

# Kirkland Affordable Housing Snapshot

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

|       |  |
|-------|--|
| 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                               |
| KC    | King County                                    |
| MFH   | Multi-Family Housing                           |
| MFTE  | Multi-Family Tax Exemption                     |
| MIZ   | Mandatory Inclusionary Zoning                  |
| MUR   | Mixed-Use Residential                          |
| NKC   | North King County                              |
| NP    | Nonprofit                                      |
| NUHSA | North Urban Human Services Alliance            |
| PHA   | Public Housing Authority                       |
| PSH   | Permanent Supportive Housing                   |
| PTE   | Property Tax Exemption                         |
| RTA   | Residential Target Areas                       |
| SCA   | Sound Cities Association                       |
| SF    | Single Family                                  |
| SKC   | South King County                              |
| SKHHP | South King Housing and Homelessness Partners   |
| TDR   | Transfer of Development Rights                 |
| TOD   | Transit Oriented Development                   |

*Production date: Spring 2020*