



MEMORANDUM

To: Planning Commission

From: Dawn Nelson, Planning Manager
Mike Stanger, ARCH Senior Planner

Date: September 30, 2020

Subject: Affordable Housing Overview

Staff Recommendation

Planning Commission members should review the materials provided in this memo in preparation for the October 8th Planning Commission meeting. They lay the policy foundation for the City's plans and programs related to affordable housing. All phrases in blue font in the Background section, below, link to external documents or websites. On October 8th, City and A Regional Coalition for Housing (ARCH) staff will provide a presentation specific to affordable housing in Kirkland and east King County and be available to answer the Commission's questions.

Background

The [Growth Management Act](#) (GMA) in Washington state requires that each city's comprehensive plan include "A housing element ensuring the vitality and character of established residential neighborhoods that:

- (a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community."

The City has complied with these requirements in all of its Comprehensive Plans prepared under GMA and the current [Housing Element](#), adopted in 2015, provides the local starting point for the overview to be provided to the Planning Commission.

As a follow-up to the last Housing Element update, the City Council appointed a Housing Strategy Advisory Group in 2017 to prepare a [Housing Strategy Plan](#) to guide the City's future work on housing issues. The report is organized into two main sections. The pages 4 – 19 provide a summary of the work, including key themes that emerged from the process, the top-ranked strategies, and a monitoring plan for local housing efforts. The remaining pages (20 – 27 and the appendices) provide background information, including relevant Comprehensive Plan policies, a summary of information reviewed, and key findings related to housing needs.

The City Council adopted the [Housing Strategy Plan Work Program for 2018 - 2020](#) as a result of the Housing Strategy Plan. The Work Program has informed items that are or have been on the Planning Work Program, such as updates to the Accessory Dwelling Unit and Missing Middle Housing zoning regulations, the recently adopted zoning regulations for the Kingsgate Transit Oriented Development, and neighborhood plan updates.

ARCH staff have worked alongside the City throughout these efforts. Kirkland is a founding member of ARCH, which is a partnership of 15 cities and King County formed in 1992 to support the housing goals and objectives of its members. Because housing is a regional market commodity, the county and cities decided that combining resources would enable them to share a staff with housing expertise, collaborate on plans and strategies, use their limited funding to leverage greater investment in housing production and preservation, and more.

ARCH's roles and operations are governed by an Interlocal Agreement and supervised by an Executive Board comprising the members' chief executives. A staff of seven support local and regional planning and outreach, administer local affordable housing programs, and manage a trust fund that finances affordable housing throughout east King County. At this writing, ARCH administers 2,300 affordable units created by local incentive programs and helped create more than 3,800 additional affordable units through the trust fund (see Attachment 1). A short (approximately 4 and a half minute) [video describing the role ARCH plays in housing throughout east King County](#) was produced in Spring 2020.

Finally, two separate free events that Planning Commissioners may find interesting are happening in early October.

- [Housing Washington](#) is the state's annual conference for professionals working in many disciplines on affordable housing. It is being held virtually this year from 9:00 am to 1:00 pm on **Tuesday, October 6th**. The website includes the program of keynote speakers and various breakout sessions, as well as a simple way to register yourself. The opening keynote speaker will be Dr. Tiffany Manuel, Making the Case for Inclusive Communities. The closing keynote speaker will be Ijeoma Oluo, So You Want to Talk About Race in Housing.
- [Affordable Housing Week](#) is an annual initiative sponsored by the Housing Development Consortium (HDC) to highlight the need for affordable housing in King County. A series of virtual events focused on learning about housing policies under the theme "Know Your Zone" will be held the week of **October 12th through 16th**. Registration details and information about scheduled events during the week can be found on HDC's

website. Two documents produced by the Housing Development Consortium are attached. Attachment 2 provides data on King County's affordable housing gap, and Attachment 3 provides Kirkland data on the relationship between housing and health.

