



CITY OF KIRKLAND
Department of Parks & Community Services
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Lynn Zwaagstra, Director of Parks & Community Services
Adam Weinstein, Director of Planning & Building
Leslie Miller, Human Services Supervisor
Dawn Nelson, Planning Supervisor

Date: April 25, 2019

Subject: Affordable Housing Week Proclamation

RECOMMENDATION

That the Mayor proclaim May 13 – May 17, 2019 as Affordable Housing Week in Kirkland.

BACKGROUND DISCUSSION

Affordable Housing Week is an annual initiative sponsored by the Housing Development Consortium to highlight the need for affordable housing in King County. Through education and advocacy the Housing Development Consortium works collaboratively with public and private organizations to meet the housing needs of limited-income people throughout the region. The Consortium is comprised of over 160 member organizations.

A number of events are being scheduled throughout the County during Affordable Housing Week to heighten awareness about the need for more affordable housing. On the Eastside an event titled "Affordable Housing 101: Why is it so dang hard?" will be held on Wednesday, May 15 from 6:00 p.m. to 8:00 p.m. at Holy Spirit Lutheran Church in Kirkland. Registration details and information about other scheduled events during the week can be found at the Consortium's website: <https://www.housingconsortium.org/affordable-housing-week/>

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

Joy Horbochuk with Hopelink will represent the Housing Development Consortium to receive the proclamation.

Attachments: A – King County Housing Gaps
B – Healthy Housing in Kirkland



HOUSING DEVELOPMENT consortium

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

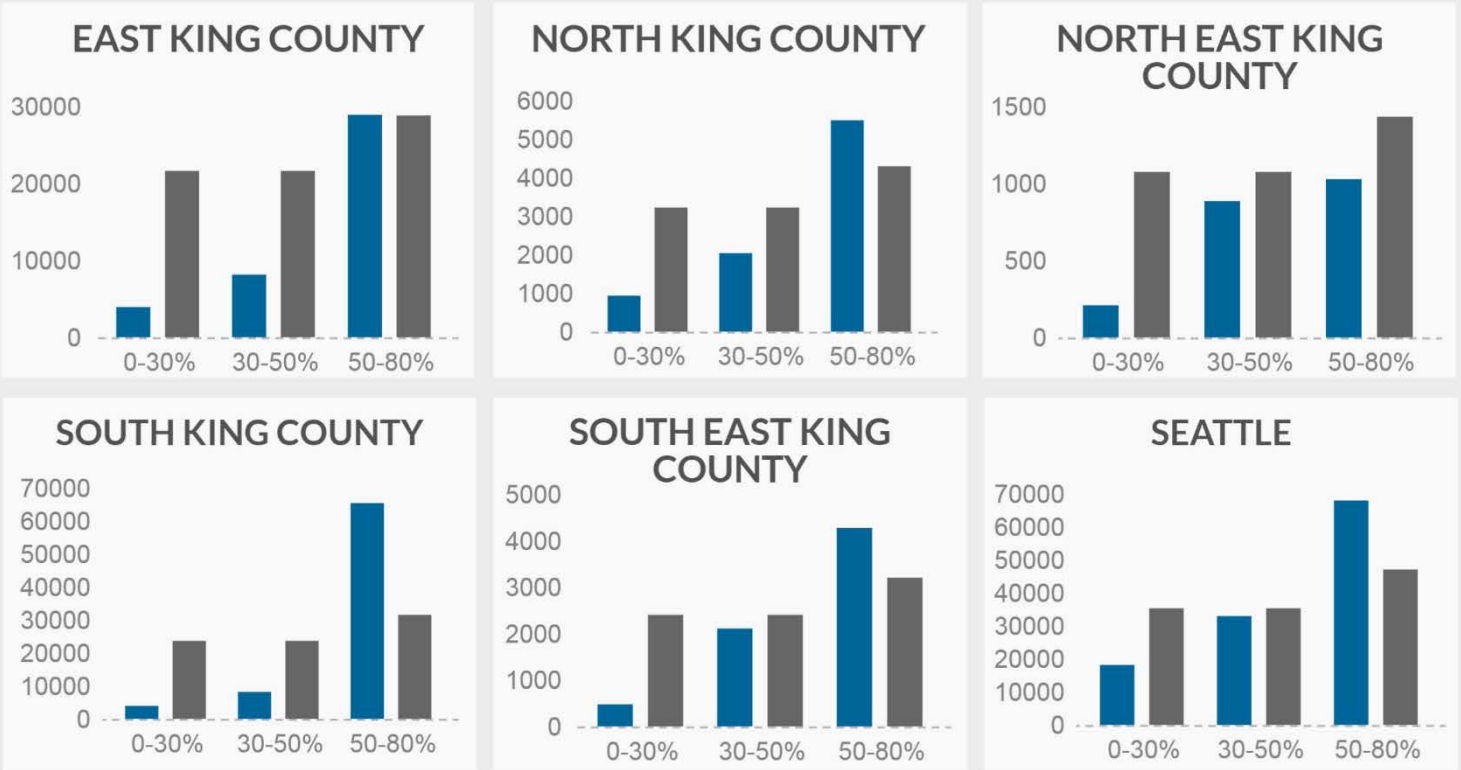
school children without homes in the 2015-16 school year⁷

