



# Lake Forest Park Comprehensive Plan Update

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PLANNING COMMISSION SPECIAL MEETING

JULY 26, 2023

# Tonight's Meeting

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## Project Overview

## Project Schedule

- Planning Commission Work Plan

## Public Engagement

- Preliminary PPP
- Planning Commission Role

## Housing

- Growth Allocations
- Recent Legislation

## Q&A

# Project Overview

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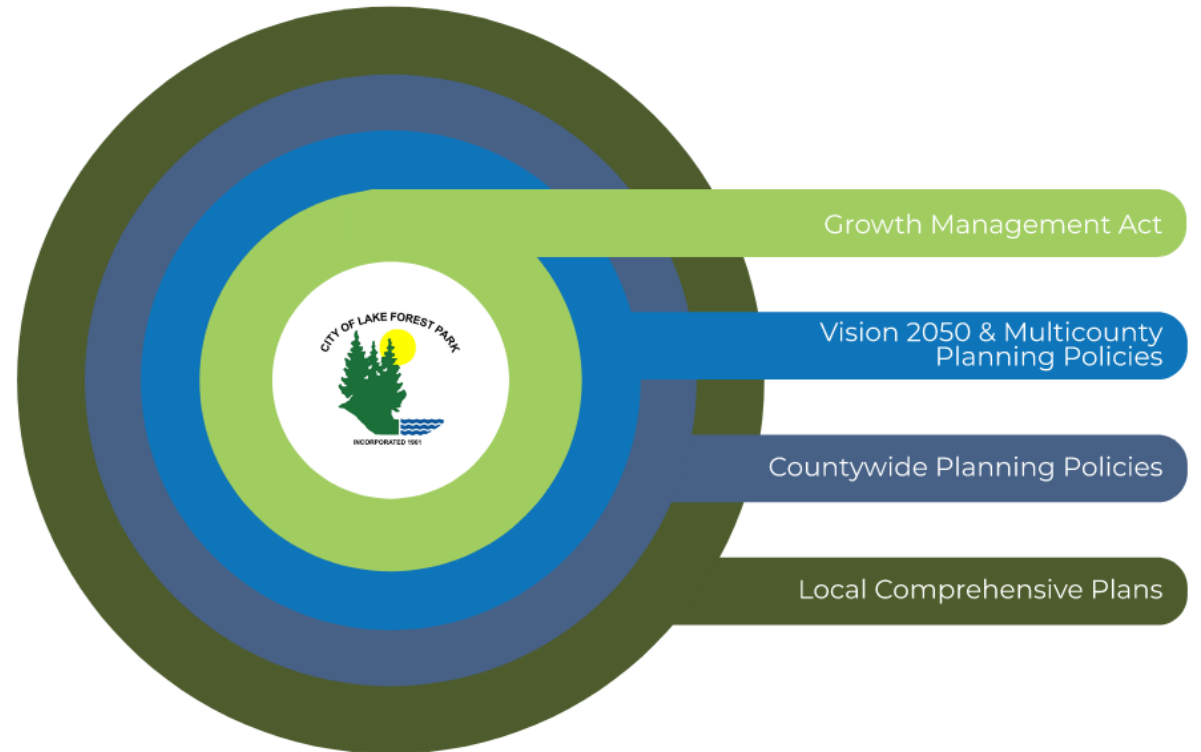
## Periodic GMA update

- Due by 12/31/2024

## Compliance with other plans and policies:

- King County CPPs
- PSRC Vision 2050
- Recent legislation (housing, climate)