Attachments

- 1 – ARCH
- 2 – King County Housing Gaps
- 3 – Healthy Housing in Kirkland

ARCH TRUST FUND SUMMARY
LIST OF CONTRACTED PROJECTS FUNDED (1993 - Current)

FAMILY HOUSING

Project	Location	Owner	Units/ Beds	Funding	Award Yr
Andrews Heights Apartments	Bellevue	Imagine Housing	24	\$400,000	1993
Garden Grove Apartments	Bellevue	DASH	18	\$180,000	1993
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000	1993
Glendale Apartments	Bellevue	DASH	82	\$300,000	1994
Wildwood Court Apartments	Bellevue	DASH	36	\$270,000	1995
Somerset Gardents (Kona)	Bellevue	KC Housing Authority	198	\$700,000	1999
Pacific Inn	Bellevue	Pacific Inn Assoc. *	118	\$600,000	1996
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000	2001
Chalet Apts	Bellevue	Imagine Housing	14	\$163,333	2003
Andrew's Glen	Bellevue	Imagine Housing **	10	\$424,687	2008
August Wilson Place	Bellevue	LIHI **	45	\$846,831	2011
YWCA Family Apartments	Bellevue	YWCA	12	\$100,000	1996
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000	1993
Habitat - Patterson	Redmond	Habitat of EKC **	24	\$446,629	1997
Avon Villa Mobile Home Park	Redmond	MHCP **	93	\$525,000	1997
Terrace Hills	Redmond	Imagine Housing	18	\$442,000	1997
Village at Overlake Station	Redmond	KC Housing Authority **	308	\$1,645,375	2000
Summerwood	Redmond	DASH	166	\$1,187,265	2004
Coal Creek Terrace	Newcastle	Habitat of EKC **	12	\$240,837	2000
Rose Crest (Talus)	Issaquah	Imagine Housing **	40	\$918,846	2001
Mine Hill	Issaquah	Imagine Housing **	28	\$482,380	2005
Clark Street	Issaquah	Imagine Housing	30	\$355,000	2006
Lauren Heights (Iss Highlands)	Issaquah	Imagine Housing/SRI **	45	\$657,343	2003
Habitat Issaquah Highlands	Issaquah	Habitat of EKC **	10	\$318,914	2007
Issaquah Family Village I	Issaquah	YWCA **	87	\$4,382,584	2008
Issaquah Family Village II	Issaquah	YWCA **	47	\$2,760,000	2009
Greenbrier Family Apts	Woodinville	DASH **	50	\$286,892	2000
Crestline Apartments	Kirkland	Shelter Resources	22	\$195,000	1993
Plum Court	Kirkland	DASH	61	\$1,000,000	2002
Francis Village	Kirkland	Imagine Housing	15	\$375,000	2009
Velocity	Kirkland	Imagine Housing **	46	\$901,395	2011
Copper Lantern	Kenmore	LIHI **	33	\$452,321	2005
Highland Gardens (Klahanie)	Sammamish	Imagine Housing	54	\$291,281	1995
Habitat Sammamish	Sammamish	Habitat of KC **	10	\$972,376	2013
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	87	\$615,000	2003/06/09
REDI TOD Land Loan	Various	Various	100	\$500,000	2014
SUB-TOTAL FAMILY HOUSING			2,042	\$24,756,290	
Percent of Total Funds Allocated				48.7%	
Long Term Distribution Goal				56.0%	

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LIST OF CONTRACTED PROJECTS FUNDED (1993 - Current)

