

Kirkland Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 90,660 East King County Owners: 62.9% Renters: 37.1%	Land Zoned Residential: 76% Single-Family Zoning: 66% Multifamily Zoning: 10% Mixed Use Zoning: 11%	Average Rent: \$2,078 Average Rent Change (2019-20): +8% <small>Source: Rent Café Market Trends February 2020</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 County): 586 people Unsheltered (East County): 446 people <small>Sources: OFM Population Estimates April 1, 2020, AllHome 2020 Point In Time Count, ACS 5-year estimates 2018 Housing Characteristics</small>		Cost burdened – A Household that spends more than 30% of their monthly income on housing costs. <ul style="list-style-type: none"> • 40% of rental households are cost-burdened • 28% of households with a mortgage are cost-burdened <small>Source: 2018 ACS Housing Characteristics 5-Year Estimates</small>	

Equity and Affordability: A household in Kirkland must earn **\$83,120/year** or **\$40/hour** to afford the average market-rate rental.
2018 King County Median Household Income (Annual): **Black Households:** \$55,152 | **Hispanic or Latino:** \$66,853 | **Asian:** \$111,609 | **White:** \$100,298
Source: King County Economic Indicators, MHI by Race.

	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"> • Two ADU/DADUs permitted on single family lots without owner occupancy. 1,200 sq. feet maximum each 115.07 • One off-street parking spot per ADU/DADU required when more than one ADU/DADU and street parking or transit not available. * Inclusionary Zoning in all multi-family zones, excluding part of central Kirkland. 20.10.010 * Cottage, Carriage, and 2/3-unit homes allowed in all low-density zones (excluding Houghton Comm. Mun. Corp.) 113. Two times the underlying density. 	<ul style="list-style-type: none"> • Density bonus up to 25% above underlying zoning for assisted living facilities. In MF zones, 2 assisted living units=1MF unit 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 partial 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
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: Autumn 2020