2023
COMMUNITY PROFILE

For the 2044 Kirkland Comprehensive Plan

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CITY OF KIRKLAND
COMMUNITY PROFILE

The community profile supports the work of the 2044 Comprehensive Plan by offering a summary of the baseline conditions and trends in Kirkland and surrounding municipalities in the region. This helps assess what impact policy and planning decisions may have on the existing community and how to build the kind of community Kirkland wants to become, envisioned by those who live, work, recreate and visit here.

LIST OF FIGURES

1 Introduction

Kirkland At A Glance

INCORPORATED: 1905

POPULATION: 96,920 (2023, PSRC)

AREA: 18.25 sq. Miles

ELEVATION: 15-535 ft above sea level

RANK: 12th in state, 6th in county

NEIGHBORHOODS: 13

CITY OF KIRKLAND - PLANNING & BUILDING DEPARTMENT

INTRODUCTION TO
THE COMMUNITY PROFILE

Kirkland is a city in the Puget Sound region of western Washington State. The city is located in the Seattle's region's Eastside, on the shores of Lake Washington. With a population of 96,920 (PSRC, 2023), Kirkland is the sixth largest municipality in King County and twelfth largest in the state. Kirkland has long been a regional commerce center as well as a popular destination for recreation and the arts.

This report describes Kirkland through statistics and illustrations using several key, interrelated themes: demographics, housing, economy, land use, and transportation. The purpose of the 2023 City of Kirkland Community Profile is to present selected content that traces the city's recent growth and anticipates future development. Some of this material appears as a snapshot in time; some as a comparison between Kirkland and its neighboring communities; and some as an overview of trends. Also included in selected tables are prior years and forecasts.

Sources used in this publication include the United States Census Bureau, the Washington State Office of Financial Management (OFM), the Puget Sound Regional Council (PSRC), the Kirkland Geographic Information System (GIS), and several departments of the City of Kirkland. These data sets represent only a tiny fraction of community information resources available in the public domain. City staff continually investigates ways to mine these voluminous data resources – for example, using sophisticated technologies such as GIS – to better analyze, understand, and anticipate factors bearing on Kirkland's future vitality and growth. As in all investigative reporting, sources that are consulted for such analysis must be identified and scrutinized for accuracy, and limitations are noted where relevant, such as the methodologies and definitions defined on the following page.

DEFINITIONS & METHODOLOGIES

Region
For data comparison, regional data is defined in this report as the cities adjacent to Kirkland, Bellevue and Redmond, as well as King County as a whole.

Current Data
There were three different methods of current data collection. The first was collection from Kirkland, King County, PSRC or another local agency. This offered data that varied in publication date, but generally ranged between 2019-2023. Census data that was collected either used 2022 American Community Survey (ACS) 1-Year Estimates or 2020 ACS 5-Year Estimates depending on availability. For example, 2020 Census data is not available in 1-Year Estimates. Choices between one or the other were determined by either (1) availability of recent data, or (2) intention to show patterns decade-by-decade (e.g., 2010-2020, 2011-2021). For example, 2020 Census data is not available in 1-Year Estimates. Decisions to show variation of data by decade is done to ease the process of replication in future publications of the Community Profile.

COVID-19
The 2020 COVID-19 pandemic caused disruption within the U.S. Census data collection process, particularly for ACS. This limited the ability to collect data from both households and group quarters. It also motivated the U.S. Census to develop a weighting tool to try and adjust for "non-response bias", or an imbalance in those who were not able to respond for varying socio-economic and pandemic-related reasons. This weighting system still does not accurately report data to the degree that pre-pandemic Census data collection may have. Other factors influenced by the pandemic include a major spike in remote work during and after 2020 data collection, as well as the likelihood of double counted populations as housing insecurity and changing labor patterns influenced people moving to other cities.

Section Notes

Section notes are offered throughout this report to provide additional context to the provided data. This includes definitions, methodologies, redirection to similar data in other chapters of the report, and other information relevant to the section.

Source Abbreviations
OFM- U.S. Office of Financial Management
PSRC - Puget Sound Regional Council
ACS - American Community Survey, U.S. Census

KIRKLAND **DEFINED**

Kirkland Neighborhoods
2023, City of Kirkland GIS

FINN HILL

JUANITA

KINGSGATE

TOTEM LAKE

MARKET

NORKIRK

HIGHLANDS

ROSE HILL

MOSS BAY

EVEREST

LAKEVIEW

CENTRAL HOUGHTON

BRIDLE TRAILS
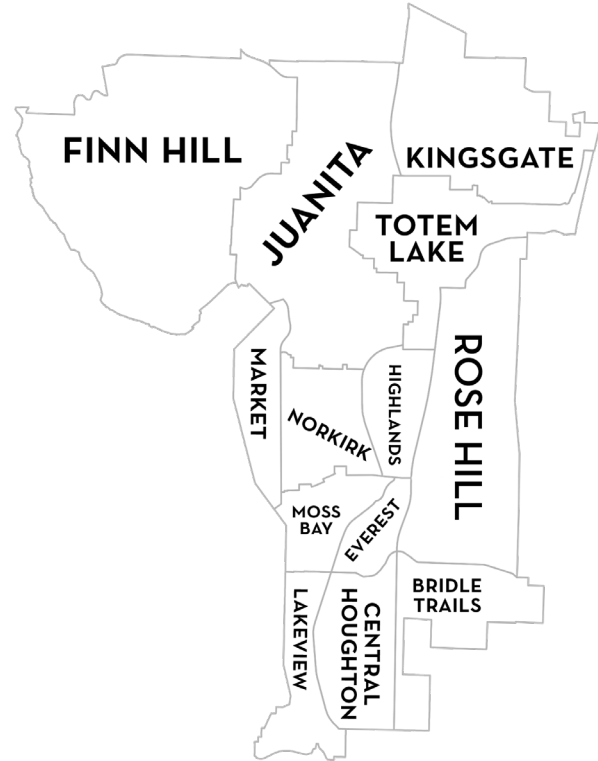
Kirkland Annexation History
1905-2022, City of Kirkland GIS

	1905 (Original)
	1906-1929
	1930-1949
	1950-1959
	1960-1969
	1970-1979
	1980-1989
	1990-2009
	1990-2009
	2010-2013
	2014-2017

MAP 3 - REGIONAL PLANNING ANALYSIS ZONES
(BY NEIGHBORHOODS)
2023, City of Kirkland GIS

TRANSPORTATION ANALYSIS ZONES (TAZs)

City of Kirkland TAZs play a vital role in predicting population growth, economic development, and transportation/transit capacity and responsiveness. The findings are then disseminated throughout the region through various processes.

PSRC FORECAST ANALYSIS ZONES (FAZs)

PSRCs FAZs are geographic boundaries used by PSRC to model and report population, household, and employment forecasts. They are made up of TAZs, which in turn are constructed from Census Blocks.

MAP 4 - U.S. CENSUS BUREAU ENUMERATION UNITS
(BY NEIGHBORHOODS)
2023, City of Kirkland GIS

CENSUS DESIGNATED PLACES (CDP)
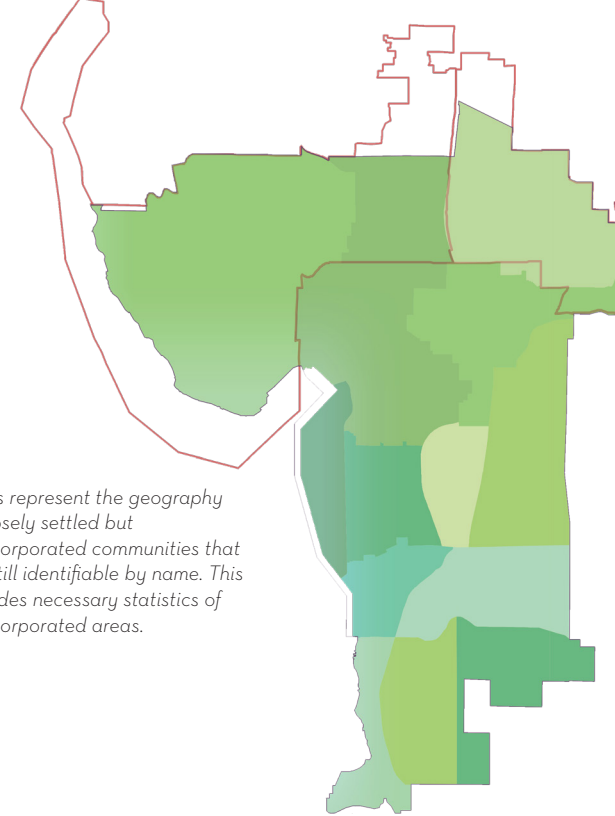
CDPs represent the geography of closely settled but unincorporated communities that are still identifiable by name. This provides necessary statistics of unincorporated areas.