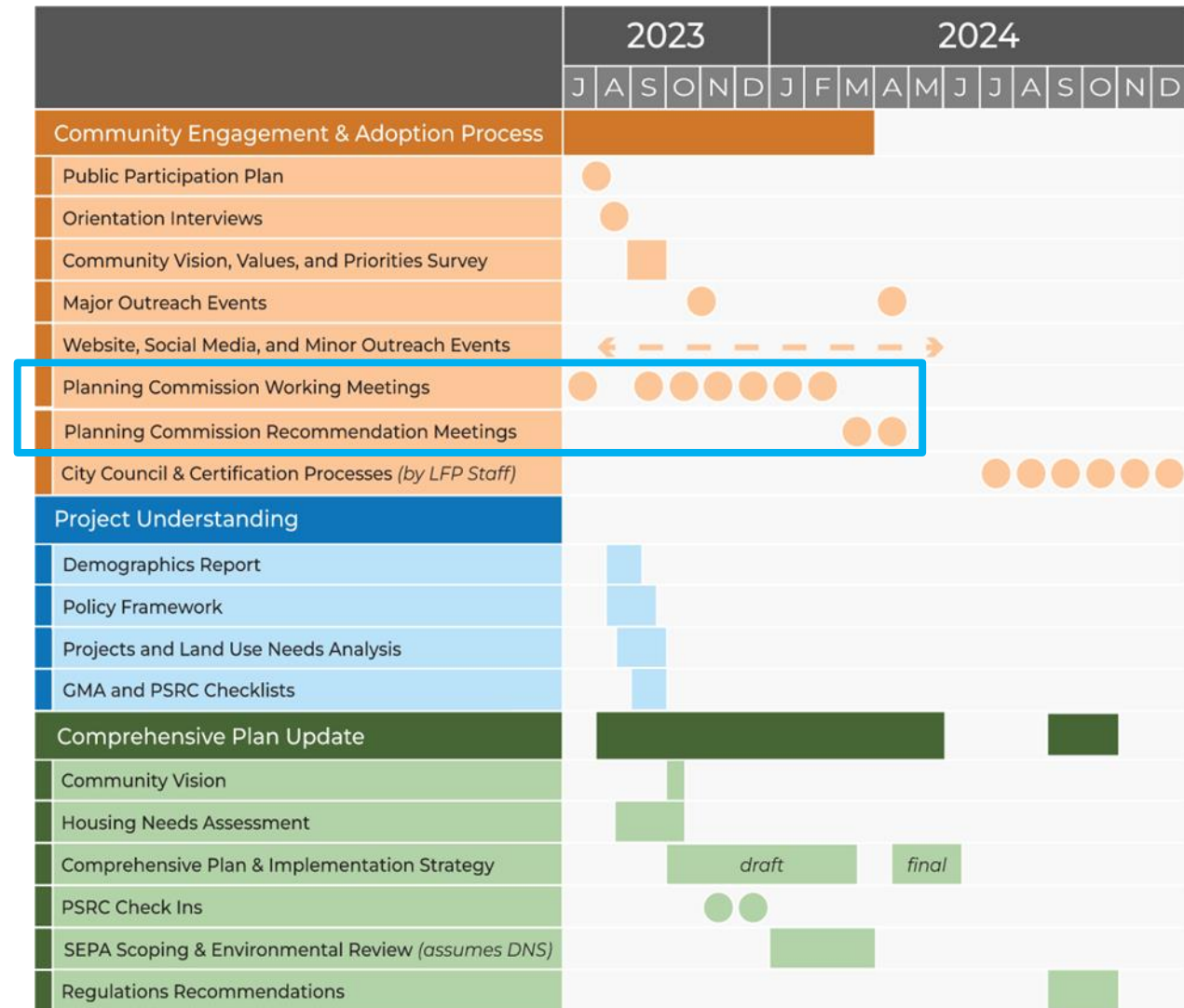
## Meaningful public engagement



# Planning Commission Work Plan

- Review of Compiled Draft:

- Up to 2 meetings
- Recommend approval to City Council



# Public Engagement: Framework

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## Ongoing Outreach

Led by City staff

Supported by SCJ team



## Major Events

Led by SCJ team

Supported by City staff



## Minor Events

Led by City staff, community  
leaders, teachers, others (maybe  
Planning Commissioners?)

Supported by SCJ team

# Public Engagement: Ongoing Outreach

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## Website

- Clearinghouse for information and schedule
- Open comment form

## Social Media

- Updates and opportunities to engage

## Information at City Hall

# Public Engagement: Major Events

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## Vision, Values, and Priorities Survey

- Confirm the vision: does this still represent LFP?
- How is implementation perceived?
- What's missing from the current comprehensive plan?

## Housing, Land Use, and Infrastructure Workshop

- Education about recent housing legislation
- Crowdsourcing infrastructure needs and priorities

## Public Rollout of Draft Plan

- Feedback on new goals/policies

# Public Engagement: Minor Events

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Meeting people where they are – ad hoc opportunities

Taking advantage of events planned & scheduled by others

Meeting kit with talking points and activities

- Can be used by anyone to facilitate an event



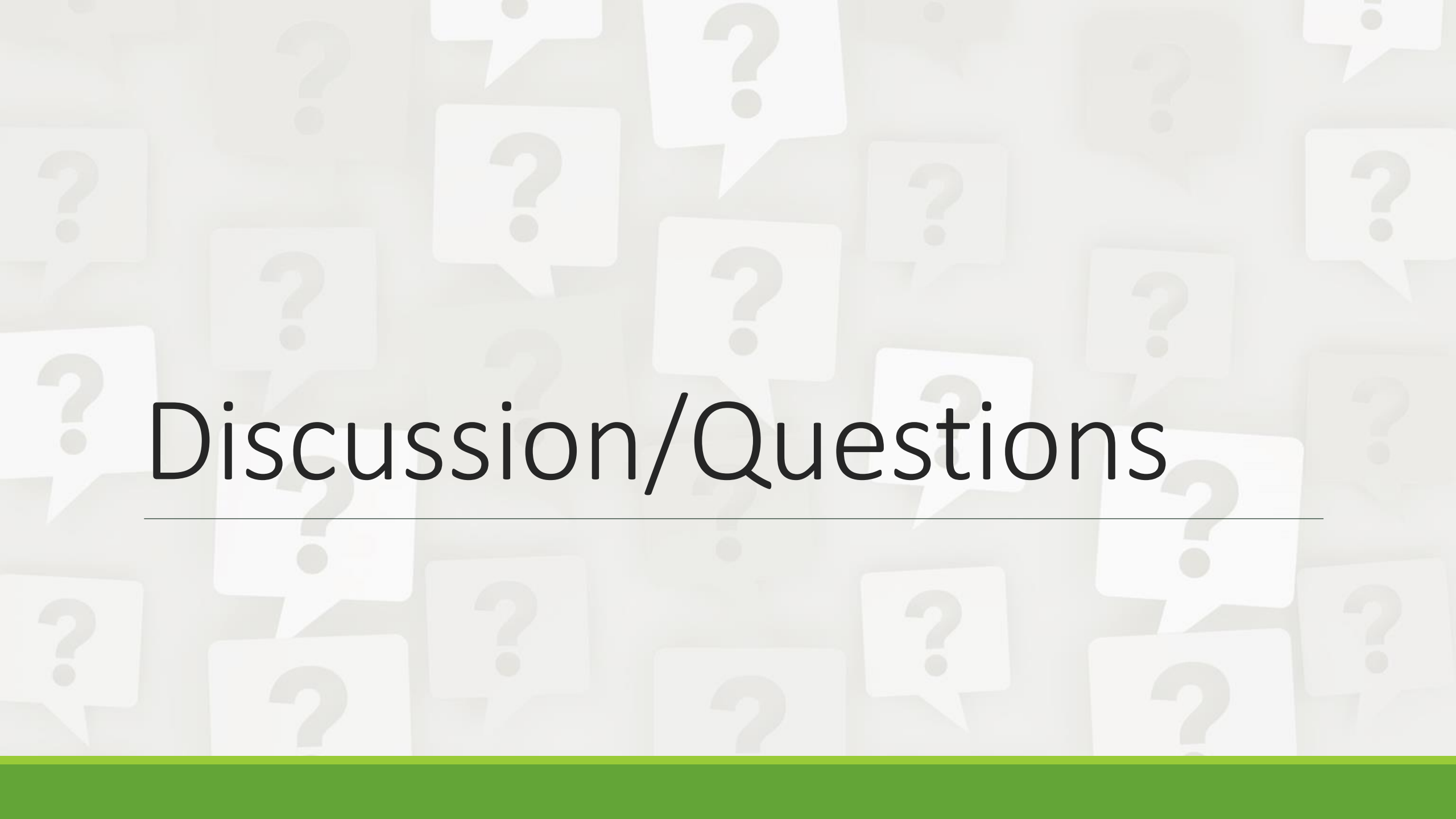


# Public Engagement

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What are YOUR priorities for engagement?

