



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Kurt Triplett, City Manager

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

Date: September 28, 2020

Subject: Affordable Housing Week Proclamation

RECOMMENDATION

That the Mayor proclaim October 12 – October 16, 2020 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 comprises over 160 member organizations.

Affordable Housing Week is usually held in the spring and is marked by a series of live events throughout the County to heighten awareness of the need for more affordable housing. Due to COVID-19, Affordable Housing Week was moved to the fall and will be celebrated through a variety of virtual events focused on learning about housing policies under the theme "Know Your Zone." Registration details and information about 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. In addition, a wealth of data about the current state of homelessness in King County can be found at <https://regionalhomelessssystem.org/regional-homelessness-data/>.

A representative from the Housing Development Consortium will attend the City Council meeting 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

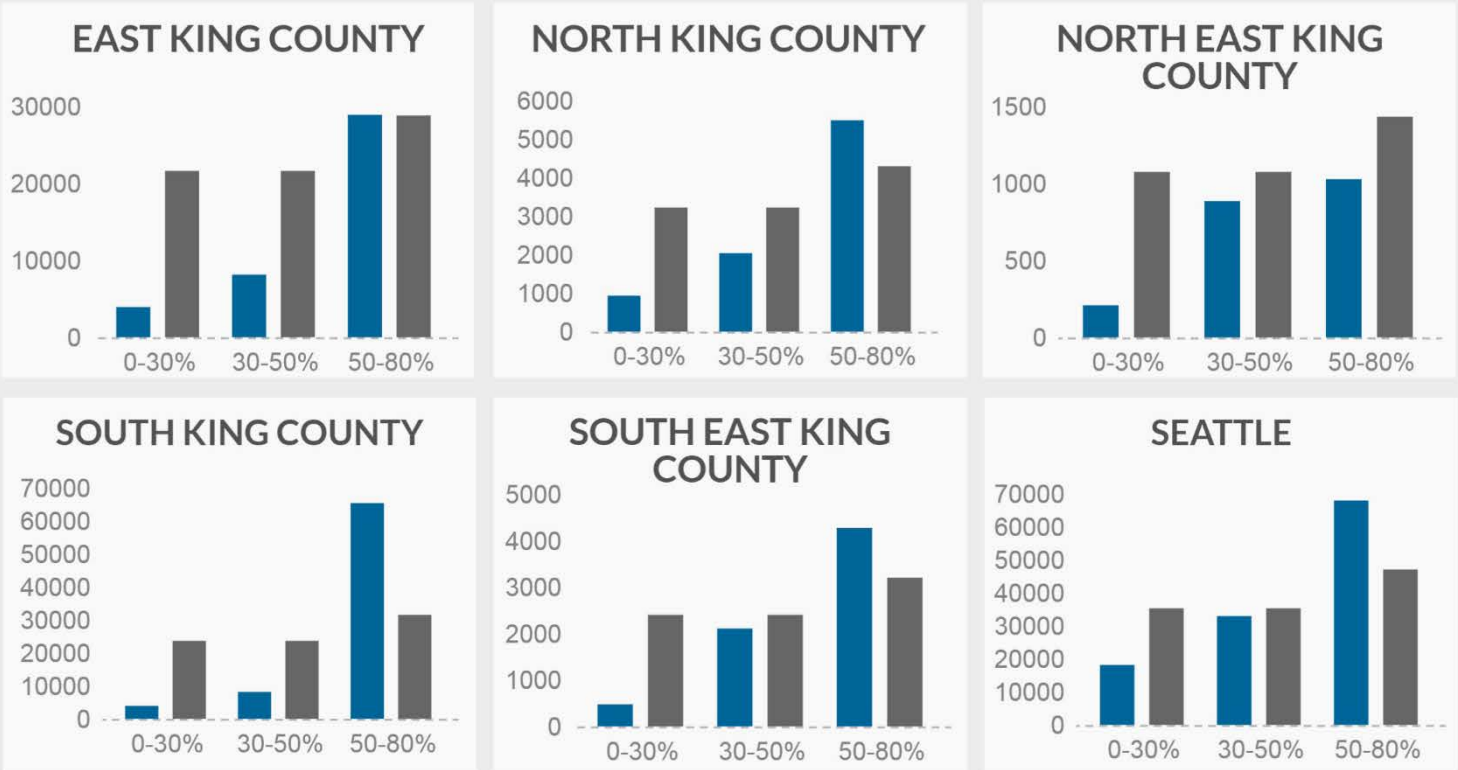
school children without homes in the 2015-16 school year⁷