SENIOR HOUSING

Project	Location	Owner	# Units/		
			Beds	Funding	
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000	1993
Ashwood Court	Bellevue	DASH/Shelter Resources *	50	\$1,070,000	1996
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64	\$2,480,000	2000
Polaris at Eastgate	Bellevue	Inland Group	298	\$575,000	2019
Bellevue Manor / Harris Manor	Bellevue / Redmond	KC Housing Authority	105	\$1,334,749	2014
Vasa Creek	Bellevue	Shelter Resources	50	\$190,000	1994
Samma Apartments	Bothell	Imagine Housing	54	\$750,000	2019
Riverside Landing	Bothell	Shelter Resources **	50	\$225,000	1995
Kirkland Plaza	Kirkland	Imagine Housing	24	\$610,000	1997
Athene (Totem 2)	Kirkland	Imagine Housing **	73	\$917,701	2012/15
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000	1998
Ellsworth House Apts	Mercer Island	Imagine Housing	59	\$900,000	1999
John Gabriel House	Redmond	Providence **	74	\$2,330,000	2013
Together Center Redevelopment	Redmond	Inland/Horizon Hsg Alliance	224	\$2,169,014	2019
Greenbrier Sr Apts	Woodinville	DASH/Shelter Resources **	50	\$196,192	1999
SUB-TOTAL SENIOR HOUSING			1,245	\$13,972,656	
Percent of Total Funds Allocated				27.5%	
Long Term Distribution Goal				19.0%	

HOMELESS/TRANSITIONAL HOUSING

Project	Location	Owner	# Units/		
			Beds	Funding	
Hopelink Place	Bellevue	Hopelink **	20	\$500,000	1996
Chalet	Bellevue	Imagine Housing	4	\$46,667	2003
Kensington Square	Bellevue	Housing at Crossroads	6	\$250,000	2004
Andrew's Glen	Bellevue	Imagine Housing	30	\$1,162,500	2008
August Wilson Place	Bellevue	LIHI **	12	\$211,708	2011
Sophia Place	Bellevue	Sophia Way	20	\$250,000	2011
Men's Shelter	Bellevue	Congregation for Homeless (CFH)	100	\$1,200,000	2014/19
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750	1994
Avondale Park	Redmond	Hopelink (EHA)	18	\$280,000	1996
Avondale Park Redevelopment	Redmond	Hopelink (EHA) **	60	\$1,502,469	2002
Together center Redevelopment	Redmond	Inland/Horizon Hsg Alliance	60	\$580,986	2019
Petter Court	Kirkland	KITH	4	\$100,000	2001
Francis Village	Kirkland	Imagine Housing	45	\$1,125,000	2009
Velocity	Kirkland	Imagine Housing **	12	\$225,349	2011
Athene (Totem 2)	Kirkland	Imagine Housing **	18	\$229,425	2012
Rose Crest (Talus)	Issaquah	Imagine Housing **	10	\$229,712	2001
Lauren Heights (Iss Highlands)	Issaquah	SRI **	5	\$73,038	2004
Issaquah Family Village I	Issaquah	YWCA **	10	\$503,745	2008
SUB-TOTAL HOMELESS/TRANSITIONAL HOUSING			438	\$8,542,348	
Percent of Total Funds Allocated				16.8%	
Long Term Distribution Goal				13.0%	

ARCH TRUST FUND SUMMARY
LIST OF CONTRACTED PROJECTS FUNDED (1993 - Current)