How do YOU want to be involved...  
...as a Commission?  
...as individuals?

The background of the slide is a light gray color with a repeating pattern of white speech bubbles. Each speech bubble contains a large, dark gray question mark. The speech bubbles are scattered across the entire background, creating a textured effect. The title text is centered over this pattern.

# Discussion/Questions

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# Lake Forest Park Comprehensive Plan Kickoff – Housing and Economic Development

PREPARED FOR



JULY 2022

PREPARED BY



LELAND CONSULTING GROUP

# Contents

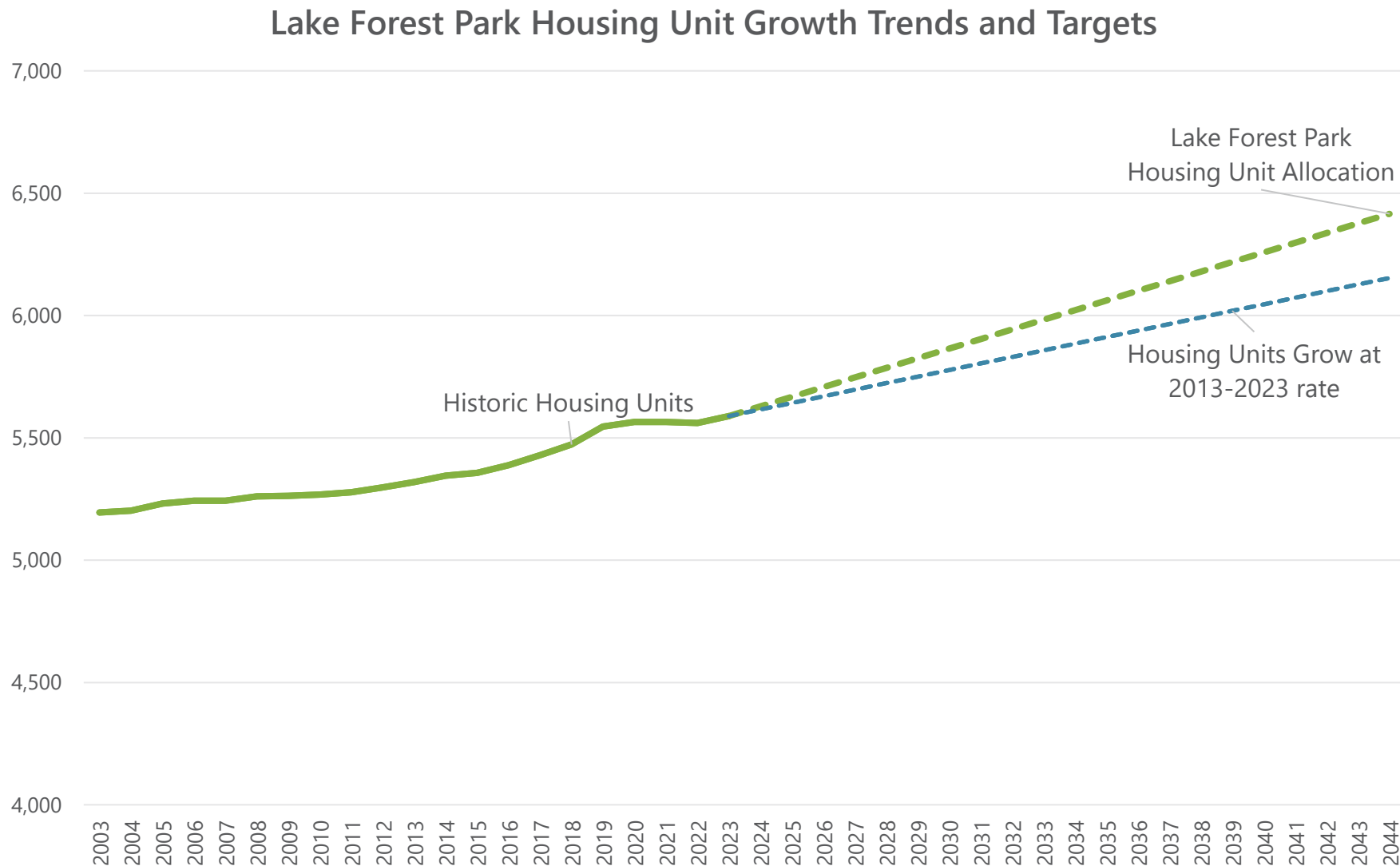
- Planning Targets
  - Population and employment
- Housing Needs Analysis
  - Overview of process
- Legislative Requirements
  - HB 1220
    - Housing needs by income
  - HB 1110 & 1337
    - Middle housing
    - ADUs
- Economic Development
- Discussion / Questions



