



**CITY OF KIRKLAND**  
**PLANNING AND BUILDING**  
123 Fifth Avenue, Kirkland, WA 98033  
425-587-3000

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## MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Adam Weinstein, AICP, Director of Planning and Building  
Dawn Nelson, Planning Manager  
Liam Alancheril, Planner

**Date:** April 22, 2026

**Subject:** **Affordable Housing Week Proclamation**

### RECOMMENDATION:

Staff recommends that the Mayor, on behalf of the City Council, proclaims May 18-22, 2026, as “Affordable Housing Week” in Kirkland.

### EXECUTIVE SUMMARY:

- By proclaiming this week as Affordable Housing Week in the city of Kirkland, the City is encouraging community members to learn more about affordable housing efforts in the city and in the region, explore how they may support policies and practices that promote stable and affordable housing for all, and celebrate the City’s continued efforts to expand the supply, diversity, and affordability of housing.
- This proclamation is part of the City Council’s adopted 2026 proclamation schedule.

### BACKGROUND:

Affordable Housing Week 2026 is the 11th Anniversary of an annual series of week-long events hosted by the Housing Development Consortium (HDC)<sup>1</sup> to spark conversation, education, and engagement to support investments in affordable housing throughout King County. As a leading collaborator and advocate for continued investment in affordable housing, HDC works with its 180+ member organizations, elected officials, local government staff, advocates, and policy experts to host education and advocacy events for participants to learn how they can support King County as a stable and affordable place for all to call home.

The theme for Affordable Housing Week this year is “Charting the Future.” The kick-off event will occur on Monday, May 18 from 10:00 a.m. to 1:00 p.m. at Town Hall Seattle. The event will feature a keynote presentation by Greg Colburn, founder and academic director of the Housing Futures Center at the University of Washington, author of Homelessness is a Housing Problem, and

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<sup>1</sup> <https://www.housingconsortium.org/>

Associate Professor at the University of Washington's College of Built Environments. The event will also include legislative panels featuring participants such as King County Councilmember Teresa Mosqueda and a presentation of awards. Registration information and a schedule of events throughout the week are located on the HDC Website.<sup>2</sup>

## **DISCUSSION/ANALYSIS:**

The City of Kirkland has put forth significant resources to address the regional housing crisis in an equitable way. Recent projects with a focus on equity and housing include:

- Implementation of the 2044 Comprehensive Plan Update Housing Element, which established policy directives to meet projected growth and community needs and promote affordable and special needs housing throughout the City, such as:
  - Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.
  - Ensure that affordable housing opportunities are not concentrated, but are available throughout the city and geographically balanced, especially in areas with good access to transit, employment, and shopping, such as neighborhood centers.
  - Create flexible site and development standards and maintain efficient development and review systems.
  - Support housing acquisition and creation by private or nonprofit organizations, housing authorities, or other social and health service agencies for very low-, low-, and moderate-income residents.
  - Support a range of housing options and services to move homeless persons and families to long-term financial independence. Support regional efforts to prevent homelessness.
  - Protect fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.
- Adoption of various zoning code amendments aimed at increasing the supply and variety of housing options permitted City-wide, including:
  - Adoption of middle housing code amendments in compliance with HB 1110.
  - Adoption of co-living housing code amendments in compliance with HB 1998.
  - Adoption of unit lot subdivision code amendments in compliance with SB 5258.
- Continued work on the 2025-2027 Planning Work Program (PWP), and the recently adopted 2026-2028 PWP, both of which, in addition to the zoning code amendments completed as listed above, further prioritize:
  - Activating the NE 85th St Station Area to support the construction of more affordable and workforce housing.
  - Increasing residential capacity in the Juanita Neighborhood Center.
  - Parking reform, to reduce the cost of building housing projects, particularly multifamily projects located near transit.
  - Expanding housing opportunities for religious organization-owned properties.
  - Streamlining permit review through multiple actions, including development of a Permit Dashboard.
- Completion of multiple affordable housing development projects involving significant investment of funds from Kirkland and other public funding sources:
  - Polaris/Adara (12335 120th Ave NE) – 300 affordable units out of 442 total.
  - Ardea (12700 116th Ave NE) – 170 affordable units for seniors.