TRACTS
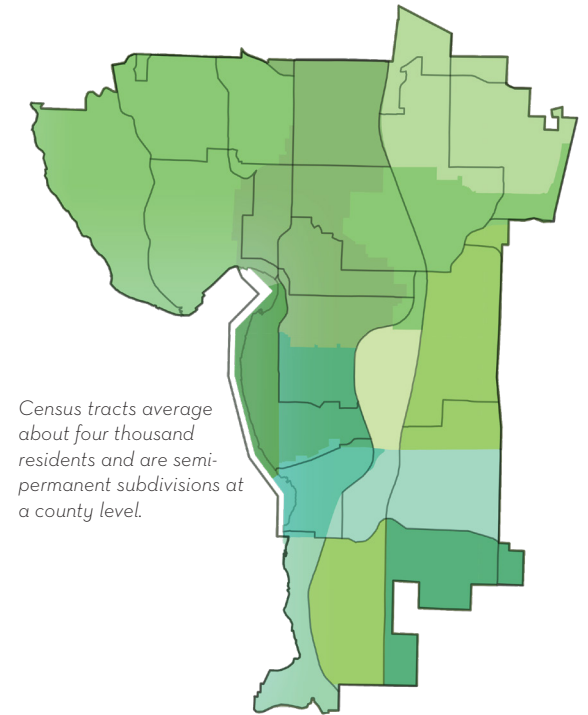
Census tracts average about four thousand residents and are semi-permanent subdivisions at a county level.

BLOCKS
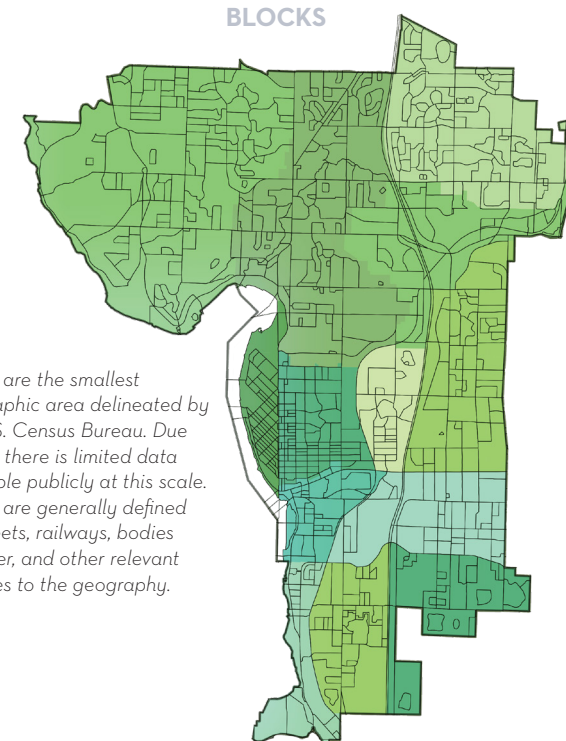
Blocks are the smallest geographic area delineated by the U.S. Census Bureau. Due to this, there is limited data available publicly at this scale. Blocks are generally defined by streets, railways, bodies of water, and other relevant features to the geography.

BLOCK GROUPS
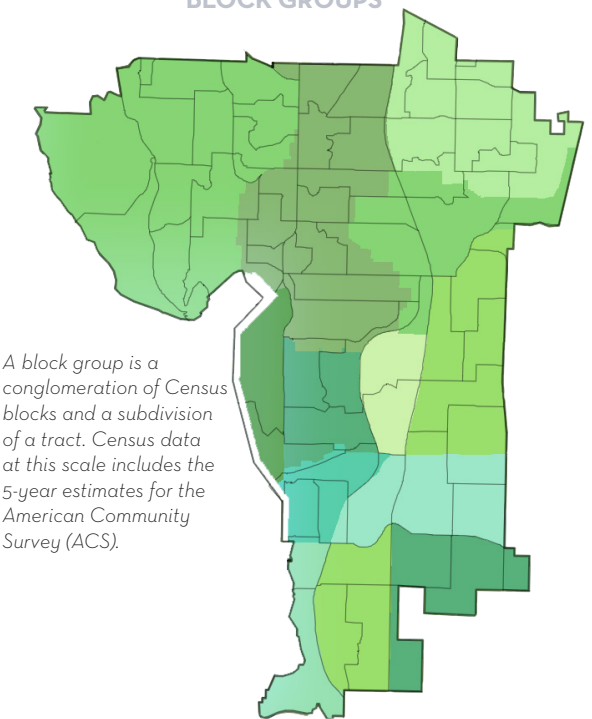
A block group is a conglomeration of Census blocks and a subdivision of a tract. Census data at this scale includes the 5-year estimates for the American Community Survey (ACS).

2 Demographics

Demographic characteristics and trends provide useful measures of how communities change over time, impacting housing, consumer spending, employment, education, and other aspects of society. Washington State and regional agencies monitor population growth annually to inform policy and allocate funding. Kirkland has experienced steady growth, doubling its population since 1990. The Puget Sound region continues to experience a net population gain and significant change in population composition.

Kirkland's demographic evolution over the past decades has been marked by significant shifts in population growth, age distribution, household structure, and economic indicators. Notable milestones include a 133.6 percent increase from 2010 to 2015, adding 38,638 residents. This is largely due to the annexation of the North Juanita, Finn Hill, and Kingsgate neighborhoods from King County. This steady growth has propelled Kirkland to 6th place in King County's municipal ranking, mirroring its 1990 position and reflecting alignment with the county's overall population surge.

Land expansion has mirrored this trajectory, with growth gaining momentum after the 2011 annexation, coinciding with population expansion. The age composition illustrates a diverse populace, with heavy representation from ages 25 to 54. Notably, Kirkland has seen growth in the under-18 and over-65 populations, surpassing the county's figures for the latter group.

Household dynamics have shifted, with Kirkland exhibiting the highest growth rates in both households and total population among peers and the county. Family households and those with children have nearly doubled since 2010, highlighting a both an increase of population due to annexation and an increase of families moving to the area. However, the prevalence of households over 65 living alone has also increased significantly.

Economically, Kirkland maintains a higher median household income than neighboring municipalities and the county, with a concentration of households earning $200,000 or more. While poverty rates remain lower than the county's, they still reflect significant economic disparity.

Kirkland's demographic profile encompasses substantial population growth, shifting demographics, evolving households, and economic patterns. Despite facing socioeconomic challenges, Kirkland's adaptability continues to shape its trajectory.

Kirkland At A Glance (2022)

Population Growth: 1,354 (1920); 8,451 (1960); 83,460 (2015); 96,920 (2023)

Non-White Pop.: 25,573, 28% (2020)

Median Age: 36.9

<18 Years Population: 21.5%

>65 Years Population: 14.6%

Avg. Household Size: 2.3

Median Household Income: $130,620

Households < Poverty Level: 4.8% Family, 6.5% Total (2021)

2.A - Kirkland Racial Composition
U.S. Census Bureau, 2020

- 3.2% Some other race
- 0.1% Alaskan Native & Other Pacific Islander
- 9.1% Two or more races
- 17% Asian
- 0.6% American Indian & Alaskan Native
- 0.7% Black or African American
- 68.7% White
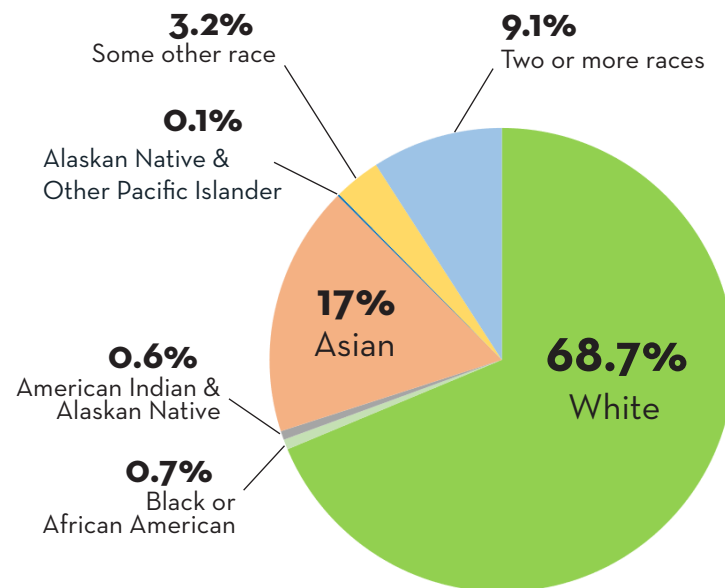
2.B - Kirkland Population Growth
1920-2023, U.S. Census Bureau, OFM

Kirkland's total population had significant growth between 2010-2015, but the biggest spike in the past half century was between 1980 and 1990, which showed 113.25 percent growth in population.

	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2015	2023
Population	1354	1714	2084	5718	8451	15070	18785	40059	45054	48787	83460	96920
% Increase	154.51	26.59	21.59	174.38	47.8	78.32	24.65	113.25	12.47	8.29	71.07	13.89
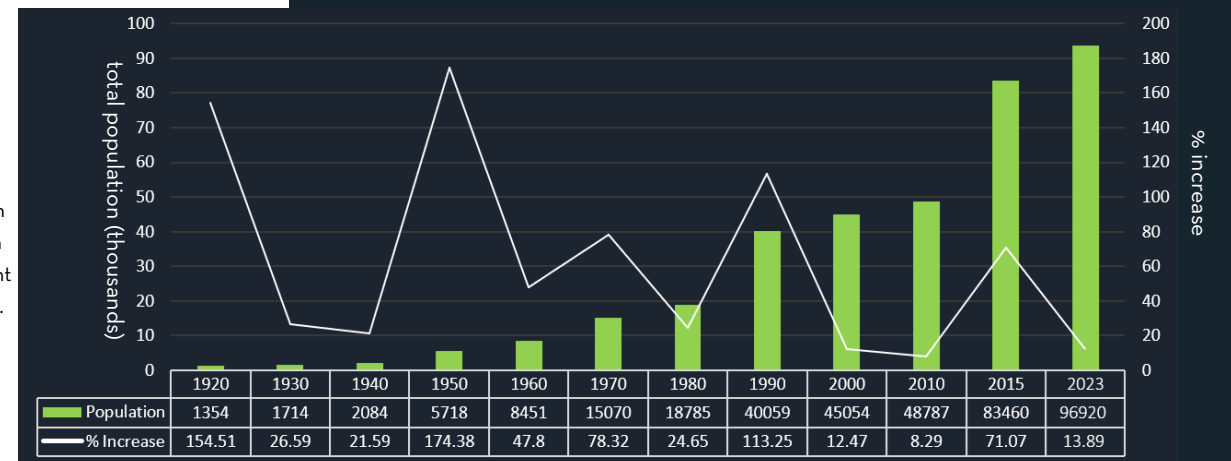
2.C - Kirkland Land Growth
1920-2020, Kirkland GIS

Kirkland's size (in terms of square miles of land) has been steadily rising in the last century. There was low to no growth between 1990-2000, and then significant growth after the 2011 annexation.

