today than decades ago about what housing should look like and how big it must be. Some ban vinyl siding. Others require two-car garages. Nearly all make it difficult to build the kind of home that could sell for \$200,000 today.

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By JES

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Affordability. Diversity. Character: The Future of Housing in Kirkland

What do we mean by Housing Affordability?

Housing Affordability: Is when resident pays no more than 30% of their income for housing costs, including utilities.

Income Restricted affordable housing refers to housing for which renters or buyers must meet specific income guidelines to be able to live in the unit. Generally defined as a percent of median family income. Targeted to those with very low, low and moderate incomes.

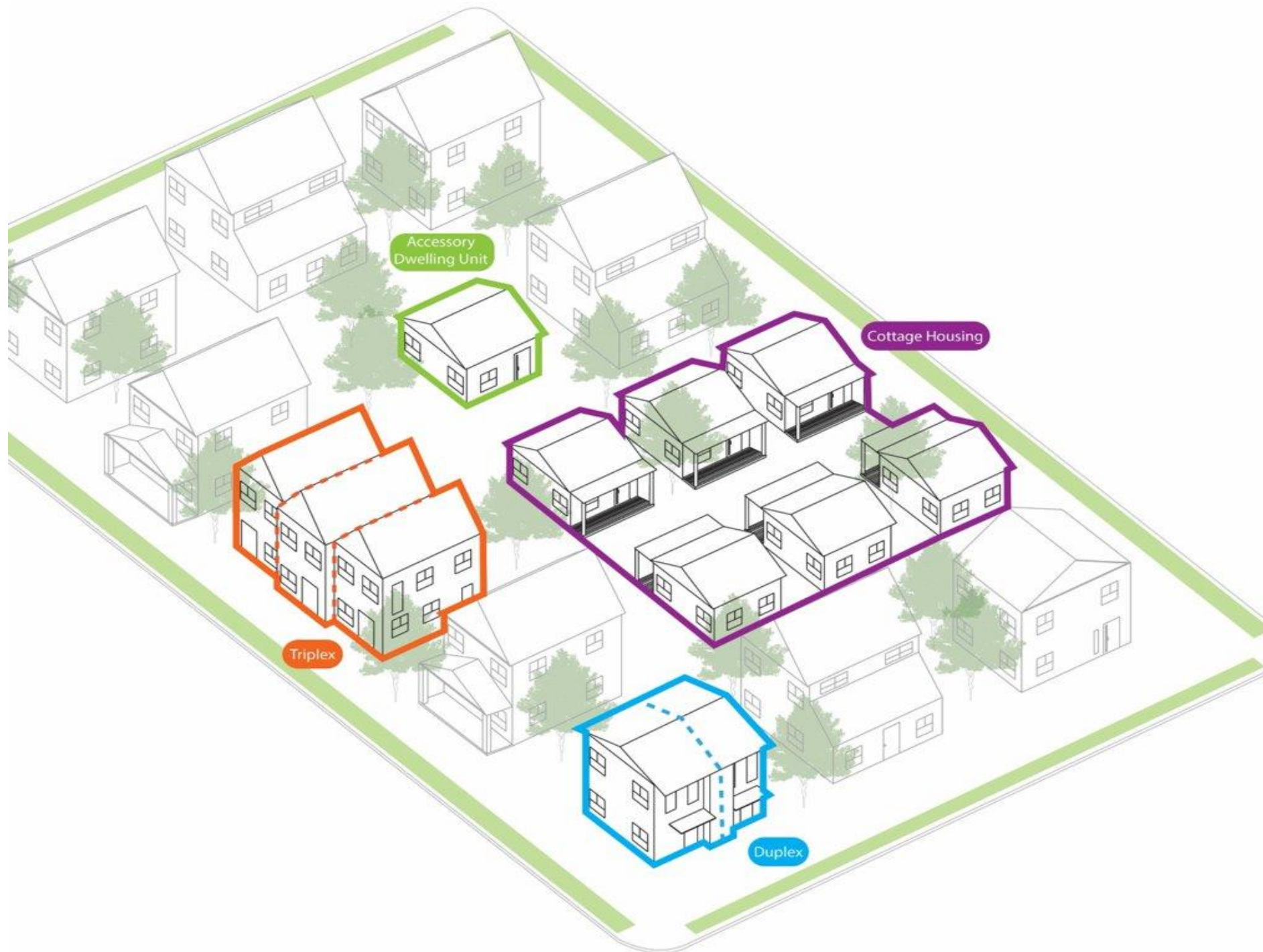
	Affordable Rent	 \$733	 \$1,222	 \$1,955	 \$2,201 Average Kirkland rent	 \$2,444	
	* Annual Income	\$29,322 (very low income)	\$48,870 (low income)	\$78,192 (moderate income)	Needs an income of \$87,820	\$97,740 (median income)	
	Affordable Price		 \$177,022	 \$304,026	IN KIRKLAND: Average Price of Condo: \$374,000 Average Price of SF House: \$948,000	 \$388,695	