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-PII-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.zillowstatic.com/research/public/County/County_MedianRentalPrice_1Bedroom.csv)
⁶ NLIHC. "Out of Reach 2017: Washington." Accessed July 6, 2017. <https://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 SVM 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

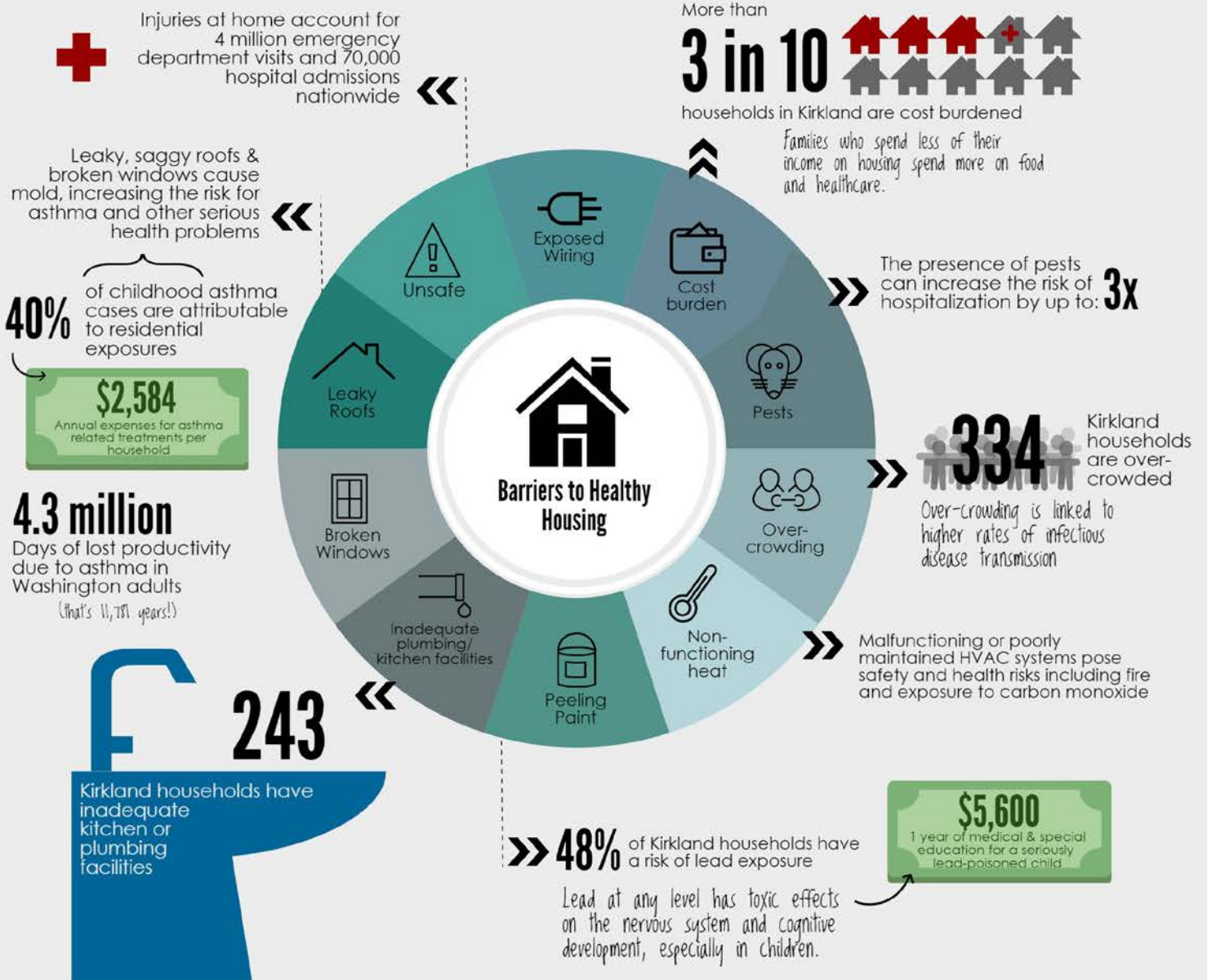


Residential exposures are major contributing factors to serious illnesses

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.

American Public Health Association & National Center for Healthy Housing. "National Healthy Housing Standard." 16 May 2014.
 Coley, Rebekah Levine, Tama Leventhal, Alicia Dayle Lynch, and Melissa Kull. "Poor Housing Quality is Tied to Children's Emotional and Behavioral Problems." MacArthur Foundation. "How Housing Matters." September 2013. Web.
 "Lead Free Kids: National Lead Poisoning Prevention Week 2015." Web blog post. "Your Health- Your Environment." Centers for Disease Control and Prevention. 26 Oct 2015.
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For more infographics like this one, visit housingconsortium.org





A PROCLAMATION OF THE CITY OF KIRKLAND

Affordable Housing Week

WHEREAS, all people should have access to safe, healthy, and affordable homes within communities of opportunity; and

WHEREAS, the 2018 Count Us In survey found over 12,000 individuals experiencing homelessness in King County, 6,320 of them living without shelter, and an increasingly high number of families who are considered "housing insecure," because they are spending more than half of their income on rent & utilities; and

WHEREAS, the combined cost burden of housing plus transportation can be substantially reduced by locating affordable housing opportunities in proximity to transit; and