	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2015	2020
Total Land	0.98	1	1	2.23	2.36	5.74	6.58	10.96	10.96	11.06	18.25	18.25
% Increase	0	2.03	0	123.71	5.52	143.37	14.66	66.37	0	0.91	64.93	0
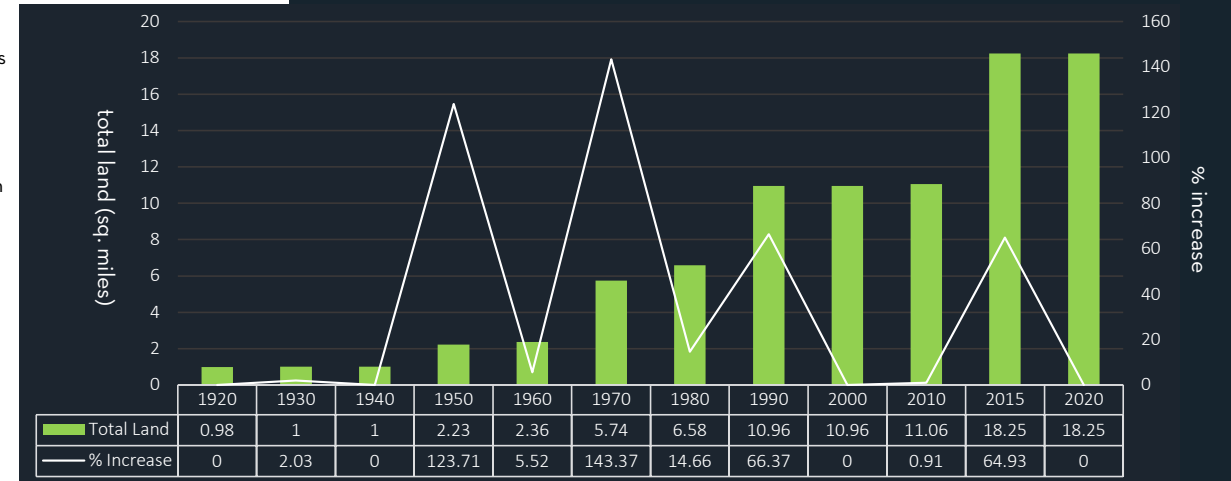
STATISTICS ON
POPULATION

2.D - Rank in County by Population
2000-2022, U.S. Census Bureau, OFM
Kirkland has steadily grown in population size in the last two decades, putting it in higher rank with other municipalities in the county. In 2022, it was ranked 6th in the county. While this is the same ranking to its position in 1990, it shows that it has been steadily growing alongside King County's overall population.

2.E - Rank in State by Population
2000-2022, U.S. Census Bureau, OFM
Similar rankings are reflected on the state level. As of 2022, Kirkland is ranked 12th in the state. 1990's 13th placed ranking compared to current ranking shows consistent growth alongside other municipalities in the state after a dip between 2000-2010.

2.F - City Population Growth
1990-2023, U.S. Census Bureau, OFM
In this time frame, Kirkland's population saw a 133.6 percent increase. The biggest increase of population occurred between 2010 and 2015, with a growth of 38,638 new residents, or 79.2 percent, like due to the 2011 annexation of much of North Kirkland.
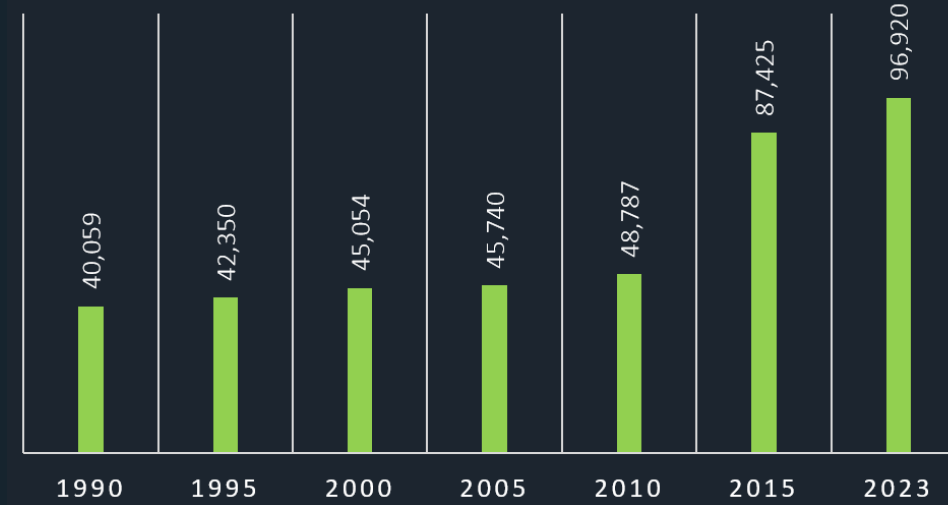
2.G - Population Growth in the Region: % Change
1990-2023, U.S. Census Bureau

Amongst surrounding municipalities and the overall county, Kirkland saw the biggest increase in population between 2010-2023. This is a considerable change from 1990-2000 where the city had the lowest percent of growth compared to the others. This is primarily due to the 2011 annexation.
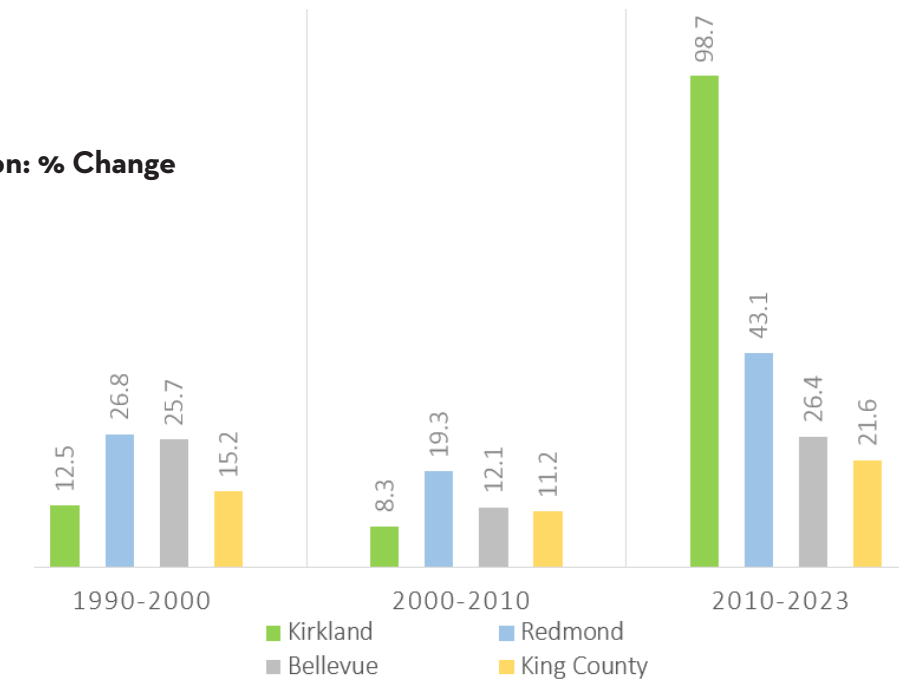
Detail of regional growth between 1990-2023, with percent change for each gap

	1990	1990-2000 % Change	2000	2000-2010 % Change	2010	2010-2023 % Change	2023
Kirkland	40,059	12.5	45,054	8.3	48,787	98.7	96,920
Redmond	35,800	26.8	45,389	19.3	54,144	43.1	77,490
Bellevue	86,872	26.8	109,189	12.1	122,363	26.4	154,600
King County	1,507,305	15.24	1,737,034	11.2	1,931,249	21.6	2,347,800

STATISTICS ON
RACE & ETHNICITY

2.H - Racial Composition in the Region
2000-2020, PSRC

	White			Black or African American			Asian		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Kirkland	**85.5**	**79.3**	**68.9**	**1.2**	**1.8**	**1.9**	**7.9**	**11.5**	**15.3**
Redmond	79.2	65.2	49.1	1.2	1.7	1.6	13.5	25.5	36.7
Bellevue	74.1	62.6	47.7	1.8	2.3	2.6	17.5	27.8	37.4
Seattle	70.0	69.5	62.6	8.3	7.9	6.9	13.6	14.2	16.2
King County	75.6	68.7	58.2	5.3	6.2	5.6	11.3	15.4	18.2

	American Indian or Alaskan Native			Native Hawaiian or Alaskan Native			Hispanic Origin		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Kirkland	**0.6**	**0.4**	**0.1**	**0.2**	**0.2**	**0.0**	**4.3**	**6.3**	**7.7**
Redmond	0.5	0.4	0.2	0.2	0.2	0.2	5.7	7.8	7.6
Bellevue	0.6	0.4	0.2	0.2	0.0	0.3	5.2	7.0	7.4
Seattle	1.0	0.8	0.4	0.5	0.4	0.4	5.3	6.6	7.1
King County	0.9	0.8	0.5	0.5	0.1	0.7	5.5	8.9	9.8

2.I - Non-White Population in the Region: % Change

PSRC, 2000-2020

Amongst surrounding municipalities and the overall county, Redmond saw the biggest percent growth of Non-White residents between 2000-2020 at a 144% increase, with Kirkland following at 114%. But this increase is not necessarily indicative of diversity, as Kirkland has consistently maintained the highest percentage of White residents during this twenty-year period compared to the other shown municipalities. Within this time, the highest Non-White categorical percentage in Kirkland was 15.3% Asian compared to 68.9% White in 2020 (See Fig. 2.G).

