



**CITY OF KIRKLAND**  
**PLANNING AND BUILDING**  
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## MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Adam Weinstein, AICP, Director of Planning and Building  
Allison Zike, AICP, Deputy Director of Planning and Building  
Scott Guter, AICP, Senior Planner

**Date:** April 30, 2026

**Subject:** City of Kirkland's Housing Dashboard Update Briefing

### RECOMMENDATION:

Staff recommends that the City Council (Council) receives a briefing on recent and planned updates to the City's Housing Dashboard.<sup>1</sup>

### EXECUTIVE SUMMARY:

- The City of Kirkland launched the online Housing Dashboard on August 17, 2022 to track housing development, monitor progress on affordable housing goals, highlight different housing types, and provide transparent and interactive data for stakeholders.
- This memorandum summarizes current and future Housing Dashboard updates.
- New State and King County requirements now mandate ongoing monitoring of progress toward housing targets, prompting regular dashboard updates aligned with these reporting metrics.
- The City's new partnership with the University of Washington Housing Futures Center will enhance the frequency, accuracy, and efficiency of housing data reporting and dashboard maintenance.
- The improved dashboard will support clearer tracking of housing production, better policy evaluation, and providing more accessible information to the community about the City's efforts to expand housing supply and diversity.

### BACKGROUND:

For the past several years City staff have maintained the City's publicly available Housing Dashboard, which uses multiple data sources to track the City's production of affordable and market-rate housing, by neighborhood and City-wide. The primary purpose of the Housing Dashboard is to use empirical data on housing production to calibrate and improve the City's

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<sup>1</sup> Kirkland Housing Dashboard. <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Housing/Housing-Dashboard>

housing policies and regulations. A secondary but increasingly important function is to aid in the City's reporting of housing data, as required by the County and State. The Housing Dashboard is also used in reports to Council on the Planning & Building Department's work, including on affordable and middle housing production, as well as housing permit data submitted annually to the Office of Financial Management. Staff update the dashboard on a periodic basis according to Council reporting schedules and State and County reporting timelines. The dashboard was most recently updated in preparation for the May 19, 2026 Council meeting. It should be noted that City staff are also in the final stages of launching a second dashboard focused on permit review times that will be the subject of a separate Council briefing. While the primary objective of the Permit Dashboard is to provide transparency about permit review timelines and improve those timelines over time, there are linkages between the two dashboards, meaning that some degree of consolidation in the future may be appropriate.

## **DISCUSSION/ANALYSIS:**

### **New Reporting Requirements**

Recent updates to the Growth Management Act (GMA) and the Multicounty and Countywide Planning Policies require cities to monitor and report progress toward meeting 20-year housing targets and evaluating the effectiveness of local policies. In particular, King County Countywide Planning Policies H-27 and H-28 call for collaborative monitoring of changes in housing supply and future needs and the effectiveness of local strategies at meeting these needs.<sup>2</sup> As a result, the City has added a new ongoing administrative task to its 2026–2028 Planning Work Program, Task #6: Housing Performance Monitoring and Reporting.<sup>3</sup> To streamline this effort, staff will align the Housing Dashboard with State and County reporting metrics.

### **New Partnership and Future Dashboard Updates**

The University of Washington's Housing Futures Center (HFC), established in April 2026 through a partnership of the UW College of Built Environments, the Evans School of Public Policy and Governance, and the Puget Sound Regional Council, serves as a statewide research hub focused on housing supply, affordability, displacement, and related policy issues.<sup>4</sup> The Center is supported by nearly \$2 million in seed funding from private and public partners, including JPMorgan Chase, Microsoft, the Washington State Housing Finance Commission, and Challenge Seattle. The City of Kirkland is collaborating with the HFC on its inaugural statewide project to build a housing dashboard for every jurisdiction in Washington. Kirkland was selected because of its existing work in maintaining a functional housing dashboard and its robust local datasets. HFC faculty and students will partner with City staff to share datasets, apply lessons learned, and develop a dashboard framework based on permit activity as applications move through the City's permitting systems. The work also includes constructing a complete permitting history dating back to the City's 2019 baseline housing supply, which was established through the Countywide Planning Policies.

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<sup>2</sup> King County Countywide Planning Policies. [https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/kc\\_2021\\_cppls\\_ord\\_19660\\_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D](https://cdn.kingcounty.gov/-/media/king-county/depts/dchs/housing/affordable-housing-committee/ahccompplanreview/kc_2021_cppls_ord_19660_113021.pdf?rev=194224480ab14c61b76d89f03603b7eb&hash=0BAA96D98BEEDC6A1987DEF283C53C3D)

<sup>3</sup> Adopted 2026-2028 Planning Work Program. <https://docs.kirklandwa.gov/CMWebDrawer/RecordHtml/624390>

<sup>4</sup> University of Washington Press Release, April 28, 2026. <https://be.uw.edu/blog/2026/04/28/uw-launches-housing-futures-center/>

This partnership offers significant advantages to the City. While Kirkland is already responsible for collecting and reporting housing data under State and County requirements, the HFC will help automate ongoing dashboard updates and improve data accuracy. This will reduce staff time spent on routine data compilation and allow for the development of more sophisticated performance models. These models can support analyses such as those focused on where housing production is occurring, how production compares to modeled capacity in specific geographic areas, and how effectively policies are meeting identified needs. As an early partner in the HFC's statewide initiative, the City will also benefit from the Center's growing research capabilities and expanded housing analysis over time.

#### **NEXT STEPS:**

Staff will continue to update the current Housing Dashboard on a quarterly basis while collaborating with the Housing Futures Center to refine and implement an updated Housing Dashboard that meets local needs while supporting County and State reporting requirements.

#### **ATTACHMENTS:**

None.