WHEREAS, everyone benefits from affordable housing, including the people who reside in these properties, their neighbors, businesses, employers, and the community as a whole; and

WHEREAS, research shows that affordable, healthy homes are positively linked to physical and psychological well-being; and

WHEREAS, united in an effort to raise public awareness, communities throughout King County are participating in local Affordable Housing Week efforts to inform the public of the critical need to preserve and increase affordable housing in our communities; and

WHEREAS, the City of Kirkland has adopted a Housing Element as part of its Comprehensive Plan which includes goals and policies to address housing needs for all income levels and types of households including the homeless and people with special needs; and

WHEREAS, the City of Kirkland has adopted legislation that supports affordable housing by exempting impact fees for affordable housing units, requiring affordable housing units in market rate developments, allowing multifamily tax exemptions where affordable housing units are provided, and prohibiting discrimination against Section 8 Housing Choice Vouchers use; and

WHEREAS, the City of Kirkland is a member of A Regional Coalition for Housing, a nationally recognized organization, that supports member efforts to create affordable housing throughout East King County, and Kirkland has invested millions of dollars through the ARCH Housing Trust fund over the past two decades to preserve existing and build new affordable housing; and

WHEREAS, the City of Kirkland endorses the goals, objectives, and purposes of Affordable Housing Week, and in doing so, recommits itself to ensuring that our community thrives with opportunity, and that all people in it live with dignity in safe, healthy, and affordable homes.

NOW, THEREFORE, I, Penny Sweet, Mayor of Kirkland, do hereby proclaim May 13 – 17, 2019 as Affordable Housing Week in Kirkland.

Signed this 7th day of May, 2019

Penny Sweet, Mayor