Seattle, while showing the least amount of growth during this time, has maintained the highest percent population of Black residents comparatively, and the highest population of Indigenous Americans with the exception of the county as a whole.

Percent (%) Growth (2010-2020)
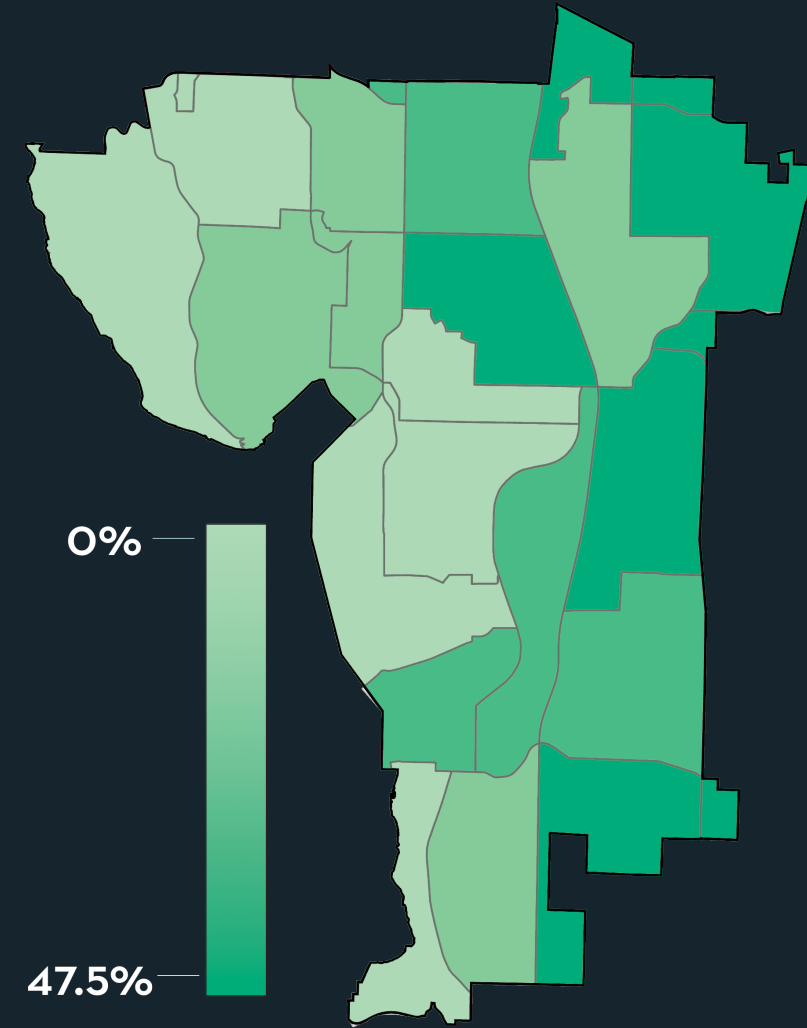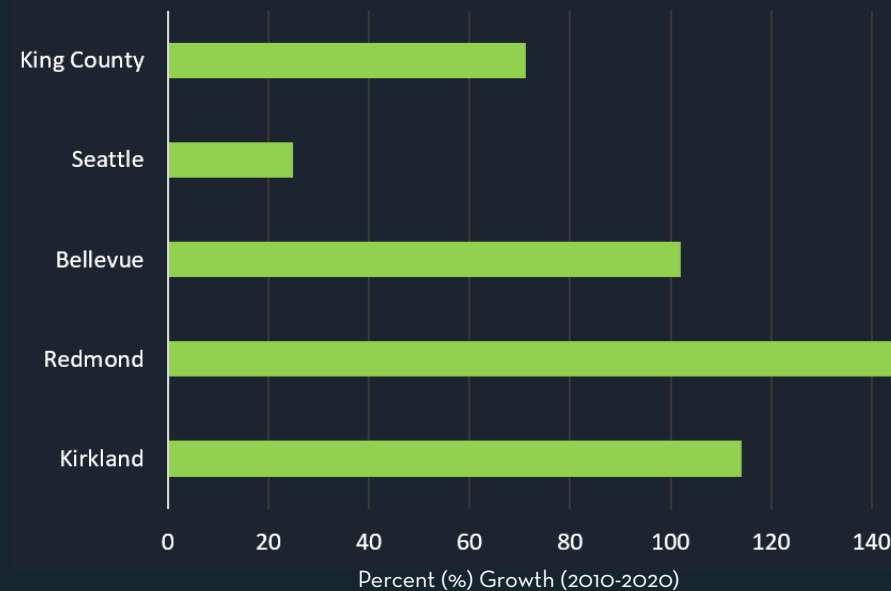
STATISTICS ON
RACE & ETHNICITY

> **SECTION NOTE**
> *"Non-White"*
> Is defined in this report based on the categories, excluding White, as defined by the U.S. Census Bureau

Map 5 - Residents of Color Heat Map: By Census Tract

2020, PSRC, OpenStreetMap

In the City of Kirkland, the highest concentration of Non-White residents occurs predominantly within and along the eastern city limits that border with neighboring municipalities like Redmond. Neighborhoods with the highest percentage of residents of color are Kingsgate, Juanita, N Rose Hill, Bridle Trails, and parts of Totem Lake.

Highest concentrations of White residents occur within and along the western city limits that border with Lake Washington. These neighborhoods include Market, Norkirk, Lakeview, and parts of Finn Hill.

2.J - Non-White Population in the Region: % of Total
2000-2020

While the city of Kirkland has more than doubled the percentage of residents of color between 2000-2020, it has consistently had the lowest percentage in comparison to neighboring municipalities and the county as a whole.

For both 2010 and 2020 Census data collections, Bellevue had the highest percentage of Non-White residents. As of 2020, both Bellevue and Redmond reached a majority population of residents of color.

	Kirkland	Redmond	Bellevue	Seattle	King County
2000	14.5	20.8	25.9	30	24.4
2010	20.7	34.8	37.4	30.5	31.4
2020	31.1	50.9	52.3	37.4	41.8
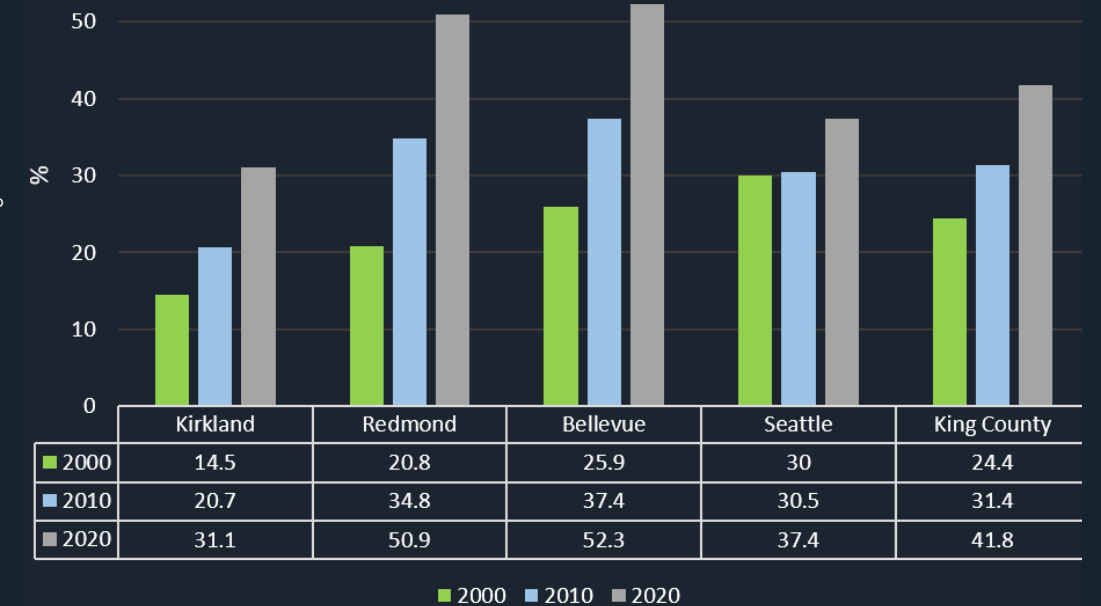
STATISTICS ON **AGE**

Across Kirkland and surrounding municipalities, ages 20-44 are the most present age group. Kirkland has the highest representation of this age group compared to other municipalities. Kirkland has less of a presence of people over the age of 65 than Bellevue and Redmond, and only slightly more than King County.