# Planning Targets

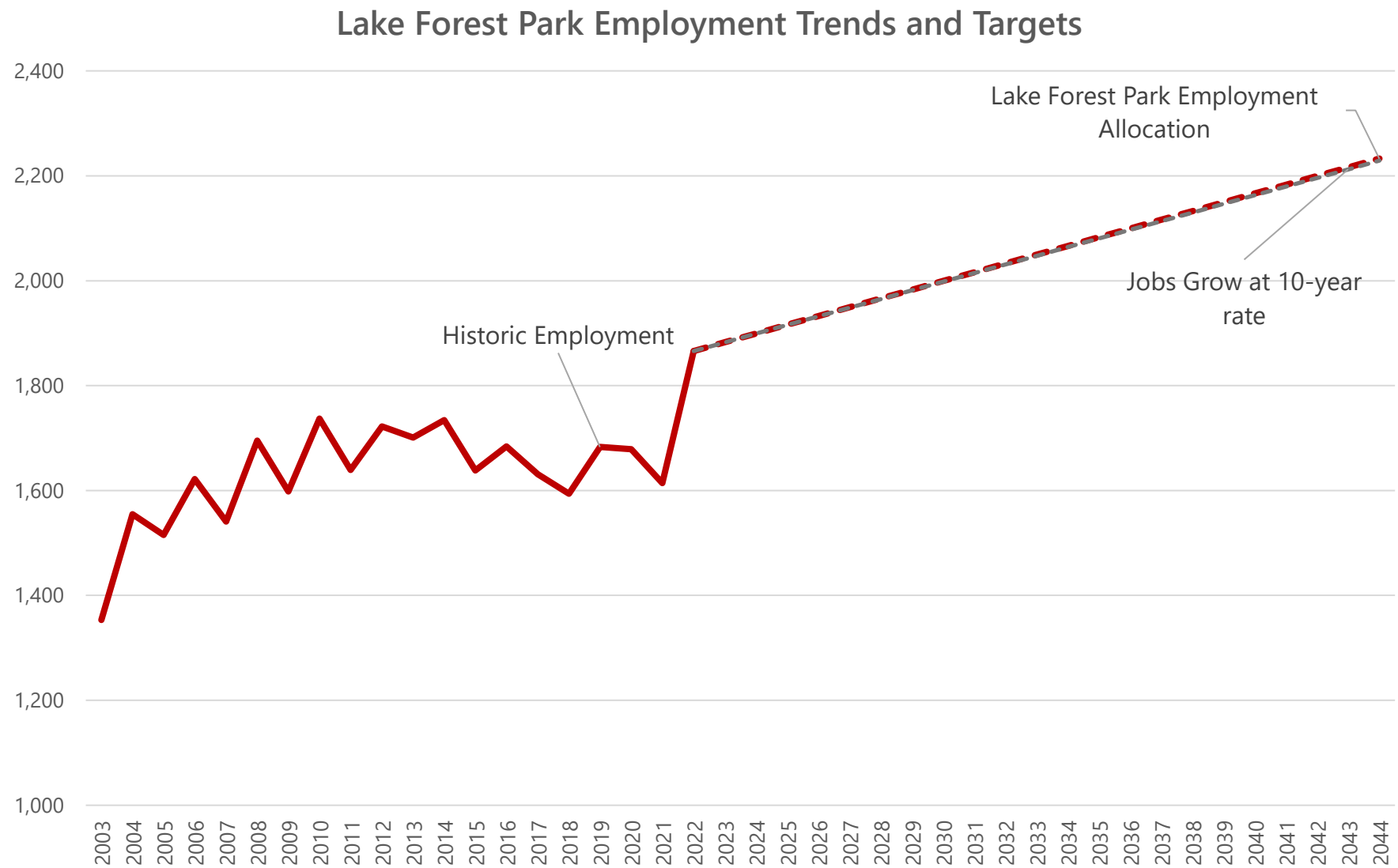


# Planning Targets



Source: OFM, King County, LCG

# Planning Targets



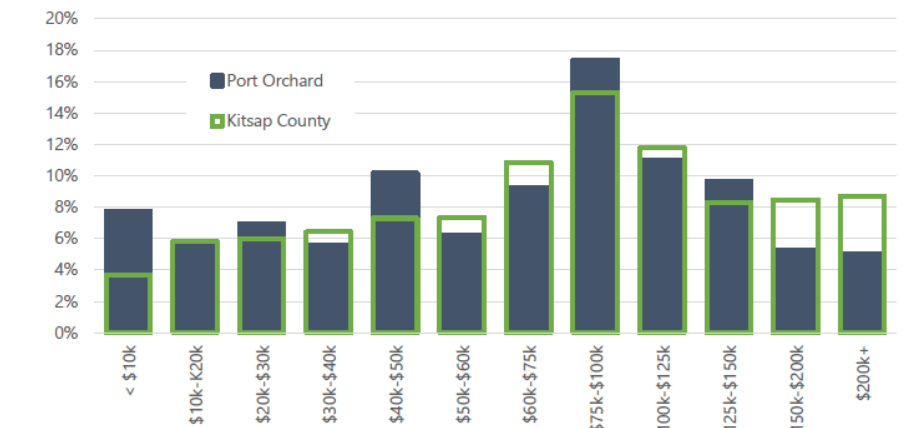
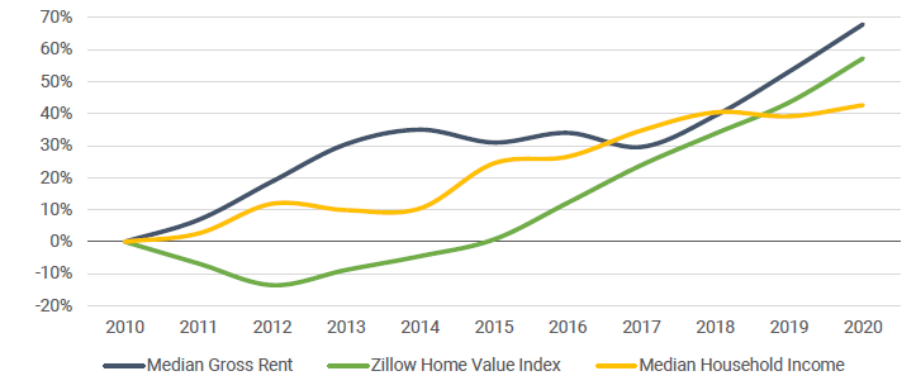
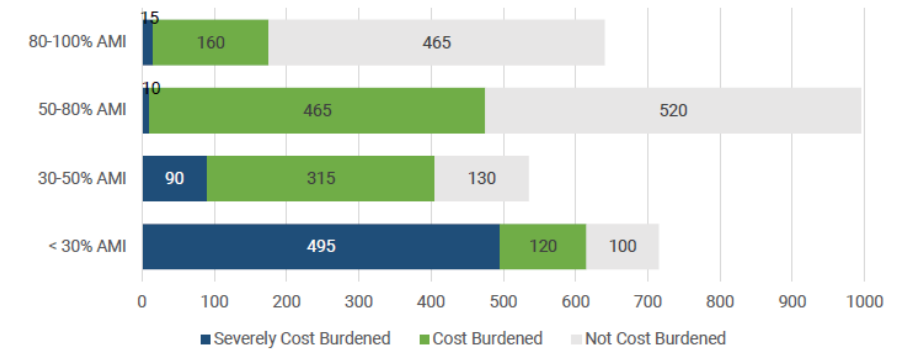
Source: PSRC, King County, LCG

