



**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov)

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**MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Adam Weinstein, AICP, Director of Planning and Building  
Lynn Zwaagstra, Director of Parks and Community Services  
Dawn Nelson, Planning Manager  
Leslie R. Miller, Human Services Supervisor

**Date:** April 21, 2021

**Subject:** AFFORDABLE HOUSING WEEK PROCLAMATION

**RECOMMENDATION**

It is recommended that the Mayor proclaim May 9 to May 15, 2021 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.

On April 21, 2021, the Housing Development Consortium of Seattle-King County awarded Kirkland the 2020 Municipal Champion Award, which recognizes the bold actions Kirkland has taken to increase Missing Middle Housing types across the city in order to promote greater housing affordability. The news release about the City receiving this award can be found on the City's website:



<https://www.kirklandwa.gov/Whats-Happening/News/2020-Municipal-Champion-Award>

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 this year will be celebrated through a variety of virtual events focused on learning about housing policies under the theme "Housing is Healthcare." 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://regionalhomelesssystem.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  
shelter<sup>1</sup>

295,000

households spend over

30%

of their income on housing<sup>2</sup>

43%

of renters spend more than  
30% their income on  
housing<sup>3</sup>

KING COUNTY'S

AFFORDABLE

HOUSING

GAP

\$1920

Median rent for a 1  
bedroom apartment  
...a \$300 increase in 2  
years<sup>4</sup>

A King County resident must earn

\$29.69

per hour  
to afford a two- bedroom apartment<sup>6</sup>

54,000

more homes affordable to  
households with incomes  
less than 30% AMI are  
needed to meet demand<sup>5</sup>

8,411

school children  
without homes in the  
2015-16 school year<sup>7</sup>

Only 3 out of 10  
rental homes are affordable  
to extremely low income  
families<sup>8</sup>