2.K - Kirkland Age Composition*

2000-2022, PSRC

Age Group	% of Population		Age Group	% of Population
	2000	2010		2022
Under 5	5.5	6.0	Under 5	6.1
5 to 17	12.7	12.7	5 to 9	6.4
18 to 20	3.2	2.9	10 to 14	4.7
21 to 24	5.8	5.3	15 to 19	4.3
25 to 44	38.8	35.1	20 to 24	4.4
45 to 54	15.5	15.1	25 to 29	10.1
55 to 59	5.3	6.4	30 to 34	10.0
60 to 64	3.3	5.6	35 to 39	8.6
65 to 74	5.0	5.8	40 to 44	8.0
75 to 84	3.6	3.3	45 to 49	6.4
85 +	1.5	1.8	50 to 54	7.3
			55 to 59	5.1
			60 to 64	4.1
			65 to 69	4.7
			70 to 74	4.4
			75 to 79	2.8
			80 to 84	1.5
			85 +	1.2

✳ Between 2010-2022, the Census age group breakdown changed to include additional age groups

2.P - Kirkland Age Composition

2022, PSRC

Kirkland has the highest growth of people under the age of 18 between 2000 and 2022 compared to surrounding municipalities. Bellevue and King County have seen a decrease in this age range. Kirkland has also seen the highest growth of people over the age of 65. For both people over 65 and under 18, Kirkland's percentage increase is significant compared to other cities and King County.

2.L - Population Under 18: % Change
2000-2022, PSRC

	2000	2010	2022	% Change
Kirkland	18.2	18.8	21.5	18.3
Redmond	21.4	22.8	22.0	2.9
Bellevue	24.4	22.4	21.3	-12.8
King County	22.4	21.4	21.4	-4.5

2.M - Population Over 65: % Change
2000-2022, PSRC

	2000	2010	2022	% Change
Kirkland	10.1	10.9	14.6	44.8
Redmond	9.3	9.5	9.7	4.6
Bellevue	13.4	13.9	13.4	-0.2
King County	10.5	10.9	14.2	35.6

2.N - Median Age in the Region
2010-2022, PSRC, U.S. Census Bureau

	2000	2010	2022
Kirkland	36.2	37.5	36.9
Redmond	34.2	34.1	35.4
Bellevue	38.3	38.5	38.7
King County	35.8	37.1	37.5

2.O - Regional Age Composition: % of Total
2022, PSRC, U.S. Census Bureau

	< 20	20-44	45-64	65+
Kirkland	21.5	41.1	22.9	14.6
Bellevue	21.3	38.9	26.3	18.3
Redmond	22.9	34.6	26.3	16.1
King County	21.4	40.2	24.1	14.2

STATISTICS ON **HOUSEHOLDS**

2.Q - Occupied Housing Units vs. Population Growth Rates in the Region
2000-2022, U.S. Census
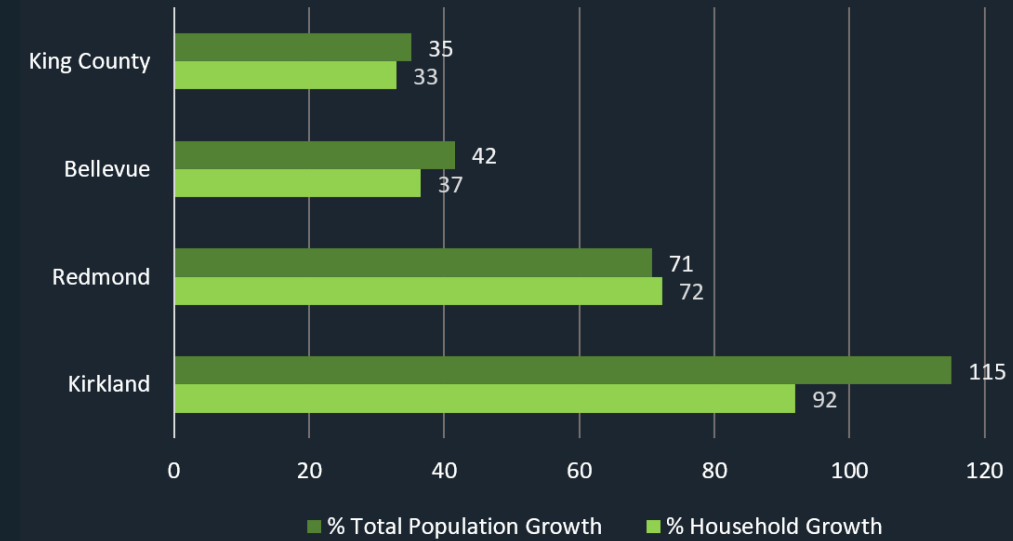
Compared to the county as a whole and surrounding similar municipalities, Kirkland has seen the highest rate of growth for both households and total population by a significant amount. In the case of all municipalities, but especially Kirkland, the population growth is much higher than the household growth. This may suggest an increase in shared living spaces, supported by growing costs of living. It may also suggest that there is an increase in growing families sharing a household. Given that Kirkland has seen the highest and only positive growth in population under the age of 18, this is likely a correlating relationship.

2.R - Household Size in the Region
2000-2022, U.S. Census

Compared to surrounding similar municipalities and King County as a whole, Kirkland has the highest percentage growth of average household size. King County has seen a negative change in household size, but has consistently had an average household size of 2.4 during this time.

This may mean that Kirkland has a growing number of families moving to the city, or that there is an increase in shared living situations.

	Kirkland	Redmond	Bellevue	King County
2000	2.1	2.3	2.4	2.4
2010	2.2	2.4	2.4	2.4
2022	2.3	2.3	2.4	2.4
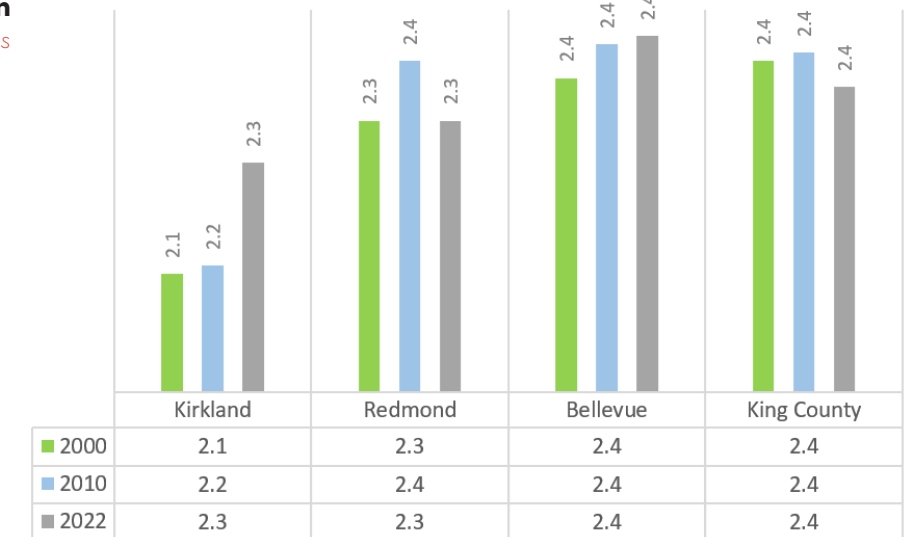
STATISTICS ON
HOUSEHOLDS

2.S - Comparison of Household Types
2010-2022, U.S. Census

	Count		Percent	
	2010	2022	2010	2022
Married Couple with Children	4,020	7,880	18.1%	19.7%
Married Couple without Children	5,818	10,476	26.2%	26.2%
Single Parent (no spouse, with children)	1,258	2,322	5.7%	5.8%
Other Family (no spouse, without children)	799	2,119	3.6%	5.3%
Single Person	8,077	12,258	36.4%	30.7%
2+ Person Non-Family	2,219	4,928	10.0%	12.3%
Total Households	**22,191**	**39,983**		
Families with Children	5,278	10,626	23.8%	26.6%
Families without Children	6,617	12,171	29.8%	30.4%
Non-Family	10,296	17,186	46.4%	43.0%
Total Households	**22,191**	**39,983**		
Family Households	11,878	22,797	53.5%	57.0%
65+	1,352	4,533	6.1%	11.3%
Non-Family Households	10,283	17,186	46.3%	43.0%
Living Alone	8,067	12,258	36.4%	30.7%
65+	1,751	3,038	7.9%	7.6%
Total Households	**22,191**	**39,983**		

Between 2010 and 2022, households with married couples with or without children in the City has remained similar. Single parents have also remained a similar makeup of household population between these years, despite increasing in households by 85 percent. There have been slight decreases in the total percentages of single people or "other" family (no spouse, without children). Single people have the most significant decrease, with a 5.7 percent decrease in total City representation. Non-families of two or more people have seen a 2.3 percent growth for percent of households, or a 122 percent increase for total households.

The number of households comprising of families with children has roughly doubled, and the percent of total households has increased by 2.8 percent. Households comprising of families without children have grown in total by 84 percent, but stayed roughly similar in total percentage of households since 2010. Non-Family households have seen an increase of 67 percent, however, show a decrease in overall percent of households by 3.4 percent.