# Housing Needs Analysis



# Housing Needs Analysis

- Overview of Lake Forest Park's housing needs
  - **Community Profile** - Who lives in the city?
  - **Supply** - What are the population's housing needs?
    - Types and sizes of units
    - Income levels and affordability
  - **Gaps** - Whose needs are not being served?
  - **Affordability** - How is affordability changing over time?
  - **Trends** - How does LFP compare to the region?
    - Work-from-home trends
  - **Capacity** – Land available to meet housing needs
- What housing issues would you like us to dig into and consider?



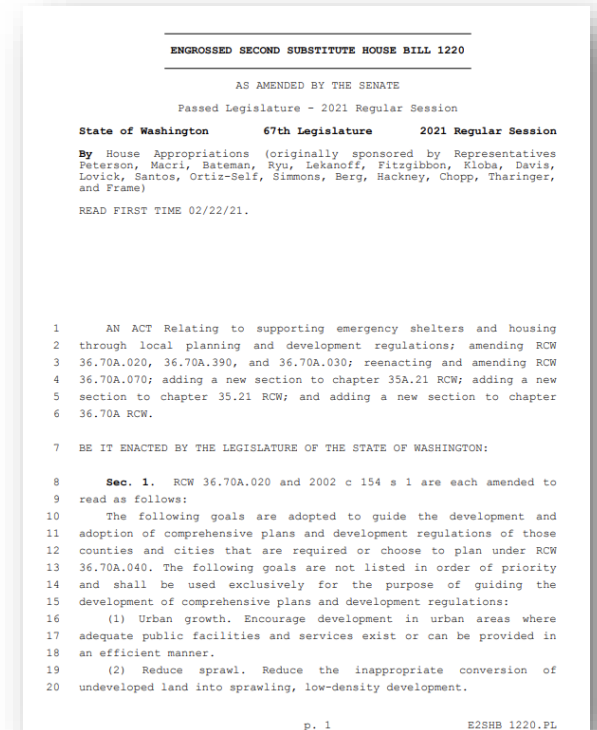
# Legislative Requirements

# Legislative Requirements

## HB 1220

# HB 1220

- HB 1220 amended GMA in 2021 to require **two analyses**:
  - RCW 36.70A.070(2)(c) requires cities to show **sufficient land capacity** to meet housing needs of **moderate, low, very low, and extremely low-income households**, defined by household income as a % of AMI, and show capacity for **permanent supportive housing** and **emergency housing and shelters**.
  - RCW 36.70A.070(2)(d) requires that cities make **adequate provisions for existing and projected needs** of all economic segments of the community, including:
    - Considerations for **low, very low, extremely low, and moderate-income** households
    - Documenting **programs and actions** needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations
    - Consideration of **housing locations** in relation to **employment location**
    - Consideration of the role of **ADUs** in meeting housing needs

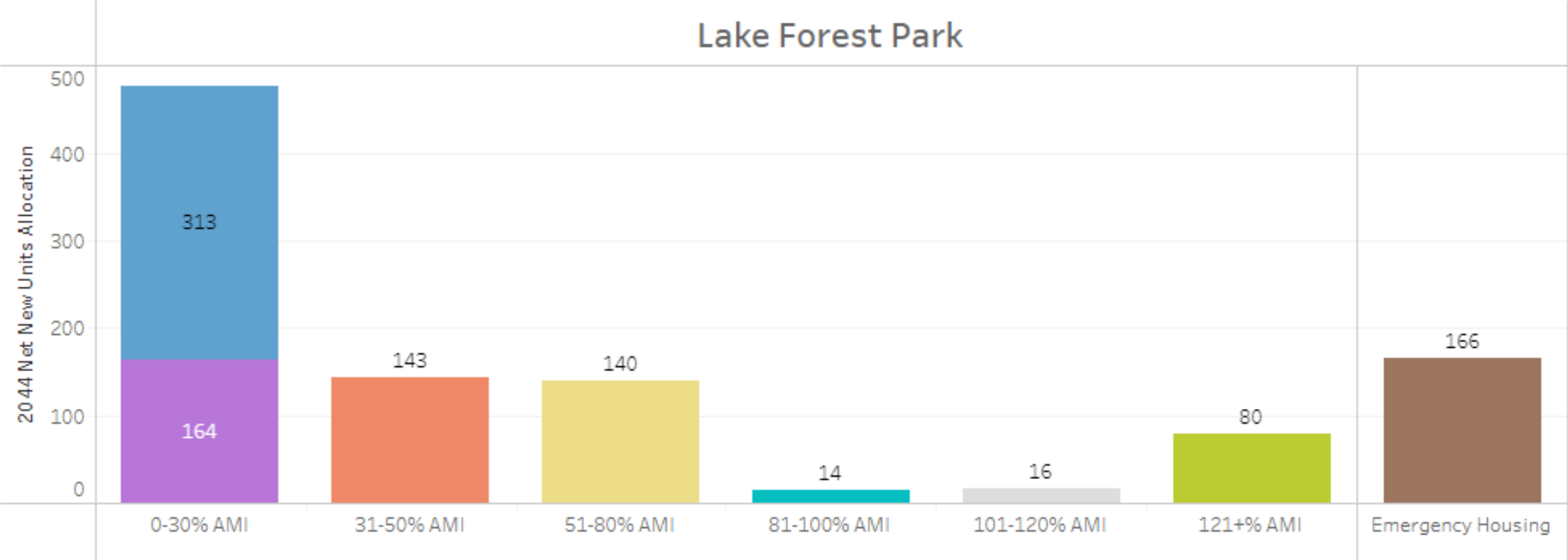


# HB 1220

- State allocates 2044 population, unit and job targets to **counties**
- Counties allocate targets to **jurisdictions**
- Lake Forest Park is required to plan for **870 new permanent units and 166 emergency units by 2044.**
  - New Commerce methodology breaks out future permanent housing unit needs by **income bands** based on share of AMI.
    - Extremely low-income (under 30% AMI) is further broken down into Permanent Supportive Housing (PSH) units and non-PSH units.
    - PSH refers to *"a model that combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives. PSH typically targets people who are homeless or otherwise unstably housed, experience multiple barriers to housing, and are unable to maintain housing stability without supportive services."* (National Health Care for the Homeless Council)
    - Non-PSH units serving extremely low income households would most likely take the form of multifamily developments funded by the Low Income Housing Tax Credit (LIHTC).
  - **Emergency units** are not counted in the allocation and refer to shelter capacity for those experiencing homelessness.