* For a Household Family of 3

City of Kirkland Housing Strategy Plan (2018)



Kirkland. The city should explore ways to promote ADUs, condominiums, co-housing, cottages, and other smaller forms of housing and allow the market to respond to contemporary housing demands, along with design standards to maintain or improve neighborhood vitality. Regulations allowing such housing must balance providing some level of flexibility with having sufficiently clear provisions to ensure that the intended outcomes of smaller and less expensive housing will be achieved. For example, some areas may allow

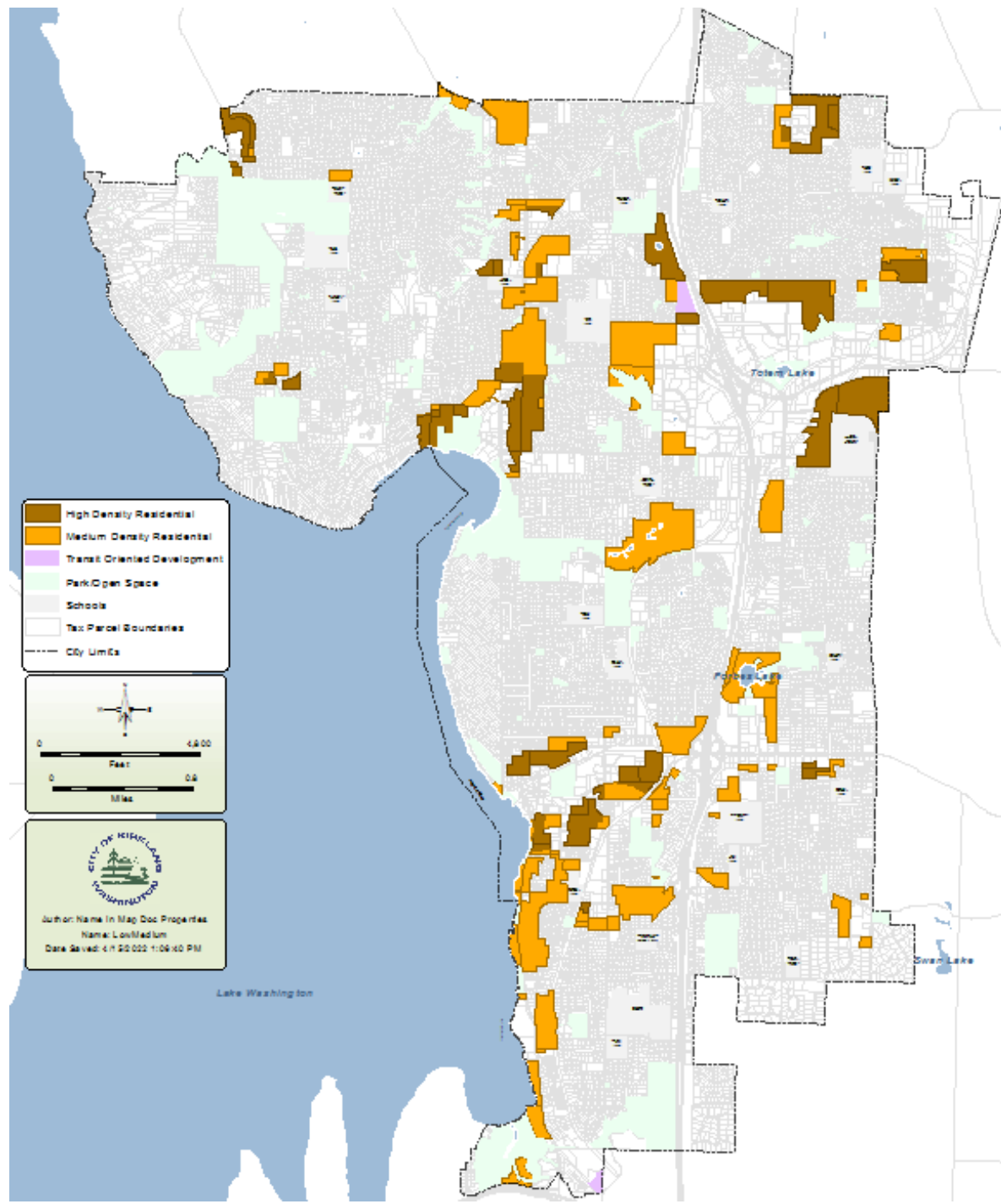


Duplex, Triplex, Cottage Regulations

<i>Topic</i>	<i>Old</i>	<i>New</i>
Allowed Zones	Only in certain low-density residential zones	All low-density residential zones
Maximum Unit Size	1,000 square feet/unit	Limit based on allowed floor area ratio (FAR)
Density	2x underlying density	NO CHANGE
Development Size	4 cottages	2 cottages
Review Process	Planning Director/Appealable to Hearing Examiner	Building permit