Family households, as a percentage of total households in Kirkland, have seen an increase. This includes family households with members over 65 year of age. The percentage makeup of these households has increased by 5.2 percent, the highest increase of these demographic categories. Non-family households, including those comprised of people living alone and those over 65 years of age, have increased in total number of households. However, all of these non-family categories have an overall decrease in overall percentage.

STATISTICS ON
INCOME

2.T - Median Household Income in the Region
2010-2022, U.S. Census Bureau

	2010		2022		% Change
	Median HH Income	% of County	Median HH Income	% of County	(2010-2022)
Kirkland	$ 86,656	121.8	$ 130,620	112.4	148.4
Redmond	$ 96,088	135.0	$ 152,851	131.5	59.1
Bellevue	$ 88,073	123.7	$ 153,779	132.3	76.2
King County	$ 71,175	100.0	$ 116,255	100	28.3

2.U - Households by Income Category in the Region
2010-2022, PSRC

	Kirkland	Redmond	Bellevue	King County
	% of Total Households			
Total Households	39,983	32,950	62,394	945,040
Median Household Income	$130,620	$152,851	$153,779	$116,255
Less than $10,000	2.9	3.9	3.7	4.2
$10,000 to $14,999	1.0	1.2	1.2	2.6
$15,000 to $24,999	2.2	1.4	2.4	3.6
$25,000 to $34,999	3.0	2.9	3	4.4
$35,000 to $49,999	4.5	5.1	4.9	6.5
$50,000 to $74,999	8.9	7	7.3	11.7
$75,000 to $99,999	12.7	10.1	8	10.3
$100,000 to $149,999	18.4	18.1	18.8	17.7
$150,000 to $199,999	13.8	15.9	13.3	11.8
$200,000 or more	32.5	34.5	37.4	27.1

SECTION NOTE

"Non-Family"

Is defined in this report by the U.S. Census Bureau as either a household consisting of one person living alone or a home exclusively shared by unrelated adults

2.V - Median Household Income in the Region: % Change
2010-2022, U.S. Census
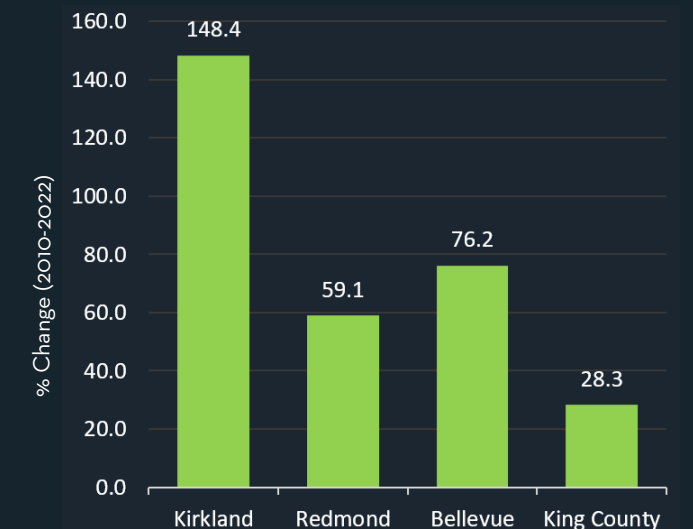
Kirkland's median household income has seen the most change compared to surrounding municipalities in the last decade despite being lower than Bellevue or Redmond. Kirkland, Redmond, and Bellevue all have median household income that exceed that of King County.

Households making at or over $200,000 annually make up the largest percentage of households in Kirkland at 32.5 percent, as well as being the largest group in comparison jurisdictions. Those making $10,000-$15,000 annually is the smallest category of households in all jurisdictions, and accounting for only one percent of households in Kirkland Most of Kirkland's population (64.7 percent) is making above $100,000 annually.

Bar chart — % Change (2010-2022): Kirkland 148.4, Redmond 59.1, Bellevue 76.2, King County 28.3

STATISTICS ON
POVERTY

SECTION NOTE

"Poverty"
Is defined in this report by the U.S. Census Bureau's poverty designation. Generally, it refers to a family or individual's income being below the poverty threshold. This threshold is calculated additionally according to family size, number of dependents.

2.W - Poverty in the Region: % of People & Families
2020, PSRC
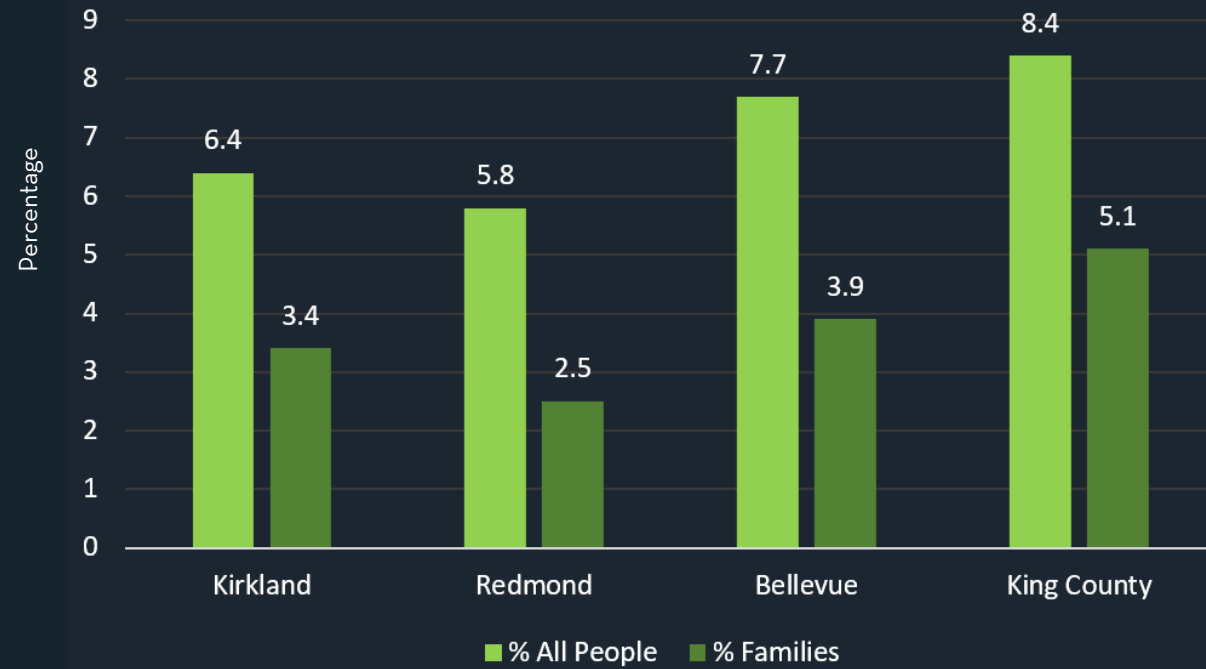
King County has the highest percentage of all people and families in poverty compared to Kirkland, Redmond, and Bellevue. This shows that higher concentrations of people and families in poverty exists outside of these municipalities in other parts of the county. This does not necessarily imply that the factors that produce and maintain impoverished households does not exist in these cities. Instead, it may more likely be due to the lack of affordable housing of these cities. Previous figures in the community profile regarding median household income and future figures detailing cost of living in these municipalities provide a broader look at these factors.

2.X - Individual Poverty in the Region: % Change
2010-2020, PSRC
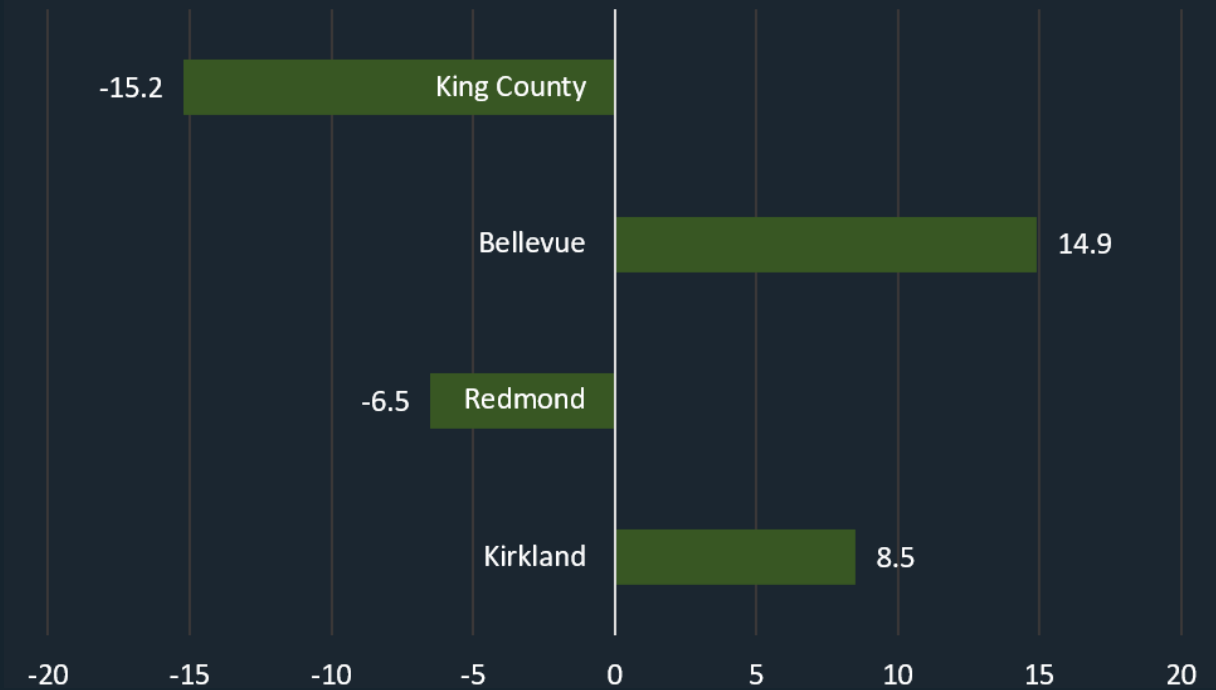
Between 2010 and 2020, King County as a whole has shown a decrease in the percentage of impoverished persons, despite it currently having the highest percentage of individual people (8.4%) and families (5.1%) in poverty in 2020.