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<sup>2</sup> <https://www.housingconsortium.org/events/affordable-housing-week/>

- Kirkland Heights (13228 NE 133rd St) – 96 affordable units developed by the King County Housing Authority.
- Health Through Housing at LaQuinta (10530 Northup Way) – 103 permanent supportive affordable units.
- Continued deployment and enhancement of the City’s Homelessness Assistance Response Team (HART).

Kirkland’s Housing Dashboard and King County’s Regional Affordable Housing Dashboard measure progress towards affordable housing goals in their respective jurisdictions. Both are interactive, allowing elected officials, the general public, housing advocates, and developers to filter information and explore data that is meaningful to them. Kirkland’s Housing Dashboard<sup>3</sup> was constructed to track housing development in the city and the City’s progress against its allocated 2019 – 2044 countywide affordable housing targets required under the Growth Management Act (GMA). A visual example of Kirkland’s Housing Dashboard is provided in Attachment 2. It tracks the construction of market-rate units and progress towards increasing the supply of Accessory Dwelling Units, cottages, and other types of “missing middle” housing in the city, which can be analyzed by neighborhood. Second, the Regional Affordable Housing Dashboard,<sup>4</sup> developed by the King County Affordable Housing Committee, provides information on the current regional affordable housing crisis, affordability indicators, regional progress in implementing the Five Year Action Plan created by the Regional Affordable Housing Task Force, and measurement of the impact of those actions. Through this, King County municipalities can track Housing Affordability Indicators, as shown in Attachment 3, and Affordable Unit Production, as shown in Attachment 4, among many others. Both dashboards show Kirkland is one of the leading jurisdictions in King County for affordable housing production, but there are still gaps to close regarding GMA targets, affordability near transit, and achieving an even geographical distribution of affordable units.

#### **NEXT STEPS:**

King County Housing Authority staff will be present at the Council meeting to accept the proclamation.

#### **ATTACHMENTS:**

- Attachment 1 – Affordable Housing Week Proclamation
- Attachment 2 – Kirkland Housing Dashboard
- Attachment 3 – Key Housing Affordability Indicators
- Attachment 4 – Affordable Unit Production

<sup>3</sup> <https://kirklandwa.maps.arcgis.com/apps/dashboards/8899c6a5566349b98765b97a73f721fb>

<sup>4</sup> <https://kingcounty.gov/en/dept/dchs/human-social-services/housing-homeless-services/affordable-housing-committee/regional-affordable-housing-dashboard>



# A PROCLAMATION OF THE CITY OF KIRKLAND

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## Affordable Housing Week May 18-22, 2026

**WHEREAS**, the need for affordable housing across the region and the number of people experiencing homelessness remain at crisis levels; and

**WHEREAS**, the City of Kirkland is committed to meaningfully contributing to the development of necessary affordable housing in the region; and

**WHEREAS**, the City of Kirkland has advanced the development of affordable housing by working with partner organizations such as the King County Housing Authority, A Regional Coalition for Housing (ARCH), Imagine Housing, and other non-profit housing developers, recognizing that regional and cross-organizational collaboration is the most effective way to solve the affordable housing crisis; and

**WHEREAS**, the City of Kirkland continues to implement the K2044 Comprehensive Plan Update, which includes innovative, far-reaching policies to promote the development of affordable housing at scale throughout the city, along with new state legislation that will expand housing supply and affordability; and

**WHEREAS**, on April 21, 2026, the Kirkland City Council adopted the 2026-2028 Planning Work Program, advancing many key affordable housing policies; and

**WHEREAS**, since 1999, the City of Kirkland has committed over \$8.3 million in general funds to A Regional Coalition for Housing (ARCH) supporting the creation of thousands of units of affordable housing in East King County, and the City will continue to invest substantial funds in the preservation and development of affordable rental and homeownership opportunities; and

**WHEREAS**, 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**, the City of Kirkland endorses the goals, objectives, and purposes of Affordable Housing Week and, in doing so, affirms the City's commitment to ensuring that all people in Kirkland live with dignity in safe, healthy, and affordable homes.