Required Parking	2 parking spaces/unit over 1,000 square feet	1 parking space/unit for housing within ½ mile of frequent transit service
Setbacks	Front: 20 feet Other: 10 feet	Same as single-family

Duplex, Triplex, Cottage Regulations

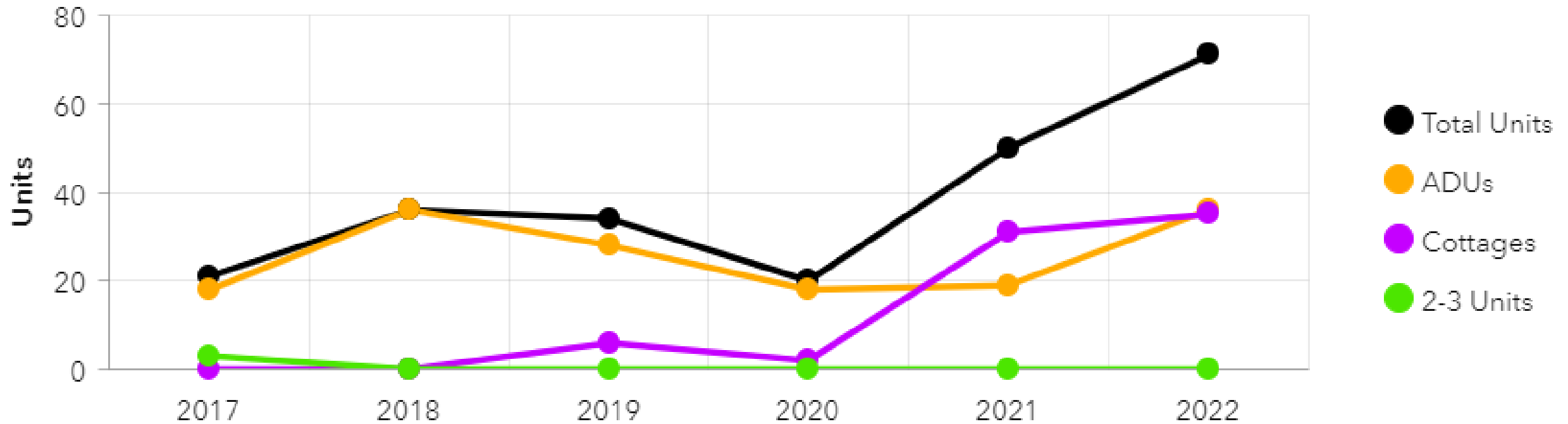
<i>Topic</i>	<i>Old</i>	<i>New</i>
Location	Proximity restrictions (1-9 units separated by 500 feet; 20-24 units separated by 1,500 feet)	Eliminate location requirements
Height	25 feet (RS Zone) 27 feet (RSA and RSX Zones)	Same as single-family
ADUs	Not allowed	Attached ADUs allowed within building envelope
Design Guidelines	Somewhat vague: “maintain the traditional character of detached single-family dwelling units”	Projects must include at least 5 specific design elements, e.g., façade modulation; dominant entry feature facing street; high quality materials; recessed garage; second story step-back
Minimum Density (medium- and high-density residential zones)	Properties can be developed at any density under the maximum	New projects must develop at between 80%-100% of the maximum