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 SWR 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



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

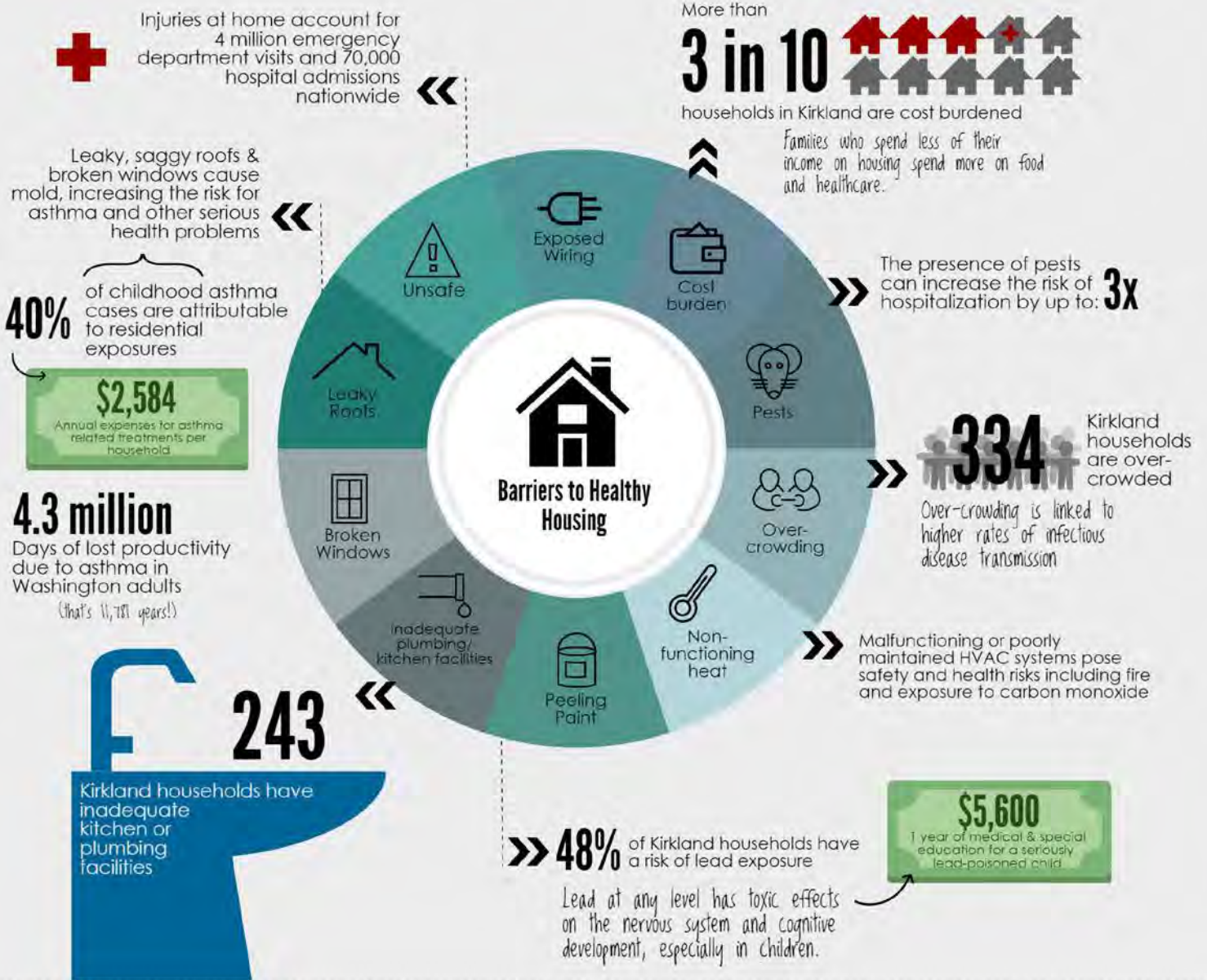


Residential exposures are major contributing factors to serious illnesses

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 Doyle 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

Proclaiming October 12 - 16, 2020 as “Affordable Housing Week” in Kirkland, Washington

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

WHEREAS, the 2020 Count Us In survey on January 24th found over 11,751 individuals experiencing homelessness in King County, 5,578 of them living without shelter, and that homelessness disproportionately impacts people of color in King County; 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 has an adopted Housing Strategy Plan and Work Program to further initiatives to provide housing choice and affordable housing throughout the City; 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 October 12 – 16, 2020 as Affordable Housing Week in Kirkland.

Signed this 6th day of October, 2020

Penny Sweet, Mayor