**NOW, THEREFORE**, Mayor Kelli Curtis, on behalf of the City Council, proclaims May 18-22, 2026, as Affordable Housing Week in Kirkland.

Signed this 5th day of May, 2026

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Kelli Curtis, Mayor

**How to use this dashboard**

Kirkland Housing Dashboard tracks overall housing supply and need for affordable housing in the City, including the City's progress against the interim affordable housing targets adopted by the City Council in September 2021. For instructions on how to use this dashboard, please click the button below:

[Click Here](#)

Existing Total Housing Units (2024)  
**43,861**

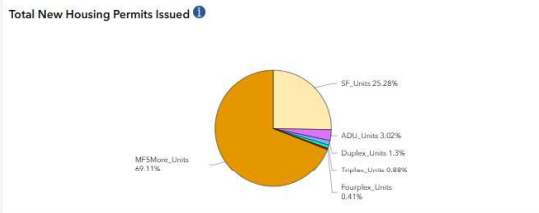
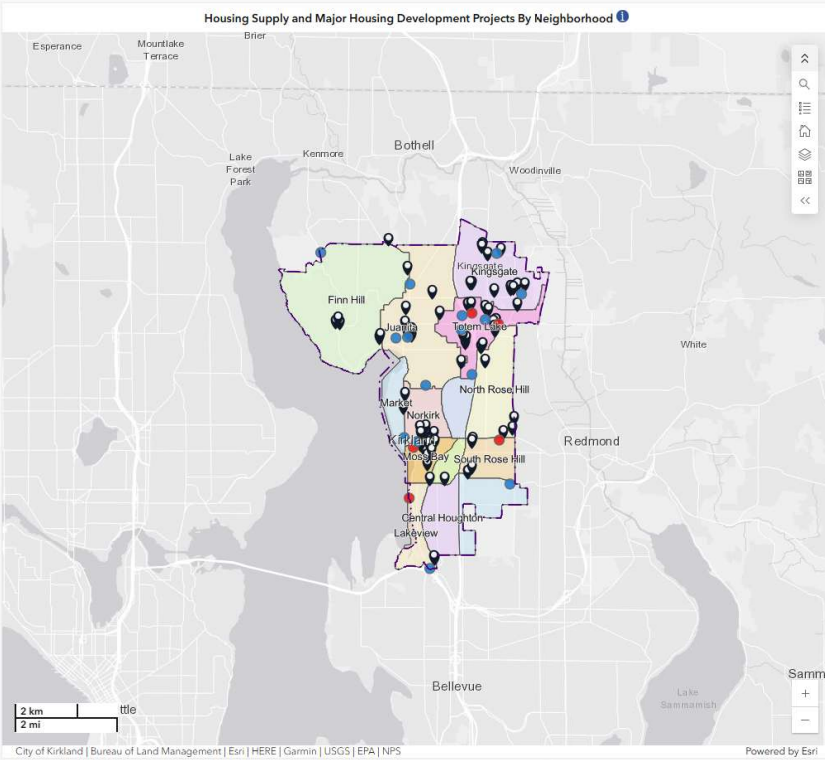
Housing Permits Finaled (4/1/2024-4/2/2025)  
**718** Units