ADU Regulations

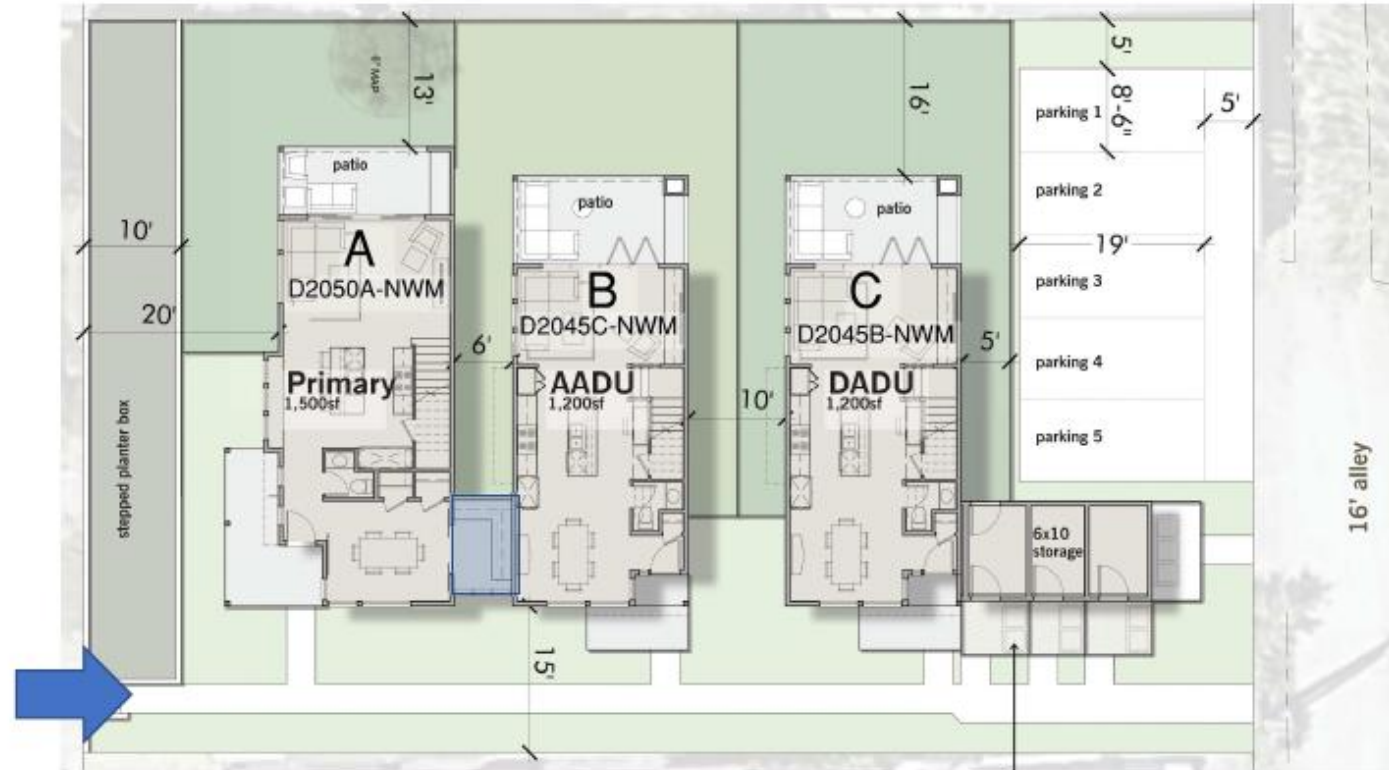
Regulation		Old	New
Number		One	Allow two (detached or attached)
Owner Occupancy		Required (either unit)	Eliminate requirement
Parking		One off-street space	Eliminate requirement for one ADU, require one space for a second ADU, with provisions for exemptions
Size/Scale	Attached ADU	≤40% of primary residence and ADU combined	No size restriction
	Detached ADU (DADU)	≤40% of primary residence and ADU combined, <i>and</i> ≤800 square feet	1,200 square feet
Entrance		ADU entrance must appear secondary	No change
Height		Maximum height in zone but not more than 15' above primary residence	No change
Number of unrelated people		≤5	One ADU: ≤8 Two ADUs: ≤12
Separate ownership		Not permitted	Allowed for DADU (as condo, not subdivision of land)