SPECIAL NEEDS HOUSING

Project	Location	Owner	# Units/ Beds		Funding	
My Friends Place	K.C.	EDVP	6		\$65,000	1993
Stillwater	Redmond	Eastside Mental Health	19		\$187,787	1993
Foster Care Home	Kirkland	Friends of Youth	4		\$35,000	1995
FOY New Ground	Kirkland	Friends of Youth	6		\$250,000	2007
DD Group Home 7	Kirkland	Community Living	5		\$100,000	2011
Youth Haven	Kirkland	Friends of Youth	10		\$332,133	2011
FOY Transitional Housing	Kirkland	Friends of Youth **	10		\$247,603	2012
FOY Extended Foster Care	Kirkland	Friends of Youth **	10		\$112,624	
Adult family Home 4	Redmond	Community Homes'	5		\$111,261	2003
Adult Family Homes 5 & 6	Redmond/KC (Bothell)	Community Homes	10		\$250,000	2006
United Cerebral Palsy	Bellevue/Redmond	UCP	9		\$25,000	1993
DD Group Home	Bellevue	Residence East	5		\$40,000	1995
AIDS Housing	Bellevue/Kirkland	AIDS Housing of WA	10		\$130,000	1996
Harrington House	Bellevue	AHA/CCS	8		\$290,209	1997
DD Group Home 3	Bellevue	Community Homes	5		\$21,000	1998
Parkview DD Condos III	Bellevue	Parkview	4		\$200,000	1999
IERR DD Home	Issaquah	IERR	6		\$50,209	1998
FFC DD Homes	NE KC	FFC	8		\$300,000	2009
Shared Living 1	Newcastle	Community Homes	3		\$100,500	2019
Adult Family Home 8	Bothell	Community Homes	5		\$150,500	2019
Oxford House	Bothell	Oxford/Compass Ctr.	8		\$80,000	2000
Parkview DD Homes VI	Bothell/Bellevue	Parkview	6		\$150,000	2002
Parkview DD Homes XI	Kenmore	Parkview	3		\$200,800	2014
FFC DD Home II	Kirkland	FFC	4		\$168,737	2012
SUB-TOTAL SPECIAL NEEDS HOUSING			169		\$3,598,363	
			Percent of Total Funds Allocated		7.1%	
			Long Term Distribution Goal		12.0%	
TOTAL			3,894		\$50,869,657	

* Funded through Bellevue Downtown Program

** Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)

*** Amount of Fee Waiver still to be finalized



5,485

people living without shelter¹

295,000

households spend over

30%

of their income on housing²

43%

of renters spend more than 30% their income on housing³

KING COUNTY'S

AFFORDABLE

HOUSING

GAP

\$1920

Median rent for a 1 bedroom apartment ...a \$300 increase in 2 years⁴

A King County resident must earn

\$29.69

per hour to afford a two-bedroom apartment⁶

54,000

more homes affordable to households with incomes less than 30% AMI are needed to meet demand⁵

8,411

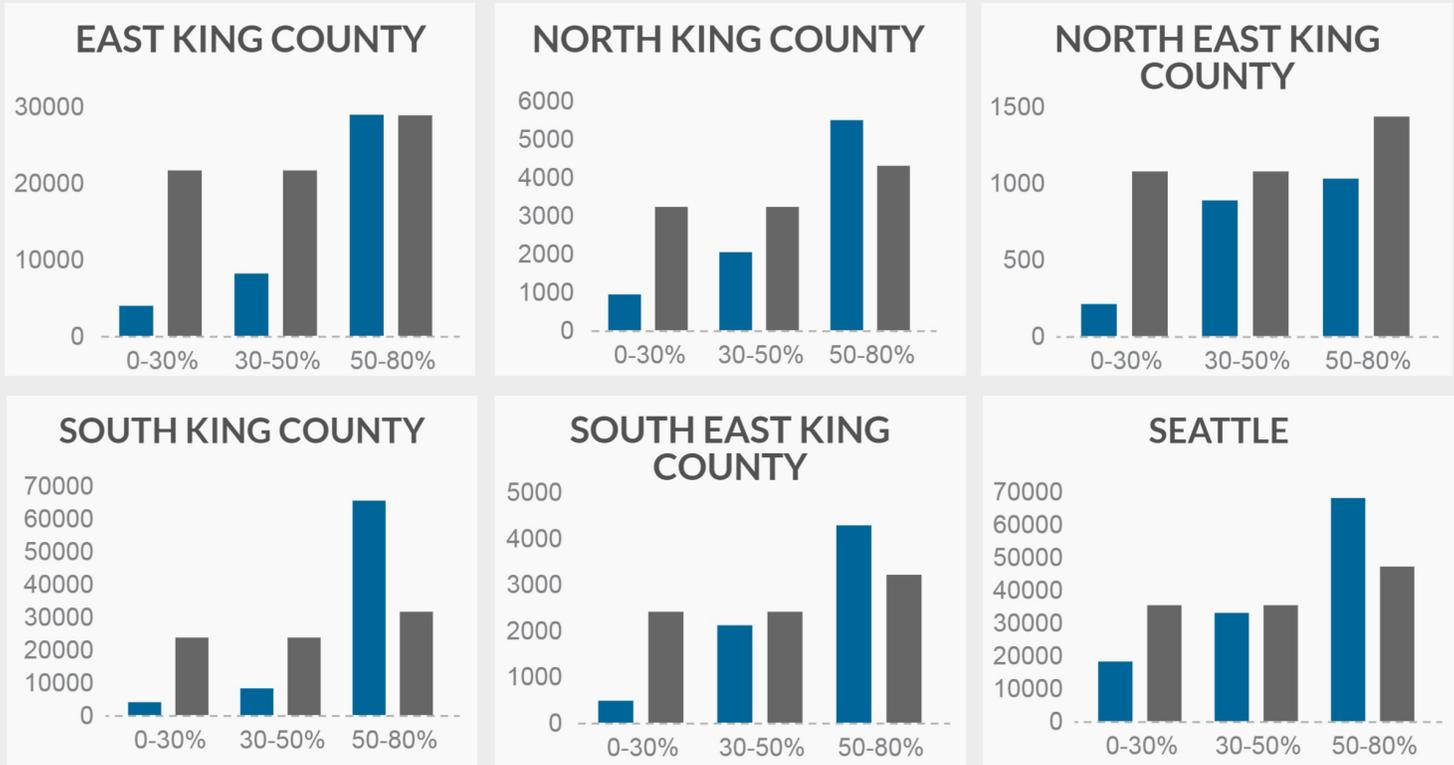
school children without homes in the 2015-16 school year⁷