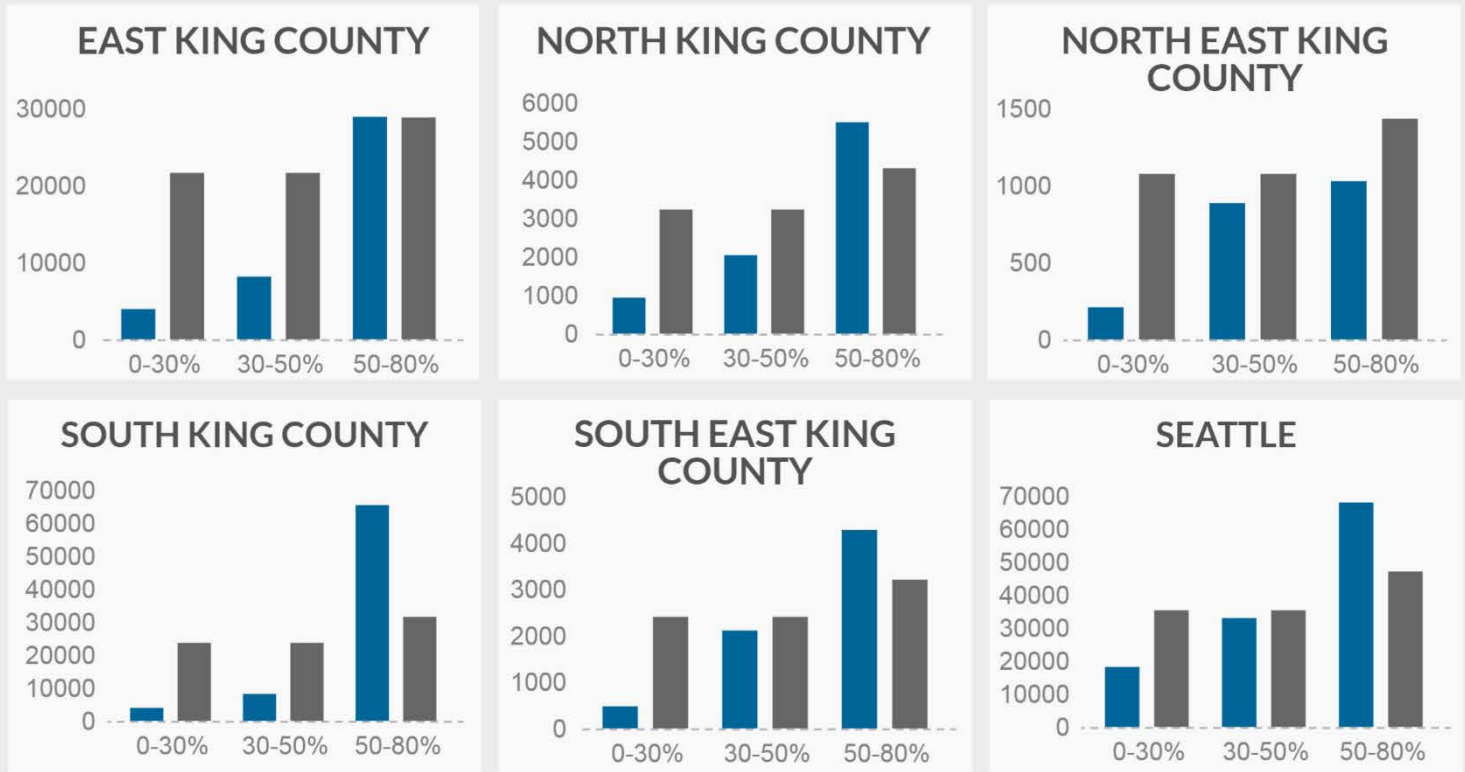


[1] All Home King County, Applied Survey Research, "Count Us In 2017 Comprehensive Report," Accessed July 6, 2017, <http://allhomekc.org/wp-content/uploads/2016/11/2017-King-PIT-Count-Comprehensive-Report-FINAL-DRAFT-5.31.17.pdf>  
 [2] King County, "2016 King County Comprehensive Plan Update Technical Appendix B: Housing," Accessed July 6, 2017, [http://www.kingcounty.gov/~media/Council/documents/CompPlan/2016/2016-0155/AppendixB\\_Housing.ashx?la=en](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](http://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](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         |
| <b>East</b>        |               |               |               |               |              |              |
| Beaux Arts Village | 18            | 18            | 18            | 18            | 20           | 20           |
| Bellevue           | 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           |
| <b>Total</b>       | <b>17,696</b> | <b>24,842</b> | <b>13,479</b> | <b>20,625</b> | <b>1,603</b> | <b>9,452</b> |
| <b>North</b>       |               |               |               |               |              |              |
| Lake Forest Park   | 564           | 621           | 409           | 466           | 182          | 258          |
| Shoreline          | 1,723         | 2,323         | 773           | 1,373         | Met          | Met          |
| <b>Total</b>       | <b>2,287</b>  | <b>2,944</b>  | <b>1,182</b>  | <b>1,839</b>  | <b>1,193</b> | <b>258</b>   |
| <b>North East</b>  |               |               |               |               |              |              |
| 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          |
| <b>Total</b>       | <b>866</b>    | <b>1,317</b>  | <b>446</b>    | <b>888</b>    | <b>471</b>   | <b>1,008</b> |
| <b>South</b>       |               |               |               |               |              |              |
| 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          |
| <b>Total</b>       | <b>16,222</b> | <b>23,489</b> | <b>178</b>    | <b>2,252</b>  | <b>251</b>   | <b>271</b>   |
| <b>South East</b>  |               |               |               |               |              |              |
| 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          |
| <b>Total</b>       | <b>1,927</b>  | <b>2,719</b>  | <b>942</b>    | <b>1,513</b>  | <b>137</b>   | <b>642</b>   |
| <b>Seattle</b>     |               |               |               |               |              |              |
| <b>Total</b>       | <b>17,161</b> | <b>27,481</b> | <b>2,341</b>  | <b>12,661</b> | <b>Met</b>   | <b>7,125</b> |

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 SVR 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