Issued Missing Middle Housing Permits (2017-22)



OUR KIRKLAND PLAN LIBRARY

Cottages, Duplexes, DADUs and AADUs – House, AADU and DADU Configuration



Plan 20K Primary-AADU-DADU



THOMAS JAMES HOMES





7317

7319

URBAN



eco-FLYER
Take a photo!



\$1,485,000



7317 124TH AVE NE, KIRKLAND, WA 98033 | 3 BEDROOMS | 2.5 BATHS | 1,653 SQ. FT. HOME | MLS #1988278

SAGE LOT 4

The Eastside's premier builder takes architecturally-inspired design to new heights with this eye-popping, luxury residence.

- Chef's kitchen with high-end appliances including a built-in fridge, induction cooktop range, and waterfall quartz slab island.
- Outdoor living area is ideal for entertaining with a fully fenced back yard, plumbing for a fire pit, and gas stub for BBQ grill.
- Master suite offers large walk-in closet, spa-like bath with high ceilings, skylights, dual vanity, soaking tub, and shower with bench seat.
- Laundry room with custom cabinets, washer and dryer, and quartz countertop with utility sink.
- Garage features a 50-amp 240-volt circuit for electric car charger.
- Best-in-class Smart Home technologies combined for Smarter Living that's the MERIT "SMART" HOMES difference.
- Great South Rose Hill location just minutes to I-405, major employment, Totem Lake Village, Kirkland Urban, and all that downtown Kirkland has to offer.



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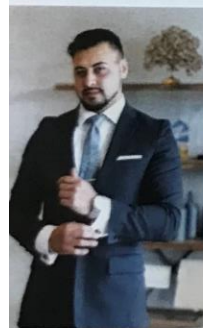


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12235 NE 73rd Street
Kirkland, WA 98033

5 bed • 4.5 bath • 4,090 sqft



Stunning luxury home in Kirkland's Rose Hill neighborhood. Built by Merit Homes in 2021 with ease of living and entertainment in mind. Chef's kitchen features Thermador appliances, wine cooler, and massive waterfall island. Enjoy indoor-outdoor living with LaCantina glass doors that open the great room to a covered patio with a built in natural gas grill, fire pit, and overhead speakers. Home office and primary style bedroom with en-suite on main level. Beautiful modern staircase. The primary suite boasts an impressive spa like bathroom complete with heated tile floors and towel rack. You'll love the walk-in closet! Amazing entertainment room features a wet bar and beverage cooler. Beautifully maintained park-like property.

MLS #1984834



in Zholdubaev - Real Estate Broker
(206) 655-9119
z.z@designWArealty.com



www.designWArealty.com
105 Central Way Suite 202
Kirkland, WA 98033

Takeaways from Kirkland's Experience

- A couple years spent on City-wide policy; missing middle code amendments accomplished in about 1 year
- A pro-housing Council (regardless of political orientation) really helps
- Missing middle as “overlay district”; “single-family” districts retained
- Lots of interest in cottages; increasing interest in ADUs, including for-sale ADUs, and limited (but maybe growing) interest in duplexes and triplexes
- This is not “affordable” housing, and new units come with high price tags
- One small piece of housing strategy; needs to be part of a larger mix of policies/regulations