

Kirkland Affordable Housing Snapshot

Demographic Data		Housing Costs					
Population: 89,557 East King County Owners: 63.9% Renters: 36.1%		Land Zoned Residential: N/A (including mixed-use) Single-Family Zoning: N/A Multifamily Zoning: N/A		Median Estimated Rent: \$2,597 Median Rent Change (2018-19): 3.77% <small>Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</small>		Median Estimated Home Value: \$714,900 Median Home Value Change (2018-19): -3.89% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>	
People Experiencing Homelessness: Sheltered (East King County): 569 people Unsheltered (East King County): 337 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1 2018 & owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us In report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 36% of rental households are cost-burdened • 31% of households with a mortgage are cost-burdened <small>Source: 2011 American Community Survey estimates</small>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"> • Collaborate at a regional level to create a housing finance strategy that complements local funding efforts to support affordable and special needs housing in EKC. 	<ul style="list-style-type: none"> • Maintain and enhance existing neighborhood character. • Consider lot size reductions in transit-served areas or other public utilities/services, to avoid sprawl & increase density in single-family areas. • Promote development of ADUs on single-family lots. • Allow diverse sizes, types, and styles of housing, and diverse site planning approaches in single-family areas. • Allow maintenance & redevelopment of existing developments in multi-family areas that exceed current density zoning. • Spread AH opportunities throughout the city, particularly near transit & employment. • Require AH when up/rezoning or increasing development capacity. 	<ul style="list-style-type: none"> • Promote special needs housing throughout the city affordable at all income levels. • Support a range of housing options and services to move homeless persons and families to long-term financial independence. • Support aging in place. • Encourage Universal Design standards. • Protect fair and equal housing for all persons and prohibit any activity that results in discrimination in housing. 	<ul style="list-style-type: none"> • Create flexible site and development standards, and maintain efficient development and review systems, to reduce development costs and increase density. • Preserve, maintain, and improve existing affordable housing through monetary assistance to residents and housing providers. 	<ul style="list-style-type: none"> • Meet goals set for the city in the Countywide Planning Policies. • Collaborate regionally to support and create affordable housing. • Support regional efforts to prevent homelessness. • Collaborate to achieve a geographic balance in siting special-needs housing throughout the city and region. 		
	POLICIES	<ul style="list-style-type: none"> • Contributes to ARCH Eastside Housing Trust Fund. 	<ul style="list-style-type: none"> • One ADU permitted on single family lots with owner occupancy. Sq. feet. not to exceed 40% of primary residence. 115.07. • One off-street parking spot per ADU/DADU required. • One DADU less than 800 Sq. feet permitted on single-family lots. 115.07. <small>* Inclusionary Zoning in all multi-family zones, excluding part of central Kirkland. 20.10.010. * Cottage, Carriage, and 2/3-unit homes allowed in specified low-density zones. 113.20.</small>	<ul style="list-style-type: none"> • Density bonus up to 25% above underlying zoning for assisted living facilities. 112.20. 	<ul style="list-style-type: none"> • Property tax exemption for multifamily (4+ unit) development in specified areas. 5.88.090. • 25%-50% unit total bonus for AH. 112.25. • Max of 5% increase in lot coverage • Required parking reduced to 1 space per affordable unit • Open space reduction of 50sq ft. per affordable unit. 112.20.4. • Road/park impact fee reduction up to 80%. 27.04.050. • Varied permit fee exemptions. 112.20.5. • Payment in lieu of constructing affordable units. 112.30.4. 	<ul style="list-style-type: none"> • ARCH • EHSF • SCA • AWC 	

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NUHSA	North Urban Human Services Alliance
SCA	Sound Cities Association
SKC	South King County
TDR	Transfer of Development Rights