

City of Kennewick Planning Commission

Community Planning
Department

September 19, 2016



Growth Management Act

- **Adopted 1990 (periodic updates)**
- **Not all counties/cities required to fully plan**
- **Statewide Planning Goals**
- **Require Comprehensive Plans with certain elements**
- **Concurrency for public facilities**

GMA Statewide Planning Goals

1. Urban Growth
2. Reduce Sprawl
3. Transportation
4. Housing
5. Economic Development
6. Property Rights
7. Permits
8. Natural Resource Industries
9. Open Space/Recreation
10. Environment
11. Citizen Participation
12. Public Facilities/Svcs
13. Historic Preservation
14. Shoreline Management

Community Engagement

- **Council/Commission Workshop (4/12/16)**
- **Community Open House (5/2/16)**
- **On-line Survey (4/22 - 5/31/15)**



Community Engagement - Results

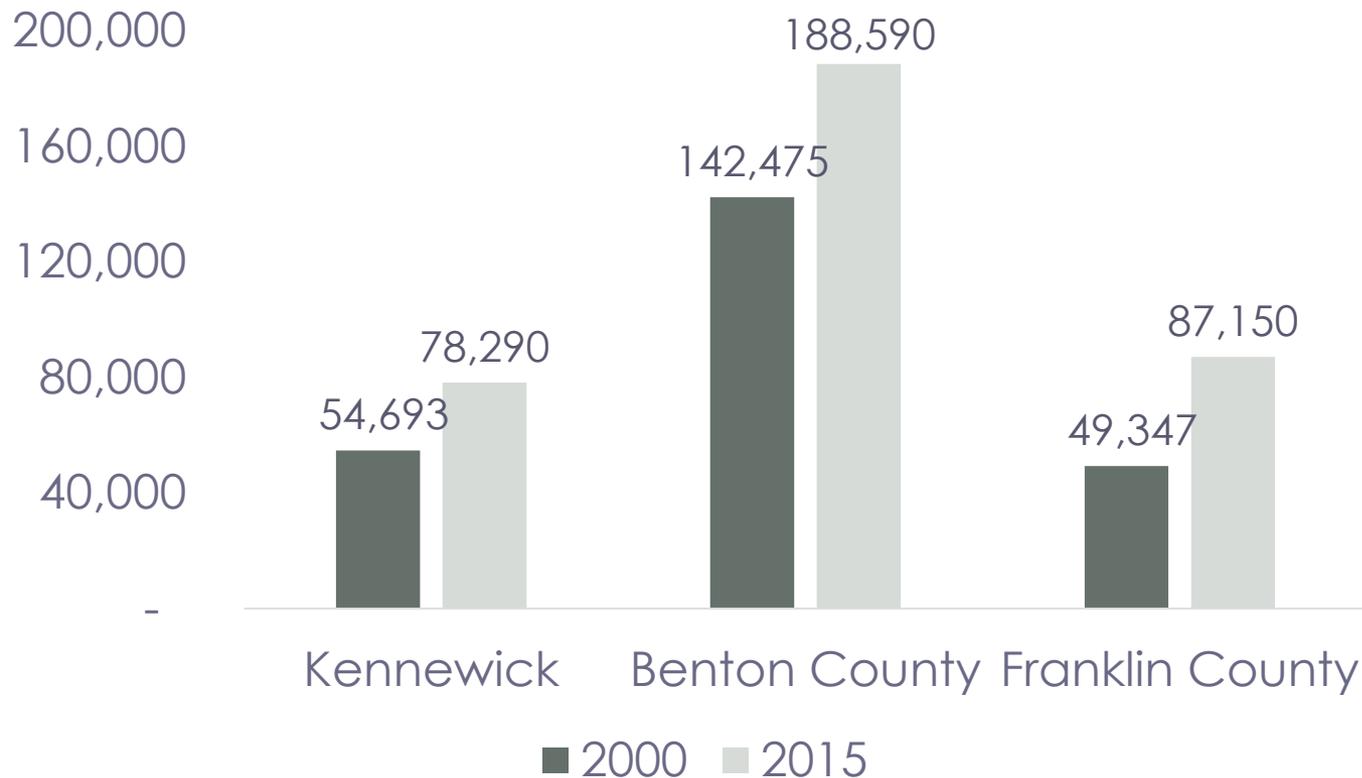
- Housing Affordability/home ownership
- Variety of housing types
- Housing quality & design
- Housing near:
 - Transit
 - Employment
 - Shopping
 - Schools
- Density (mixed results)

Required Comprehensive Plan Elements

- **Land Use**
- **Housing**
- **Capital Facilities**
- **Transportation**
- **Utilities**
- **Economic Development***
- **Parks & Recreation***

* Added in 2002 and only required if state funding becomes available.