New Housing Slider By Year  
2017 - 2024

2017 - 2024  
Set to minimum Set to maximum

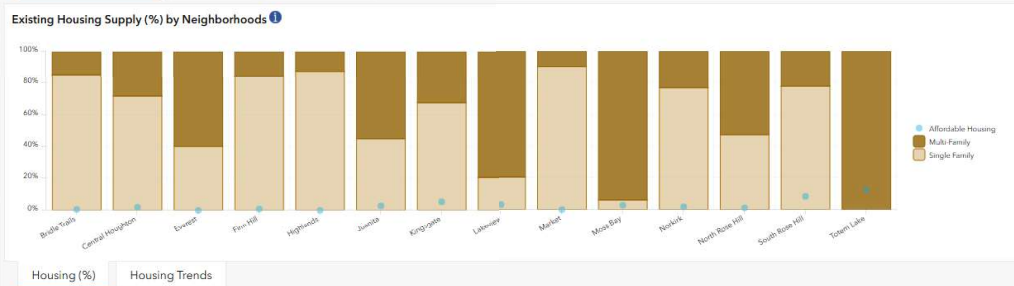
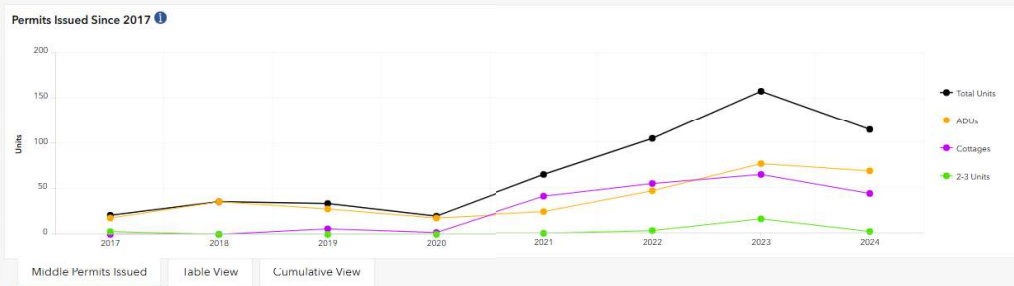
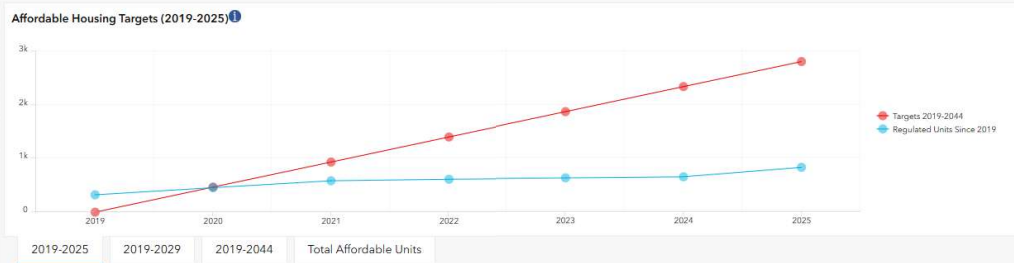
Data Sources: Kirkland Planning and Building; Kirkland GIS; Regional Coalition for Housing (ARCH); Washington State Office of Financial Management (OFM); King County Assessor's Office; US Census; American Community Survey 2017; and ESRI Community Analyst

[Send Feedback](#)



**Single Family**  
Housing Units  
**22.1k**

**Multi-Family**  
Housing Units  
**21.8k**

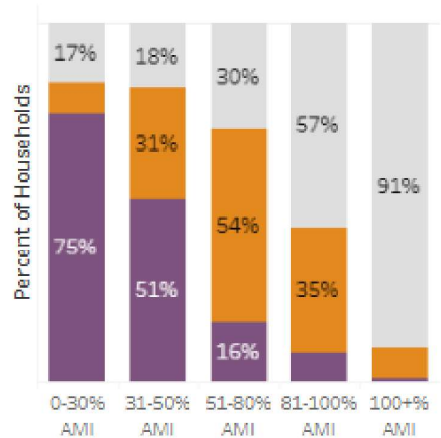


**Total Housing Units**  
**43.9k**

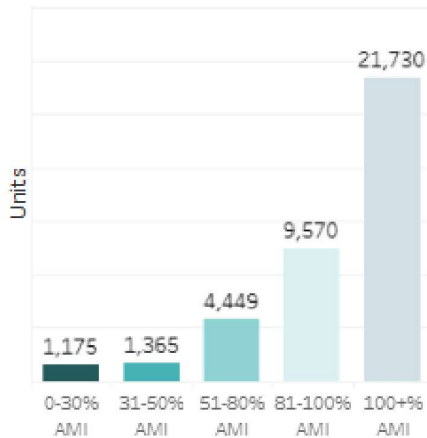
**Affordable Housing Units**  
**1.6k**

## Housing Affordability Indicators

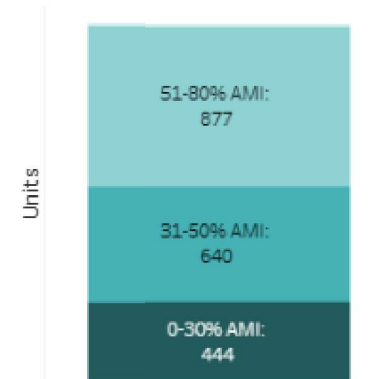
Cost Burden, by Household Income (CHAS 2018-2022)



