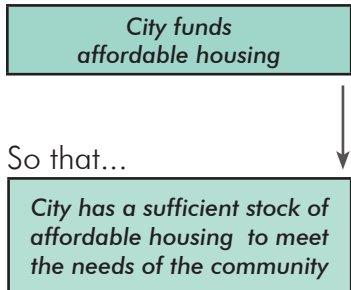


HOUSING

goal Ensure the construction and preservation of housing stock that meets a diverse range of incomes and needs.



MEASURE	2007	2008	2009	2010	Target
City contributions to ARCH Housing Trust Fund (A Regional Coalition for Housing) ¹	\$229,413	\$304,035	\$286,570	\$282,301	\$159,000 - \$269,000
Percent of annual average Growth Management Act low income housing target met (units affordable to those earning less than 50% of King County median income)	4%	19%	44%	*	100% (based on 69 units per year)
Percent of annual average Growth Management Act moderate income housing target met (units affordable to those earning between 50-80% of King County median income)	84%	90%	50%	*	100% (based on 49 units per year)
Total number of low and moderate income units brought online	44	58	59	*	118 units per year

¹Includes General Funds, Community Development Block Grant Funds, and reallocation of affordable housing loans that have been repaid

* ARCH data not yet available for 2010

HOW DO WE MEASURE HOUSING?

King County's Countywide Planning Policies determine the affordable housing targets for cities based on a variety of factors, including the projected affordable housing needs of low and moderate income households, the existing stock of market rate and subsidized housing, and the number of jobs by wage level and location.

Kirkland's progress towards meeting those targets include affordable housing units that have been built as a result of:

- Housing Trust Fund contributions
- Housing regulations that the City has adopted, such as Accessory Dwelling Units and density bonuses
- Private housing development with market rents at affordable levels

HOW ARE WE DOING?

- The City has been making total contributions to the ARCH Housing Trust Fund above the \$214,000 midpoint of a range that is on parity with other local cities.
- The City has been doing a reasonable job in meeting the affordable housing targets established in the Countywide Planning Policies. In particular, there has been constant progress toward the low income housing goals over the past few years.

WHAT IS THE CITY DOING?

Kirkland takes a multi-faceted approach to encourage the development of a diverse housing stock.

The City makes annual contributions to the ARCH Housing Trust Fund, a partnership of fifteen Eastside cities and King County formed with the purpose of preserving and increasing the supply of housing for low and moderate income households throughout the region. ARCH coordinates distribution of the cities' combined Housing Trust Fund support to groups creating affordable housing. It also assists member cities in developing housing policies, programs and development regulations. All of the low income units and about 10% of the moderate income units are a result of financial contributions made by the City to affordable housing projects within Kirkland and other ARCH cities through the ARCH Housing Trust Fund.

In addition to fund contributions, the City has established regulations and incentives to allow for different types of housing. About one quarter of the moderate income housing units are a result of regulatory incentives, such as Accessory Dwelling Units and density bonuses.

HOUSING TYPES AND ORIGINS

Affordable Housing Units Created or Preserved through ARCH Funding

- Crestline Apartments – 22 units family housing (Annexation Area)
- AIDS Housing – 5 beds special needs housing
- Kirkland Plaza – 24 units senior housing
- Petter Court – 4 units transitional housing (Annexation Area)
- Plum Court – 61 units family housing
- Friends of Youth – 6 units transitional housing
- SAHG Totem Lake Apartments – 60 units family housing

Affordable Housing Created through Land Donation

- Habitat for Humanity – 1 unit

Affordable Housing Created through Land Use Incentives

- Plaza on State PUD – 8 units
- Lakeview Park PUD – 2 units
- Cobblestone Court PUD – 12 units
- City Ministries PUD (Phase 1) – 3 units
- City Ministries PUD (Phase 2) – 3 units
- Luna Sol Multifamily Tax Exemption – 5 units
- Accessory Dwelling Units – 166 units

Innovative Housing Created through Land Use Incentives

- Danielson Grove Cottage Housing – 16 units
- Kirkland Bungalows Cottage Housing – 15 units



Transit-Oriented development comes to South Kirkland Park and Ride

The City Council and Houghton Community Council approved changes to zoning regulations in June 2011 to move forward on the transit-oriented development at the South Kirkland Park & Ride. The zoning regulations were developed with public input through a series of public meetings and hearings.

In 2008, the City Council approved amendments to the Comprehensive Plan to allow mixed use buildings to be constructed as part of a redevelopment of the Park & Ride. Federal Urban Partnership funding is available to King County for this project, dependent on the inclusion of transit-oriented development.

The proposed project will include 200-250 multi-family housing units, residential parking, and commercial space, as well as 250 additional park and ride parking spaces to increase parking capacity. The transit-oriented development would include market rate and affordable units to enable families who work in Kirkland to live here as well. The increased parking capacity will allow more Kirkland residents to have access to transit.