Kirkland and Bellevue have both experienced an increase in the number of people in poverty during this decade.

Redmond has a slight decline in poverty, and has the lowest percent of impoverished families and individual people in 2020.

Bellevue has had the highest increase in poverty between 2010 and 2020 as well as having the highest percent of people and families in poverty in 2020.

STATISTICS ON
POVERTY

2.Y - Poverty in the Region by Household Type

2021, U.S. Census Bureau

	All Households			Family Households				Other Households		
	Total Households	Below Poverty Level/ % of Total		Total Households	Below Poverty Level/ % of Total			Total Households	Below Poverty Level/ % of Total	
Kirkland	37,746	2,452	6.50	23,549	1,138	4.83		14,197	1,314	9.26
Redmond	31,181	2,601	8.34	20,301	1,493	7.35		10,880	1,108	10.18
Bellevue	61,440	4,970	8.09	39,220	1,521	3.88		22,220	3,449	15.52
King County	924,763	83,981	9.08	548,708	32,294	5.89		376,055	51,687	13.74

2.Z - Poverty in the Region: % Change

2011-2021, U.S. Census Bureau

	2011				2021					Percent Change (2011-2021)			
	Total Households	Households in Poverty (By Type)			Total Households	Households in Poverty (By Type)				Total Households	Households in Poverty (By Type)		
		Family	Other	Total		Family	Other	Total			Family	Other	Total
Kirkland	22,326	520	786	1,306	37,746	1,138	1,314	2,452		69.07	118.85	67.18	87.75
Redmond	23,204	549	886	1,435	31,181	1,493	1,108	2,601		34.38	171.95	25.06	81.25
Bellevue	51,043	1,607	1,818	3,425	61,440	1,521	3,449	4,970		20.37	-5.35	89.71	45.11
King County	796,555	31,529	47,481	79,010	924,763	32,294	51,687	83,981		16.10	2.43	8.86	6.29

In Kirkland, Non-Family ("Other") households have a higher rate of poverty than family households. This is the same for Redmond, Bellevue, and King County. Bellevue has a significant difference between these two impoverished groups, with Non-Family households in poverty being three times as common as Family households.

Despite the higher percentage of impoverished Non-Family households in Kirkland in 2021, in the decade between 2011 and 2021, Family households have had a higher increase in poverty than Non-Family. Between this time, Kirkland had the highest growth of households in poverty compared to Redmond, Bellevue, and King County. The second highest growth in poverty came from Redmond, which is the other of these cities to have a higher rate of growth in Family households in poverty over Non-Family.

Bellevue was the only city that saw a decrease in Family household poverty in the last decade, but has the highest growth (2011-2021) and overall number (2021) of impoverished Non-Family households. King County has seen the least growth of households in poverty overall compared to the compared municipalities by a significant degree.

Kirkland saw 81.5 percent more poverty in this decade than King County. This is a notable figure to compare to overall poverty in 2021 because it shows that despite King County having the highest percentage of families and individuals in poverty, it has the least amount of growth of impoverished households and individual people in the last decade.

3 Housing

Housing data provides insights into the city's housing stock, affordability, and the balance between jobs and available housing. The data can inform policies and funding strategies aimed at addressing the affordability gap and increasing the availability of diverse housing options. By analyzing the trends in housing prices, home ownership rates, and rental costs, policymakers can identify opportunities to incentivize the creation of affordable housing, promote economic growth, and improve the quality of life for residents. This information can also help businesses and investors make informed decisions about real estate development and investment opportunities in Kirkland.

The data in this section reveals a higher rate of rental units and renter households with incomes above 80% of the Area Median Income (AMI), as well as more units deemed affordable to higher-income groups. This underscores the need for affordable housing options for diverse income ranges in Kirkland.

Permit data indicates the shift in popularity of housing types, with ADUs and cottages gaining prominence. However, there's a notable lack of growth in duplex and triplex buildings. This highlights the necessity for diversified housing options.

The disparities in cost burden are striking, particularly for Black or African American households, Indigenous American & Alaskan Native, and Pacific Islander households. Understanding these disparities is crucial in developing targeted housing solutions for marginalized communities. Racial demographics in Kirkland, with a majority of White households, suggest the need for more inclusive housing policies to address the needs of various racial groups.

Data on home values and rents demonstrates the need for housing affordability initiatives, given consistent increases in rent and home values. The low vacancy rates and rising housing costs in Kirkland necessitate actions to ensure that residents have access to affordable and available housing. Additionally, the commuting patterns indicate the importance of transit-oriented development and addressing transportation-related challenges in the city.

These statistics are vital for addressing Kirkland's housing needs by informing policies that promote housing affordability, diversity, and inclusivity, while also considering the evolving preferences and economic dynamics of the overall community

Kirkland At A Glance (2022)

Occupied Housing Units: 39,983
Housing Unit Growth since 2015: 97.5%
Median Rent: $2,381
Median Home Price: $1,081,800
Rental Vacancy Rate: 7.7%
Ownership: 39% Rent, 61% Own
Rental Spending: 19% Spend >30% of their income on rent
Owner Spending: 33% Spend >30% of their income on mortgage

44,000
Income-restricted units ≤ 50% AMI are needed in King County by 2024

3,417
were created between 2019-2021; **8%** of needed units

408
were created in Kirkland between 2019-2021

812
exist in Kirkland as of 2021; **45%** of the 2021 affordable housing units target of **1,800**

2021, King County

STATISTICS ON **AFFORDABILITY**

3.A - Cost Burden. by Household Income
2015-2019, CHAS

| | Unburdened | Cost Burdened | Severely Cost Burdened |
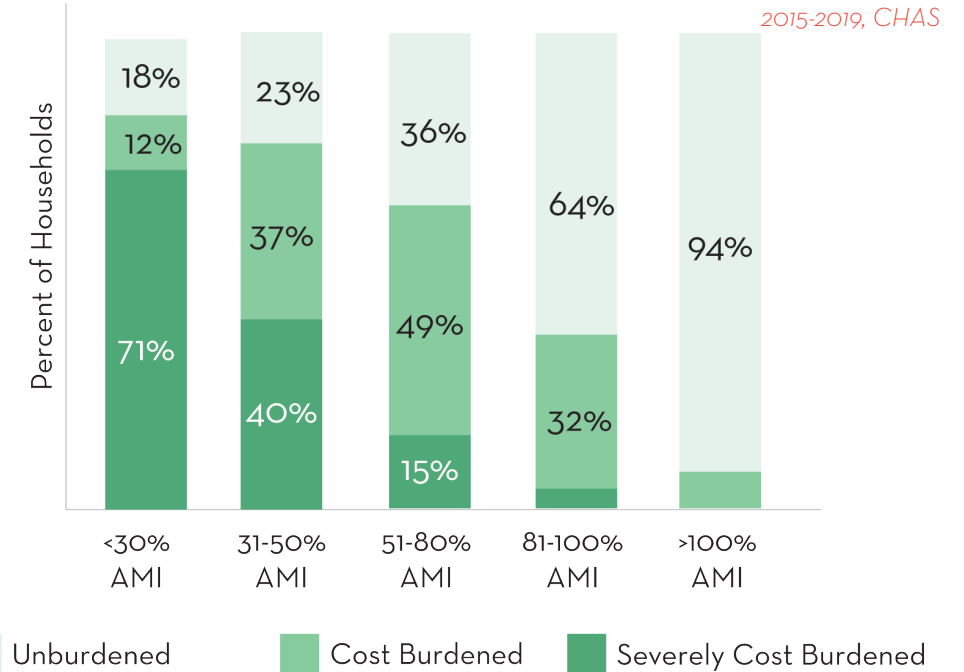
3.B - Total Existing Income-Restricted Units in Kirkland
Includes Units in Figure 3.C.
2021, King County

51-80% AMI: 769
31-50% AMI: 431
0-30% AMI: 381
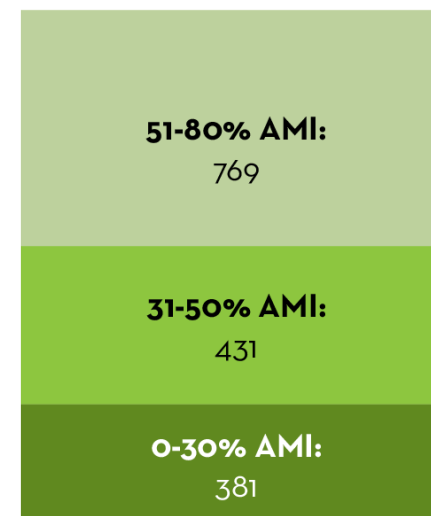
3.C - Income-Restricted Units Recently Created in Kirkland
2019-2021, King County