# HB 1220

- Final King County allocation by income band for Lake Forest Park:



# HB 1220 Land Capacity Analysis

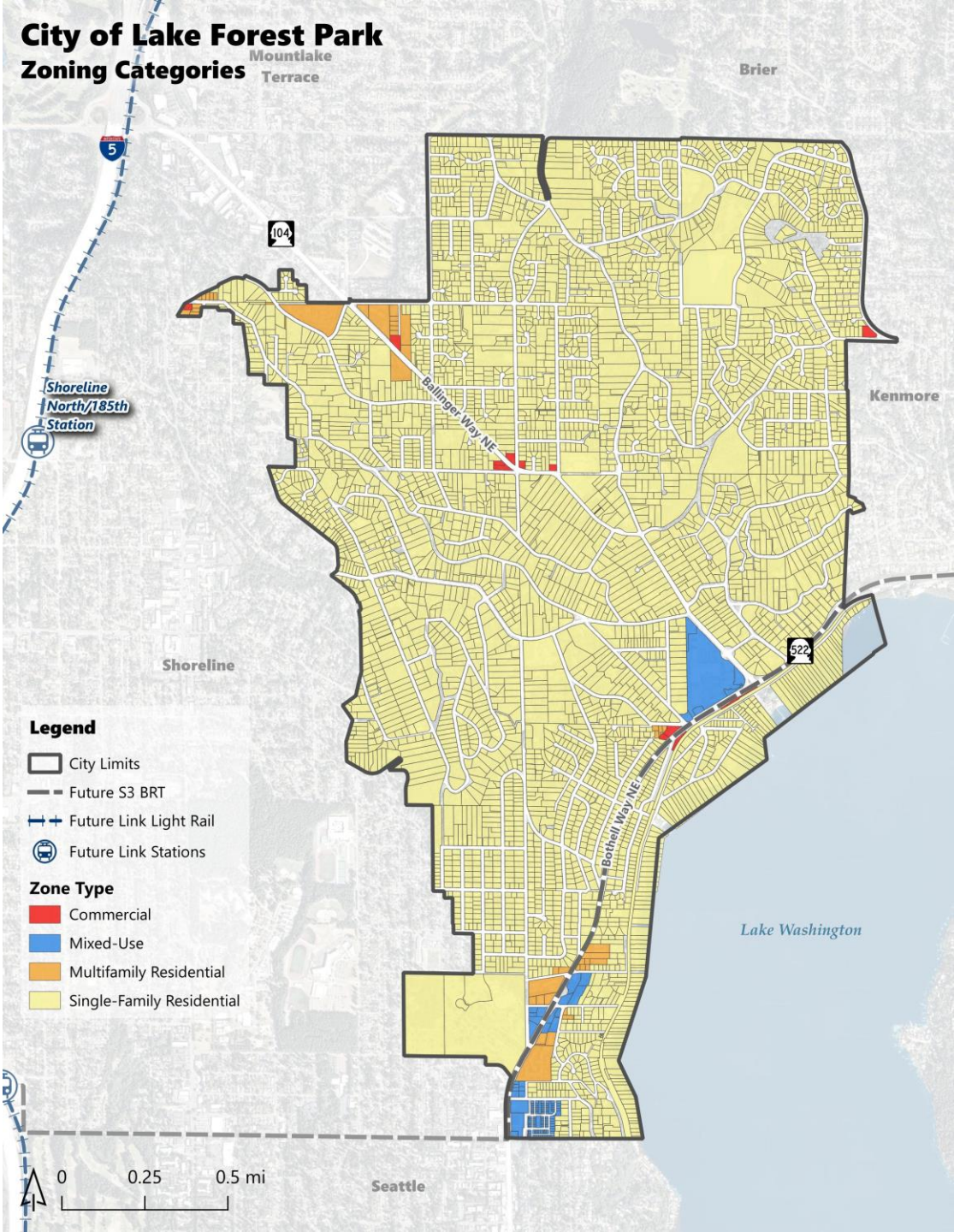
- Designed to show whether the city has enough **capacity** to meet its allocated housing needs at each income level.
- **Zoning** determines potential income level of housing
  - **Lowest-income** households served by deeply subsidized (i.e. LIHTC) housing in areas zoned for medium to large scale **multifamily development**
  - **Moderate-income** households served by **apartments** and smaller “**middle housing**” types such as 2-3-4-plexes as well as **ADUs**
  - **Higher-income** households served by **single-family** detached housing





# Lake Forest Park Zoning

Zone	Acres	Share of Total Parcel Acreage
<b>Single-Family Residential</b>	<b>1,823.7</b>	<b>96.0%</b>
RS 7200	710.3	37.4%
RS 9600	395.1	20.8%
RS 10000	145.3	7.6%
RS 15000	246.8	13.0%
RS 20000	326.2	17.2%
<b>Multifamily Residential</b>	<b>36.5</b>	<b>1.9%</b>
RM 900	14.9	0.8%
RM 1800	13.6	0.7%
RM 2400	2.6	0.1%
RM 3600	5.3	0.3%
<b>Mixed-Use</b>	<b>35.3</b>	<b>1.9%</b>
SG-C	11.1	0.6%
SG-SF	4.2	0.2%
SG-T	0.5	0.0%
TC	19.5	1.0%
<b>Commercial</b>	<b>5.0</b>	<b>0.3%</b>
C.C.	1.0	0.1%
NB	3.9	0.2%
<b>Grand Total</b>	<b>1,900.4</b>	<b>100.0%</b>





