

HOUSING

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

MEASURE	2009	2010	2011	2012	Target
City contributions to ARCH Housing Trust Fund (A Regional Coalition for Housing) ¹	\$286,570	\$282,301	\$294,337	\$442,098	\$159,000 to \$269,000 ²
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)	44%	0%	56%*	84%*	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)	50%	14%	24%*	2%*	100% (based on 49 units per year)
Total number of low and moderate income units brought online	59	7	51*	59*	118 units per year

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

²The City's target range after the 2011 annexation increased to \$280,000 - \$350,000.

*ADU and housing market survey units not included.

City funds affordable housing

So that...

City has a sufficient stock of affordable housing to meet the needs of the community

HOW DO WE MEASURE AFFORDABLE 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, density bonuses and tax exemptions.
- Private housing development with market rents at affordable levels.

HOW ARE WE DOING?

In 2011 the City made total contributions to ARCH of \$294,337. In 2012 contributions rose significantly to \$442,098.

The high ARCH contribution in 2012 included both an increase in City contributions due to the annexation of North Juanita, Finn Hill and Kingsgate (now known as Evergreen Hill) neighborhoods, as well as a one-time increase in Community Development Block Grant (CDBG) consortium funds allocated to ARCH.

The City continues to move closer to meeting the affordable housing targets established in the Countywide Planning Policies. In particular, there has been constant progress toward the low income housing goals. In 2012 the City reached 84% of the low income housing target.

WHAT ARE WE DOING?

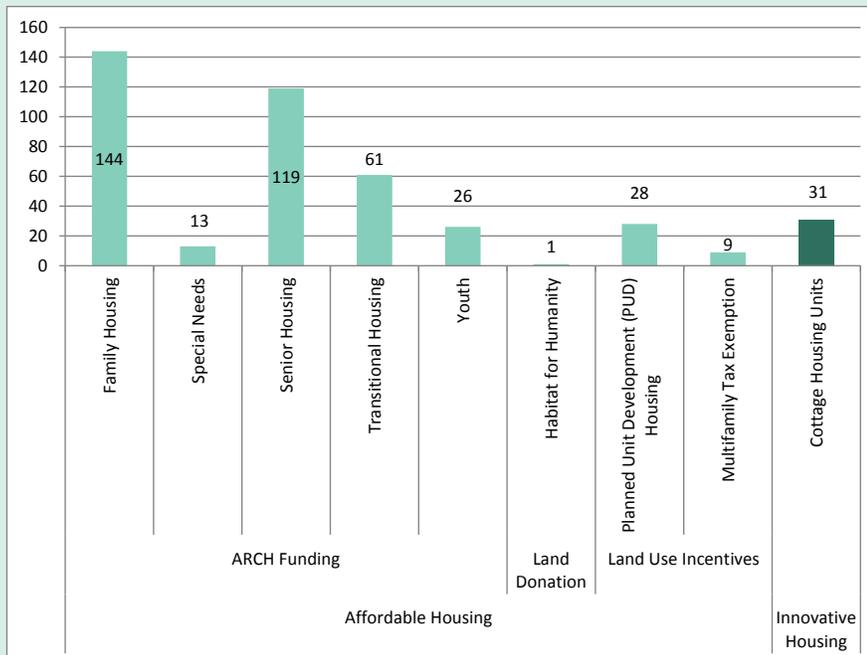
Kirkland continues to take a multi-faceted approach to creating a diverse housing stock that meets a variety of income ranges and needs. In 2012, the City amended the transportation and park impact fee exemptions for affordable housing. The amendments enacted state legislation for which the City had lobbied for several years. The changes allow the City to exempt 80% of the transportation and park impact fees for units targeted to those earning 80% or less than King County median income without having to repay those fees from City funds, as was previously required. This adds another tool to the City's growing list of regulations to encourage and enable affordable and diverse housing.

Previously adopted tools include:

- Accessory Dwelling Units
- Small lot single family allowances
- Cottage and carriage housing regulations
- Affordable housing requirements with offsetting density bonuses
- Multifamily residential tax exemptions
- Standards for transit-oriented development at South Kirkland Park and Ride (see case study)

In addition, the City sees a significant return on its annual investment in the ARCH Housing Trust Fund. All of the low income units and about 10% of the moderate income units that the City has been given credit for producing 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.

AFFORDABLE & INNOVATIVE HOUSING LOCATED in KIRKLAND



Transit-Oriented development comes to South Kirkland Park and Ride

The City made significant progress on the South Kirkland Park and Ride transit-oriented development in 2012.

This project includes:

- Development of 58 affordable apartments by Imagine Housing;
- Development of 186 market rate apartments and 6,700 square feet of commercial space by Polygon Northwest; and
- Construction of a 530 stall parking garage and new transit center by King County METRO.

In early 2012, the affordable housing portion of the project was awarded nearly \$1,000,000 in funding from the ARCH Housing Trust Fund, including contributions from Kirkland and 10 other member cities. The project also received federal, state and county funding. In April of 2012, the Design Review Board approved the residential and commercial portion of the project in Kirkland. (The new METRO parking garage is located on the Bellevue portion of the property.) Approval was granted for a four story building for the affordable housing and a five story building for the mixed use building with market rate housing over ground floor commercial. King County METRO has begun construction of the park and ride garage and it is expected to be completed by the middle of 2013. The residential portion of the project is anticipated to be complete by late 2014.

This project is the culmination of over a decade of policy and planning work, from the vision for a transit-oriented development at a Kirkland park and ride identified by the City's Housing Task Force in 2002, through Comprehensive Plan amendments approved by the City Council in 2008 to allow mixed use buildings to be part of the South Kirkland Park and Ride redevelopment, to new zoning and design regulations for the Yarrow Bay Business District adopted by the City Council and Houghton Community Council in 2011.