Total Housing Units (CHAS 2018-2022)



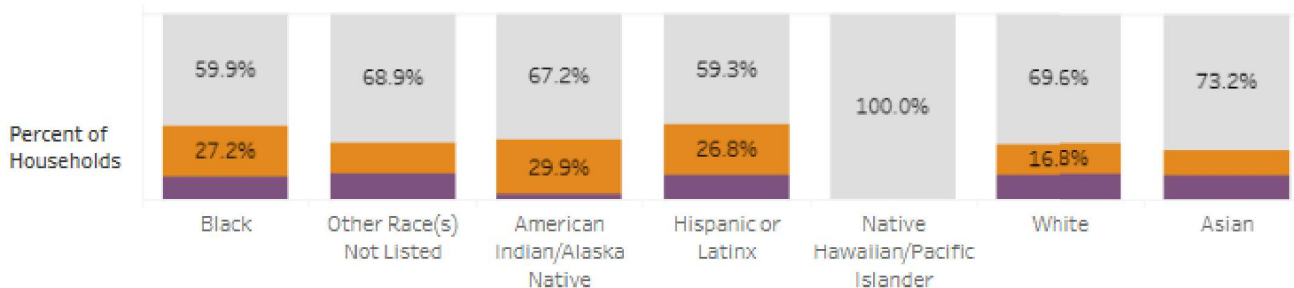
All Existing Income-restricted Units (2024)



Cost Burden Level

■ Unburdened
 ■ Cost Burdened
 ■ Severely Cost Burdened

Cost Burden, by Race/Ethnicity (CHAS 2018-2022)



## Demographics and Housing Costs

Housing Costs (ACS 2019-2023 & CHAS 2018-2022)

Median Gross Rent	\$2,342
Median Home Value	\$1,022,500
Median Household Income	\$143,533
Households	38,111
Percent of Homeowners	62%
Percent of Households Cost Burdened	30%
Housing units	38,289

Households, by AMI Level (CHAS 2018-2022)

0-30% AMI	3,925
31-50% AMI	2,370
51-80% AMI	4,185
81-100% AMI	2,955
100+% AMI	24,110

Households, by Race/Ethnicity (CHAS 2018-2022)

Black	540
Other Race(s) Not Listed	1,850
American Indian/Alaska Native	135
Hispanic or Latinx	1,995
Native Hawaiian/Pacific Islander	30
White	27,085
Asian	5,920

## Collaboration and Policies

Subregional Collaboration Membership: **ARCH**

Housing Policies Enacted (2025)

Policies That Increase Housing Diversity	Density bonuses	✓
	Free, discounted, or long-term leased, publicly owned land for affordable housing	✓
	Mandatory inclusionary zoning	✓
	Voluntary inclusionary zoning	✓
Policies That Protect Tenants	Multifamily Tax Exemption	✓
	Cap on Move-in Fees	✓
	Tenant Education	✓