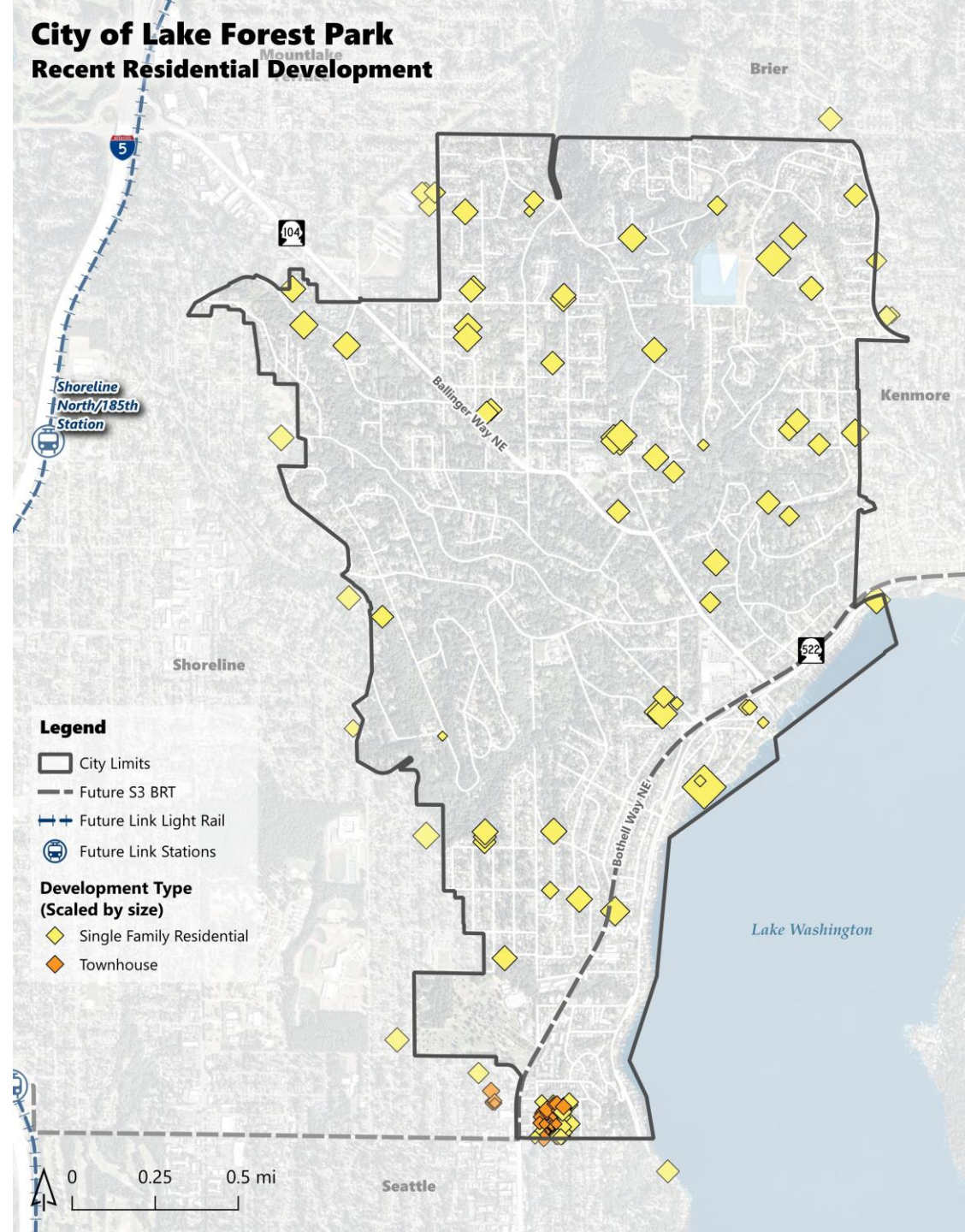
# Adequate Provisions

1. Review housing production trends to determine if a barrier exists (If yes, then proceed to next step)

2. Gather information to determine what kind(s) of barriers exist

3. Identify and document appropriate programs and actions to overcome each barrier identified

- Compare housing production at each income band level to identify barriers.
  - Almost all recent development in Lake Forest Park has been single-family or townhomes



# Adequate Provisions

Some example barriers which may need to be considered:

- High minimum lot sizes
- Setback requirements
- Complex permitting requirements
- Fees
- Gaps in local funding (such as for infrastructure improvements)

Exhibit 6: Barriers and Strategies Matrix

Matrix Legend:	Barriers and Other Limitations			
	Development Regulations	Process Obstacles	Limited Land Availability & Environmental Constraints	Funding Gaps
Strategy				
Reduce Minimum Lot Sizes (HAP Guidance Exhibit 22: Z-1)	★		★	
Require a Minimum Density (HAP Guidance Exhibit 22: Z-2)	★			
Upzone (HAP Guidance Exhibit 22: Z-3)	★		★	
Increase Building Height (HAP Guidance Exhibit 22: Z-4)	★		★	
Integrate or Adjust Floor Area Ratio Standards (HAP Guidance Exhibit 22: Z-5)	★		★	
Increase Allowed Housing Types in Existing Zones (cottages; 2, 3, 4-plexes; townhouses; micro-housing) (HAP Guidance Exhibit 22: Z-6)	★		★	
Increase or Remove Density Limits (HAP Guidance Exhibit 22: Z-7)	★		★	
Revise ADU Standards (HAP Guidance Exhibit 22: Z-8)	★			
Offer Density and/or Height Incentives for Desired Unit Types (HAP Guidance Exhibit 22: Z-9)	★		★	
Reduce Off-Street Parking Requirements (HAP Guidance Exhibit 22: R-1)	★		★	
Relax Ground Floor Retail Requirements (HAP Guidance Exhibit 22: R-2)	★			
Reduce Setbacks, Lot Coverage and/or Impervious Area Standards (HAP Guidance Exhibit 22: R-3)	★		★	
Adopt Design Standards (HAP Guidance Exhibit 22: R-4)	★	★		
Use a Form-Based Approach (HAP Guidance Exhibit 22: R-5)	★	★	★	