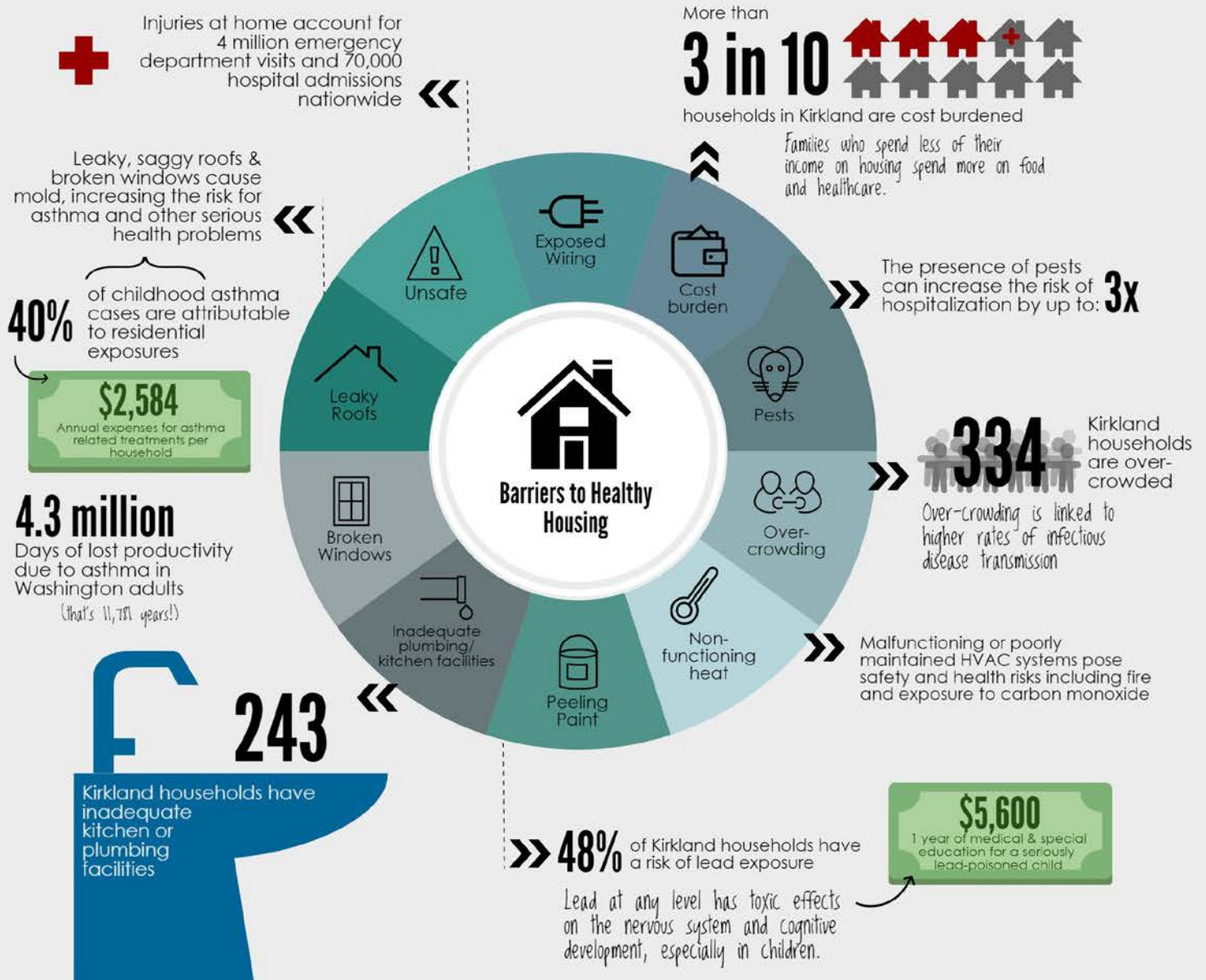


Residential exposures are major contributing factors to serious illnesses



# 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.  
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For more infographics like this one, visit [housingconsortium.org](http://housingconsortium.org)



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# A PROCLAMATION OF THE CITY OF KIRKLAND

## Proclaiming May 9 - 15, 2021 as “Affordable Housing Week” in Kirkland, Washington

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

**WHEREAS**, housing stability and staying physically distant from those outside of one’s household has become the state’s core public health strategy during the COVID-19 Pandemic; and

**WHEREAS**, Governor Inslee has recognized the correlation between housing access and vulnerability and has extended a residential eviction moratorium through June 30, 2021, to prevent families and individuals from losing their housing; and

**WHEREAS**, the Centers for Disease Control and Prevention recognizes safe, healthy, and affordable housing within communities as key social determinants of health; and

**WHEREAS**, the King County community has responded to the historic challenges presented by the pandemic, by delivering direct supports to families and individuals in precarious housing situation but the need for affordable homes across King County prior to the COVID-19 pandemic and the number of people experiencing homelessness had remained at crisis levels; and

**WHEREAS**, the City of Kirkland, recognizing the multiple public health benefits of community members remaining housed, has provided extra funding during the COVID-19 Pandemic to services supporting housing stability including rental, mortgage and utility assistance, food and other basic needs support, and day camps for children; and

**WHEREAS**, the City of Kirkland has a long history of commitment to the preservation and creation of affordable housing resulting in significant numbers of affordable units throughout the City, including as a founding and current member of A Regional Coalition for Housing (ARCH) and through legislative and zoning actions and investing of millions of dollars in housing into the ARCH Housing Trust Fund; and

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

**WHEREAS**, united to raise public awareness, people, organizations, and communities throughout King County are participating in local Affordable Housing Week activities to elevate the critical need to create healthy communities with ample affordable housing; and

**WHEREAS**, on April 21, 2021, the Housing Development Consortium of Seattle-King County awarded Kirkland the 2020 Municipal Champion Award, which recognizes the bold actions Kirkland has taken to increase Missing Middle Housing types across the city in order to promote greater housing affordability; and

**WHEREAS**, the City of Kirkland endorses the goals, objectives, and purposes of Affordable Housing Week, and in doing so, firmly recommits itself to ensuring that our community’s recovery from the crises at hand is equitable, and that all people in Kirkland live with dignity in safe, healthy, and affordable homes.

**NOW, THEREFORE, I**, Penny Sweet, Mayor of Kirkland, do hereby proclaim May 9 – 15, 2021 as Affordable Housing Week in Kirkland.

Signed this 4th day of May, 2021

\_\_\_\_\_  
Penny Sweet, Mayor