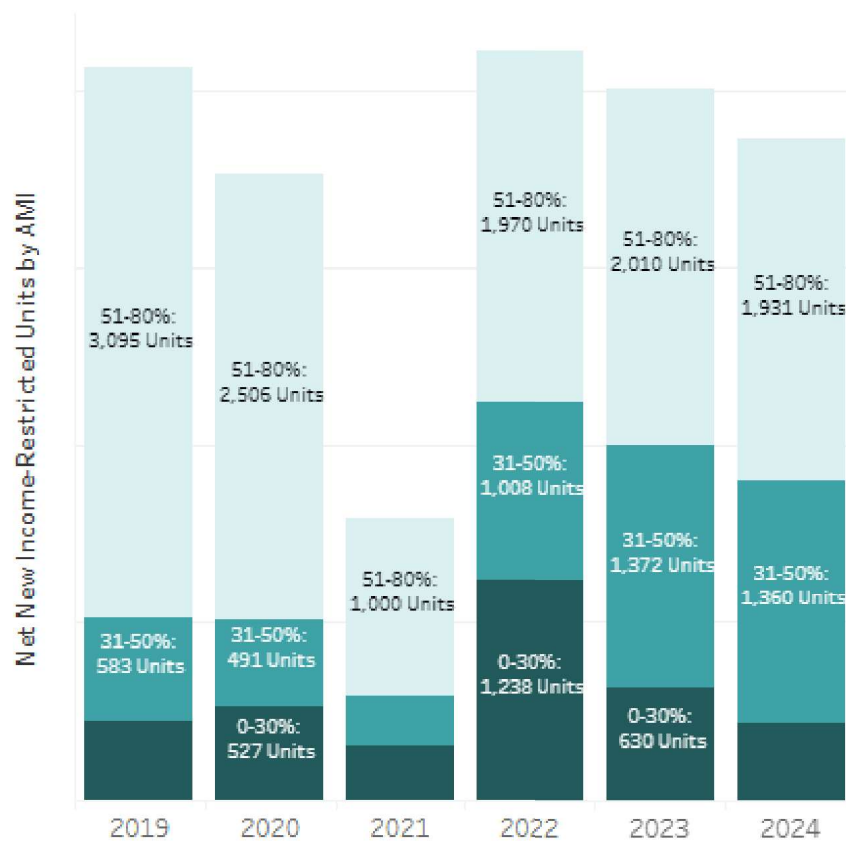


Since 2019, increased investments and new local policies have helped thousands of low-income households secure affordable homes.

### Annual Income-Restricted Unit Production

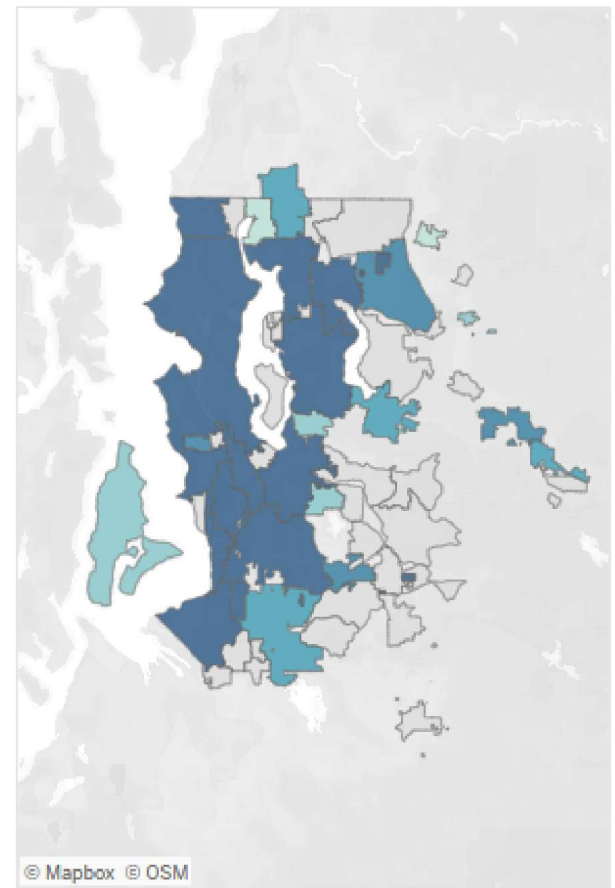
Between 2019 and 2024, **21,188 net new income restricted units** were built or preserved in King County affordable at or below 80% of AMI. That's an average of **3,531 units per year**. Use the drop down menu to explore where units were created each year by affordability level.

Select Jurisdiction:



### Where Income-Restricted Units Were Created

Explore the map to see where income-restricted units were created from 2019-2024.



Income-Restricted Units Created from 2019-2024

- 0
- 10-50
- 50-100
- 100-200
- 200+

Data Source: King County Income-restricted Housing Database (2024). Includes units placed in service Jan. 1, 2019 to Dec. 31, 2024 and accounts for units that went out of service, except for 2019, which does not reflect losses as that was the first year of data collection.