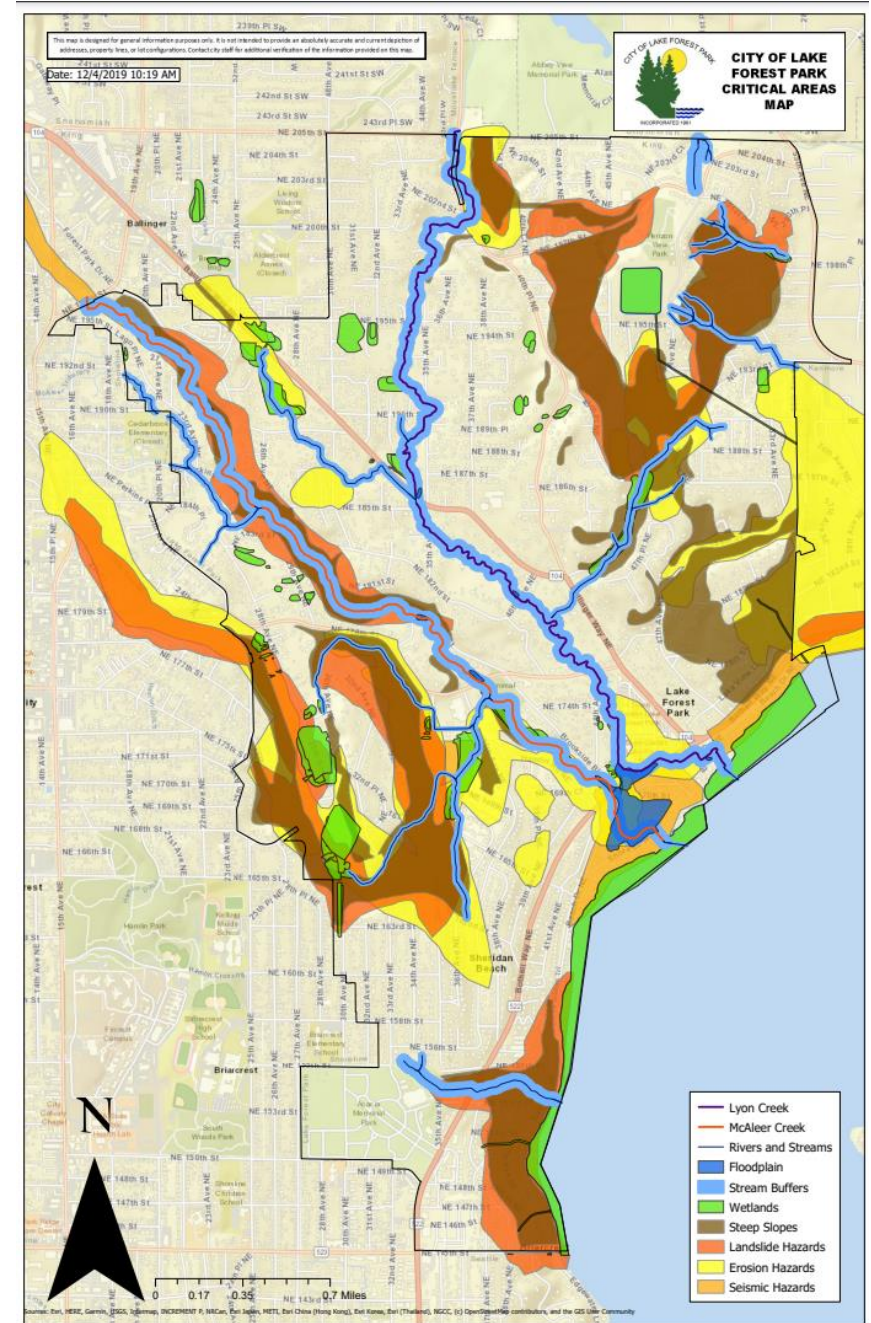
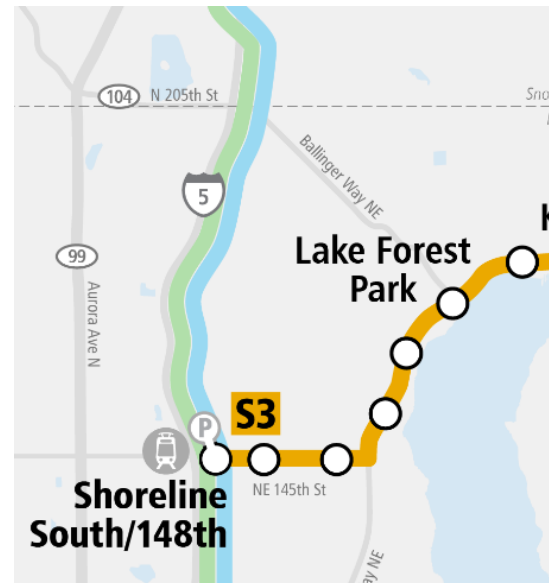
# **Legislative Requirements**

## **HB 1110 & HB 1337**



# HB 1110

- Newer legislation, passed in **2023**
- **1110** requires that cities allow middle housing on residential lots
  - Lake Forest Park must allow at least **duplexes** on every residential lot
  - **Alternative compliance path** can decrease requirement to 75% of lots if 25% of lots are in critical areas
  - Also reduces **parking mandates**, particularly around transit (1/2 mile of BRT)



# HB 1337

- **1337** requires that all cities allow two ADUs (attached or detached in any configuration) on all residential lots
  - Also caps **impact fees** for ADU at 50% of that for a single-family home
  - Bans owner-occupancy requirements, extra setbacks, off-street parking requirements near transit, and other **barriers to ADU production**
- Both bills require compliance **6 months** after the comprehensive plan update is passed or a model code will be imposed
- Commerce to release more **comprehensive guidance** this year.



# Discussion/Questions



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