Population Growth 2000-2015



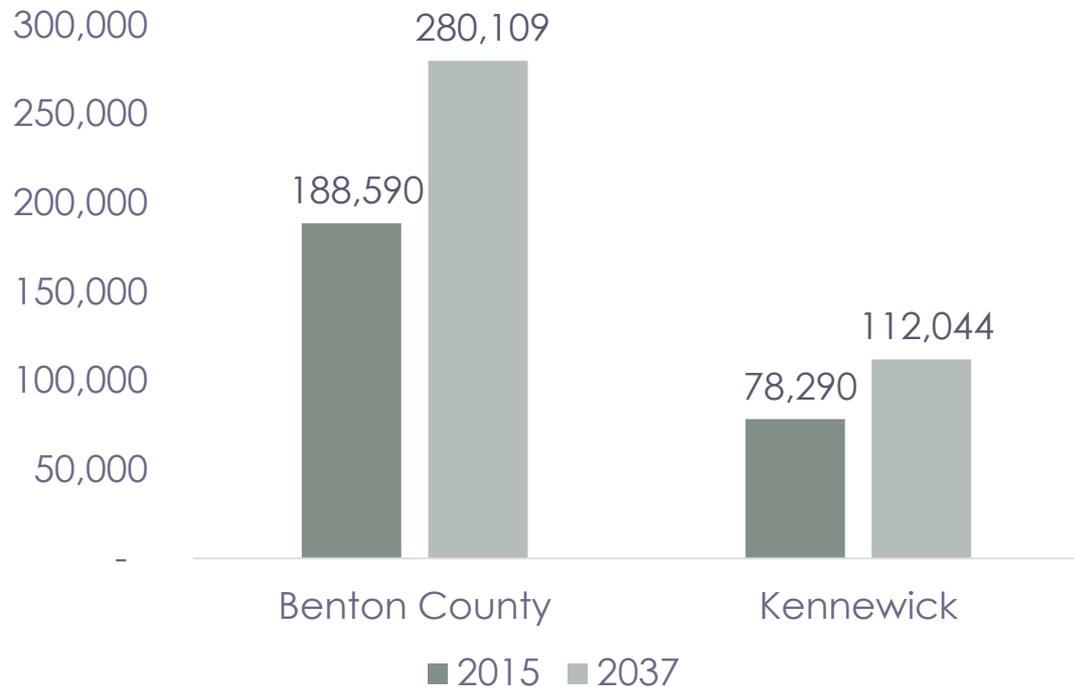
Kennewick grew faster than Benton County. All of Tri-Cities grew faster than Washington state.

What does this mean for the Plan?

To provide housing choices, job opportunities, public services, and infrastructure, we need to understand where growth has been going and where it could go in the future.

Projected Population Growth

Kennewick's population is anticipated to grow 43% by 2037, adding over 33,000 new people



What does this mean for the Plan?

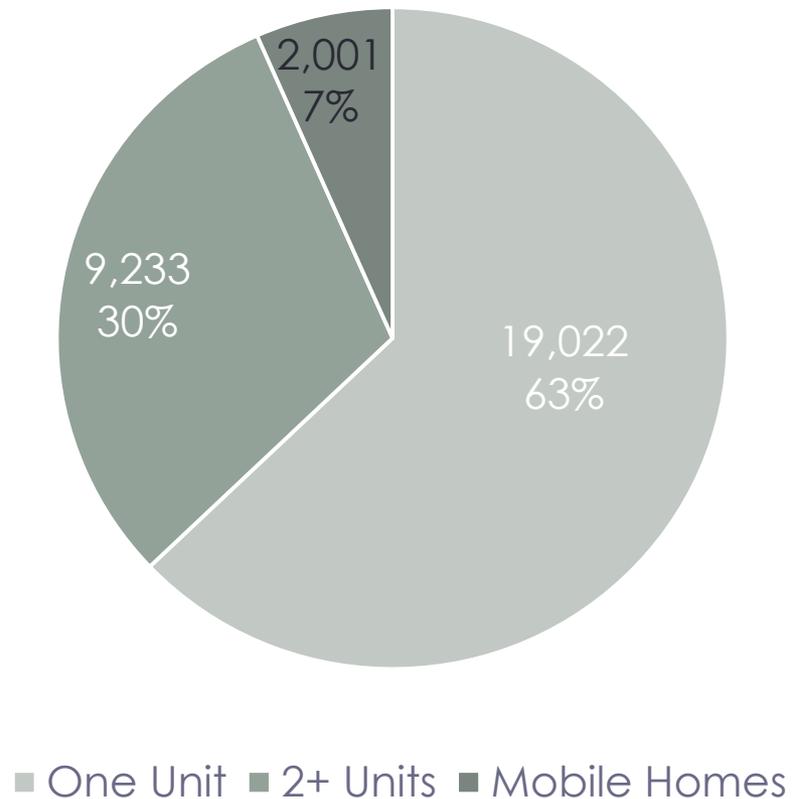
Plan must show how the City will accommodate the growth projection.

Housing Stock

Most of the housing stock is single family

- 30,000 + units
 - 2/3 single family
 - 1/3 multifamily

Housing Units: 2015



Existing Housing Goals

- **Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
- **Goal 2: Encourage preservation of the existing housing stock through public and private investments.**
- **Goal 3: Maintain consistency between Kennewick Housing Policies and the Benton Countywide Planning Policies.**

Existing Housing Policies

- Promote affordable infill residential construction through flexibility in development techniques.
- Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
- Support special needs housing within a variety of residential environments.
- Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

Policies, con't

- Pursue abatement of dilapidated residential structures that cannot be preserved and rehabilitate qualified homes using HUD funds
- Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- Promote affordable housing for all economic segments of the community.

Proposed Goals & Policies

- **Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
 - Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
 - Support special needs housing within a variety of residential environments.
 - Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

Goals & Policies (con't)

- Promote development of senior housing in proximity to needed services.
- Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.



- **Goal 2: Encourage preservation of the existing housing stock through public and private investments.**

- Pursue abatement of dilapidated residential structures that cannot be preserved.
- Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- Rehabilitate qualified homes using HUD funds.
- Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

- **Goal 3: Promote affordable housing for all economic segments of the community.**
 - Promote affordable infill residential construction through flexibility in development techniques.
 - Explore the use of density bonuses, parking reductions, multi-family tax exemptions, and permit expediting to encourage the development of housing affordable at below market-rate.
 - Promote homeownership opportunities for households of all incomes.
 - Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers, to address the need for housing to be affordable to low and very low-income households.

Next Steps (Fall/Winter)

- Workshop additional Comp Plan Elements
- Schedule series of Public Hearings
- Develop Recommendation for Council consideration

Questions?