Only **3** out of **10** rental homes are affordable to extremely low income families⁸

¹ All Home King County, Applied Survey Research. "Count Us In 2017 Comprehensive Report." Accessed July 6, 2017. <http://allhomekc.org/wp-content/uploads/2016/11/2017-King-PIT-Count-Comprehensive-Report-FINAL-DRAFT-5.31.17.pdf>
² King County. "2016 King County Comprehensive Plan Update Technical Appendix B: Housing." Accessed July 6, 2017. <http://www.kingcounty.gov/~media/Council/documents/CompPlan/2016/2016-0155/AppendixB/Housing.ashx?la=en>
³ Ibid.
⁴ Ibid.
⁵ Zillow. "Median Rent List Price (\$), 1-Bedroom." Accessed July 6, 2017. [files.zillowstatic.com/research/public/County/County_MedianRentalPrice_1Bedroom.csv](https://www.zillow.com/research/public/County/County_MedianRentalPrice_1Bedroom.csv)
⁶ NLIHC. "Out of Reach 2017: Washington." Accessed July 6, 2017. <http://nlihc.org/outofreach/washington>
⁷ Dyer, Melinda, and Jordyn Green. "Homeless Student Data: 2015-16." Office of the Superintendent of Public Instruction. Accessed July 6, 2017. www.k12.wa.us/LegisGov/2017documents/2017-01-HomelessEducation.pdf
⁸ King County. "2016 King County Comprehensive Plan Update Technical Appendix B: Housing." Accessed July 6, 2017. <http://www.kingcounty.gov/~media/Council/documents/CompPlan/2016/2016-0155/AppendixB/Housing.ashx?la=en>

GAPS BY REGION

■ Homes Available ■ County Goal



- 🏠 King County's affordable housing gap is largest for households with incomes 30% AMI or less
- 🏠 No city in King County is meeting the proportional need for homes affordable to households with incomes \geq 30% AMI
- 🏠 Gaps are largest in Seattle, North, and East King County

