

HOUSING

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

MEASURE	2010	2011	2012	2013	2014	Target
<i>City contributions to ARCH Housing Trust Fund (A Regional Coalition for Housing)¹</i>	\$282,301	\$294,337	\$442,098	\$424,108	\$406,092	\$280,000 to \$350,000
<i>Number of low income housing units produced (units affordable to those earning less than 50% of King County median income)**</i>	0	39	58	15	19*	69 units per year
<i>Number of moderate income housing units produced (units affordable to those earning between 50-80% of King County median income)**</i>	7	21	26	23	3*	49 units per year
<i>Total number of low and moderate income units brought online</i>	7	60	84	38	22*	118 units per year

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

*ADU and housing market survey units not included

** The City has reported this in percentages in prior years, but has moved to reporting units for clarity.

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 affordable housing requirements, Accessory Dwelling Units, and tax exemptions.
- Private housing development with market rents at affordable levels.

HOW ARE WE DOING?

The City continues to make significant contributions to the ARCH Housing Trust Fund. Following the annexation of the North Juanita, Finn Hill and Kingsgate neighborhoods, the City's target for contributions to the Housing Trust Fund increased to reflect the larger population. The combination of the City increasing its contributions, plus a one-time increase in Community Development Block Grant (CDBG) funds allocated to ARCH through King County, account for the large increase in funding in 2012. The City continued to contribute above targets in 2013 and 2014.

HOW ARE WE DOING? *continued*

Progress towards meeting affordable housing targets established in the Countywide Planning Policies fluctuates annually. This is due to a variety of factors, including when the City’s trust fund contributions get allocated and to which projects. The City gets credit for affordable housing units based on its monetary contributions, regardless of where the units are built, as well as affordable units that are built in the City through regulatory requirements and market forces. The good news is that affordable housing is being built in Kirkland!

WHAT ARE WE DOING?

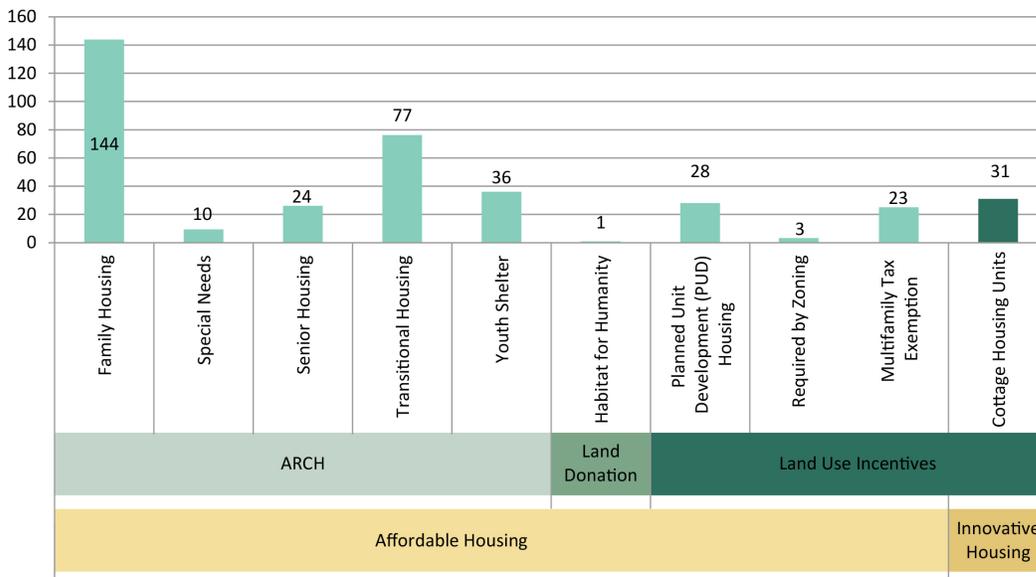
Kirkland continues to take a multi-faceted approach to creating a diverse housing stock that meets a variety of income ranges and needs. Several multifamily and mixed use developments where affordable housing will be required by Zoning regulations are currently in the pipeline, from conversations prior to permit submittal through actual construction. The City’s growing list of regulations to encourage and enable affordable and diverse housing 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
- Impact fee exemptions for affordable housing

Following adoption of the updated Comprehensive Plan at the end of 2015, Planning staff and the Planning Commission will prepare a new Housing Strategy Plan to provide direction for additional future initiatives that the City will undertake in support of affordable and diverse housing.

In addition, the City sees a tremendous return on its annual investment in the ARCH Housing Trust Fund. All of the low income units and about 20% 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



A REGIONAL COALITION FOR HOUSING (ARCH) Working together to house East King County

ARCH is a partnership of the fifteen cities in East King County, along with King County, who have joined together to assist with preserving and increasing the supply of housing for low- and moderate-income households in the region. ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities’ financial support to groups creating affordable housing for low- and moderate-income households; and assists people looking for affordable rental and ownership housing.

Through the Housing Trust Fund (HTF), ARCH’s member governments have supported a wide range of housing created and operated by local organizations and private developers that serve individuals, families, seniors, the homeless, and persons with special needs. The HTF process allows ARCH members to jointly administer their housing funds, and assist the best available housing opportunities that meet the housing needs of the community.

The HTF awards loans and grants to Eastside developments that include below-market rate housing. Between 1993 and 2014, ARCH member jurisdictions committed over \$44 million to this fund, including Community Development Block Grant (CDBG) and General Funds. Also included in this amount is over \$7 million in contributions of land, fee-waivers and other in-kind donations. Since 1993, the ARCH HTF has funded over 3,033 housing units in East King County.

ARCH works with housing providers to develop a viable proposal, and coordinates efforts with other funders to meet the proposal’s funding needs. ARCH is an important part of a provider’s funding package. Affordable housing providers are often able to leverage ARCH funding assistance where other competitive funding sources gives greater consideration to proposals with local funding. One dollar of funding from ARCH can result in \$10 of funding from a variety of other public sources, such as the Washington State Housing Trust Fund, King County Housing Opportunity Fund and HOME Program, Federal Low Income Housing Tax Credits and Tax-Exempt Bond Financing.

Community housing providers are critical to efforts to create and preserve affordable housing. These agencies finance and build, or acquire and rehabilitate, permanent rental or ownership housing. As a result of public and private resources working together there is greater housing affordability and housing opportunity for those who need it most.