GAPS BY CITY

Affordable homes needed to achieve county-wide proportional need now and in 2030

	0-30% AMI		30%-50% AMI		50%-80% AMI	
	2016	2030	2016	2030	2016	2030
East						
Beaux Arts Village	18	18	18	18	20	20
Belleuve	4,958	7,032	4,573	6,647	Met	1,138
Bothell	712	1,169	64	521	Met	128
Clyde Hill	105	106	97	98	134	136
Hunts Point	22	22	10	10	26	26
Issaquah	1,209	1,899	1,184	1,874	171	1,091
Kenmore	812	1,232	262	682	Met	319
Kirkland	3,861	4,890	2,262	3,291	Met	1,121
Medina	107	109	83	85	137	140
Mercer Island	926	1,166	911	1,151	1,045	1,365
Newcastle	423	567	383	527	21	213
Redmond	2,237	3,461	1,607	2,831	Met	1,178
Sammamish	1,823	2,324	1,679	2,180	Met	2,428
Woodinville	431	761	302	662	Met	108
Yarrow Point	52	54	44	46	39	42
Total	17,696	24,842	13,479	20,625	1,603	9,452
South						
Algona	115	138	Met	Met	Met	Met
Auburn	2,359	3,514	Met	Met	Met	Met
Burien	1,054	1,587	Met	Met	Met	Met
Des Moines	834	1,194	Met	Met	Met	Met
Federal Way	3,178	4,150	Met	Met	Met	Met
Kent	3,410	4,522	Met	Met	Met	Met
Milton	303	309	178	184	Met	Met
Normandy Park	226	240	Met	Met	251	271
Pacific	194	229	Met	Met	Met	Met
Renton	2,993	4,773	Met	1,068	Met	Met
SeaTac	862	1,558	Met	Met	Met	Met
Tukwila	694	1,276	Met	Met	Met	Met
Total	16,222	23,489	178	2,252	251	271
South East						
Black Diamond	186	414	Met	179	137	441
Covington	662	838	337	513	Met	Met
Enumclaw	295	466	Met	Met	Met	Met
Maple Valley	784	1,000	605	821	Met	201
Total	1,927	2,719	942	1,513	137	642
North East						
Carnation	88	127	Met	32	Met	36
Duvall	261	398	81	218	168	351
North Bend	167	246	27	106	Met	60
Skykomish	8	9	Met	Met	Met	Met
Snoqualmie	342	536	338	532	303	561
Total	866	1,317	446	888	471	1,008
Seattle						
Total	17,161	27,481	2,341	12,661	Met	7,125

Note: Gap calculations are based on King County goals, which are not necessarily reflective of existing demand. Meeting a county goal does not imply that there is enough housing stock to meet the needs of households of all incomes in a particular city.



Photo by SMR Architects



Housing & Health in Kirkland

The relationship between health and home is well-studied and widely-recognized:
the health of our bodies depends on the health of our homes

Healthy housing is affordable, safe, and supportive

A healthy home is one where the physical, mental, and socioeconomic environment supports the well-being of household members. It is free from hazards like pests or structural deficiencies. It does not impose a cost burden, ensuring household income can be spent on other needs such as food and healthcare.

It should be possible for every Kirkland resident to live in a healthy home.



Affordable

Less than 30% of household income is spent on housing, ensuring there is enough for healthy food, health care, and other needs



Safe

Home is free from hazards such as toxins, pests, and structural problems



Supportive

Household members are supported in making healthy choices, achieving educational and economic success, and engaging with their community



Hallmarks of Healthy Housing
Dry
Pest-Free
Contaminant-Free
Ventilated
Maintained
Adequate plumbing & kitchen
Not crowded
Affordable!

Healthy housing is critical to well-being

Research shows that affordable, healthy homes are positively correlated to physical and psychological well being.



Poor housing quality is the most consistent and strongest predictor of emotional and behavioral problems in children and youth



Households who spend less on housing are less likely to experience residential instability, which is associated with reduced mental and physical health outcomes

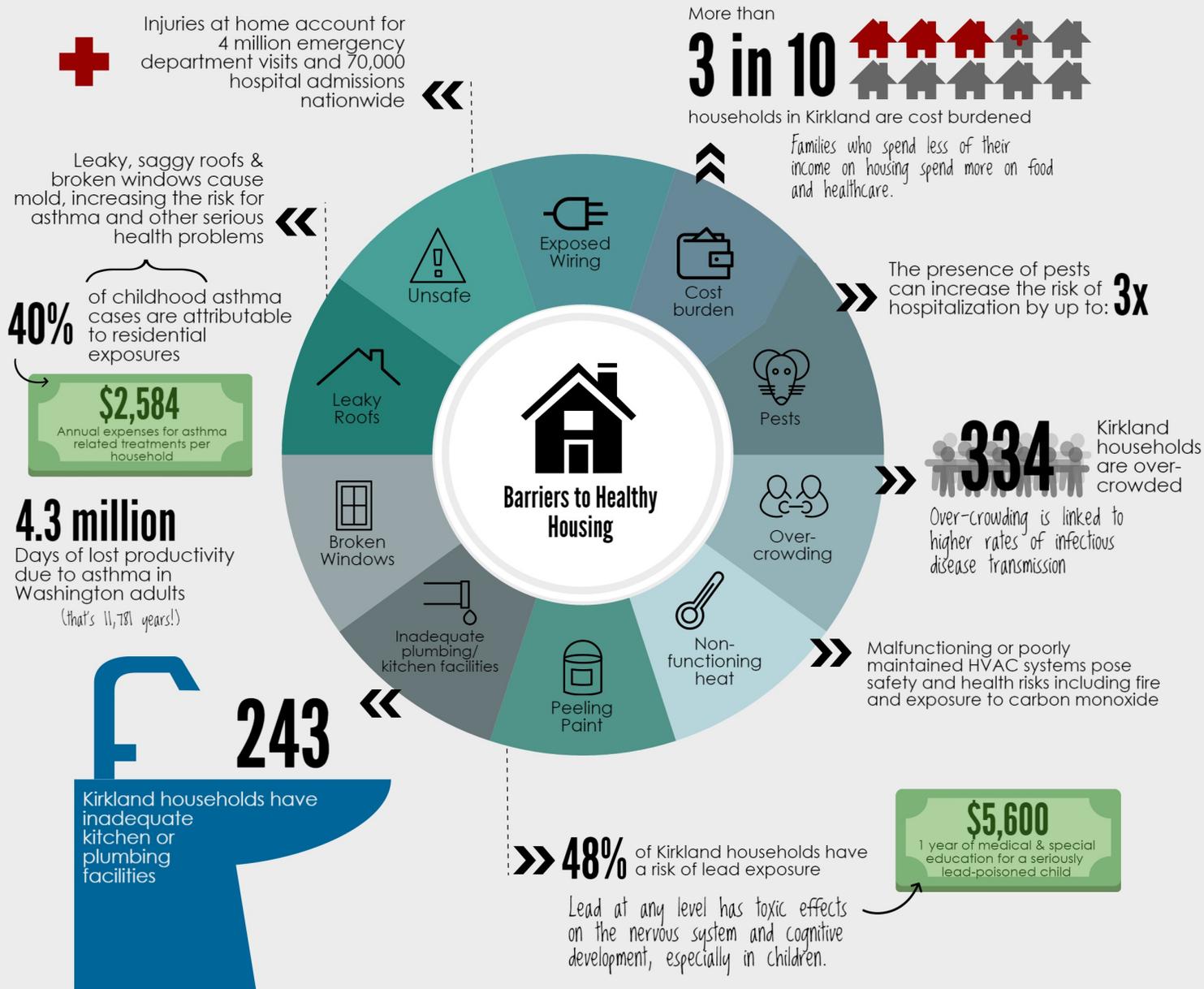


Residential exposures are major contributing factors to serious illnesses



Impacts of healthy housing barriers in Kirkland

HUD's defined housing problems include overcrowding, inadequate plumbing, inadequate kitchen facilities, and cost-burden. The National Healthy Housing Standard (NHHS) builds on these to include structural integrity, safety & security, heating & energy, moisture, waste, pest management and chemical agents.



Updated March 2017.

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For more infographics like this one, visit housingconsortium.org