2019: 19 Units; 0-30% AMI: 157 Units
2020: 31-50% AMI: 58 Units; 0-30% AMI: 48 Units
2021: 31-50% AMI: 126 Units
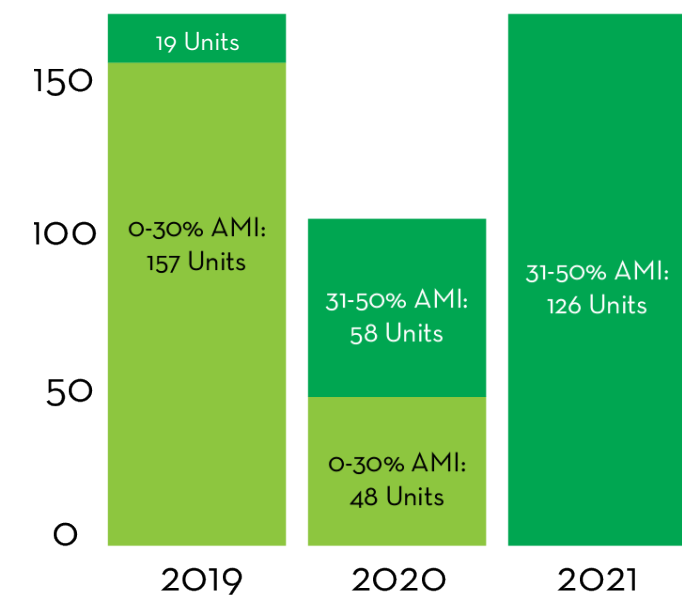
STATISTICS ON
AFFORDABILITY

3.D - Are Kirkland Resident Covered by Tenant Protection Policies? (2022)

% of King County Adopted

Policy	Adopted	%
Notice of Rent Increase Required	✔	100%
Source of Income Discrimination Prohibited	✔	100%
Just Cause Eviction Program	✔	100%
Right to Payment Plan	✔	100%
Rental Inspection Program	☐	51%
Right to Relocation Assistance	☐	47%
Right to Live with Family	☐	41%
Criminal Background Checks Prohibited	☐	36%
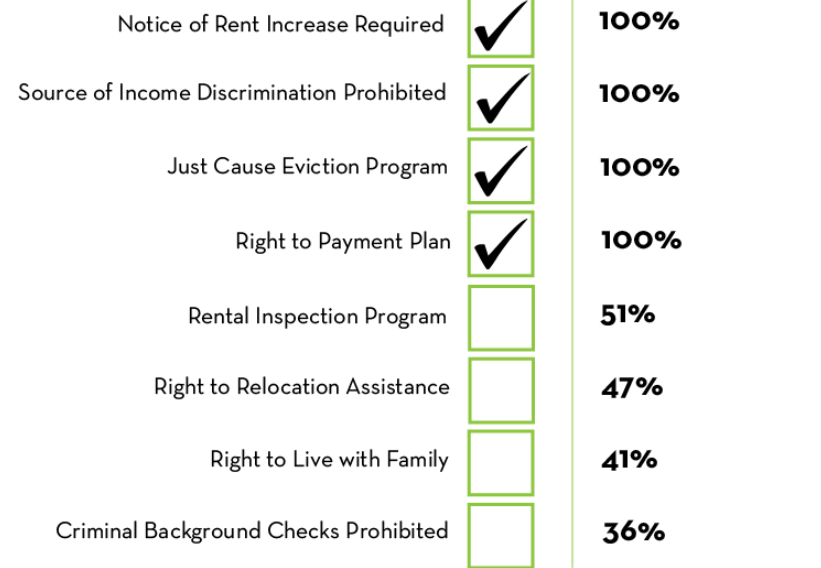
3.E - Total Affordable Units in Kirkland

2015-2019, CHAS

19,740

9,135

4,815

2,095

1,105

0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	100+% AMI
1,105	2,095	4,815	9,135	19,740

KIRKLAND · REGION

Extremely Low Income <30% AMI

Very Low Income 30-50% AMI

Low Income 50-80% AMI

>80% AMI

0% 20% 40% 60% · 20% 40% 60%

● Rental Units ● Rental Households
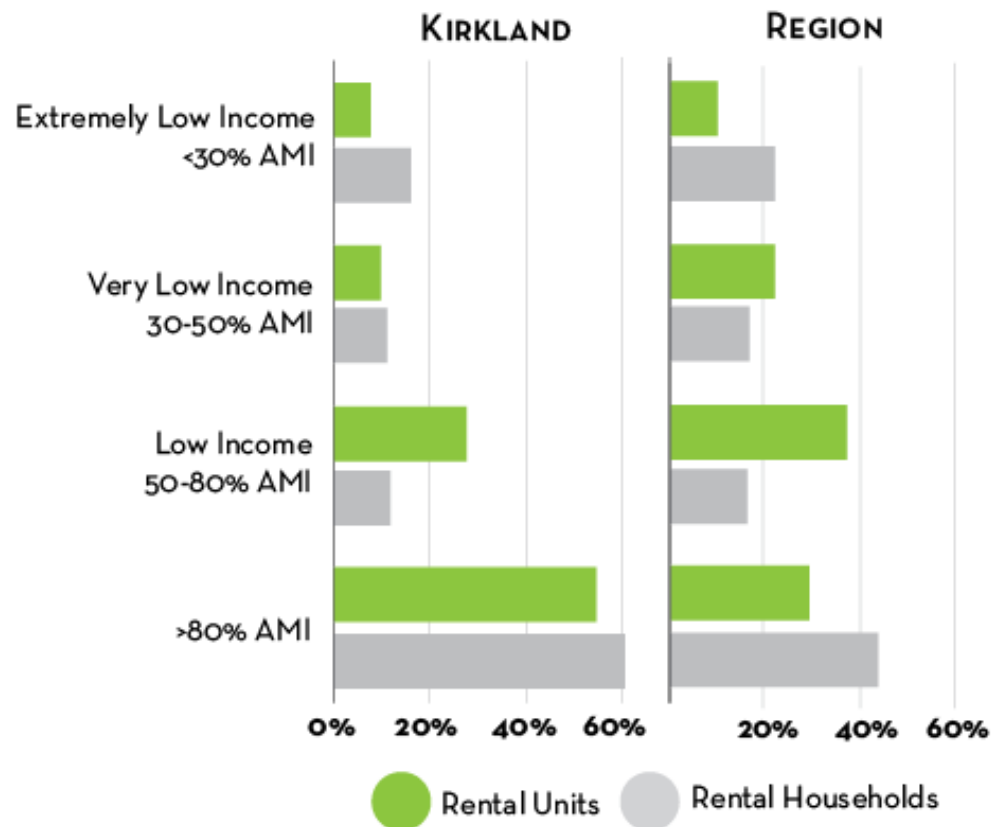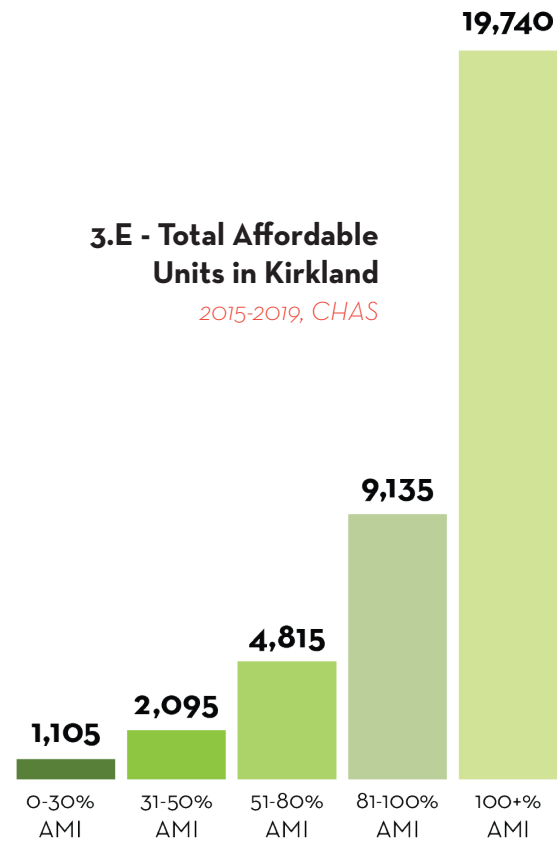
3.F - Rental Units & Renter Households by AMI

2015-2019, CHAS

Income categories between <30-80% AMI in Kirkland all have a lower rental rate than the Region. Kirkland has a higher rate of both rental units and rental households with an income of over 80% AMI. It also has the highest number of units deemed affordable to 80-100+% AMI compared to lower income households.

STATISTICS ON
AFFORDABILITY

	2017	2018	2019	2020	2021	2022
Total Units	21	36	34	20	65	73
ADUs	18	36	28	18	24	30
Cottages	0	0	6	2	41	43
2-3 Units	2	0	0	0	0	0

3.G - Missing Middle Housing Permits Issued

2017-2022, City of Kirkland

Permits issued for missing Middle housing between this five year period show a steady increase in Accessory Dwelling Units (ADUs), both attached and detached (DADUs). All missing Middle typographies took a dip in 2020, most likely related to factors relating to the pandemic. Cottages have increased in popularity, being the most popular form of unit permitted in 2022 versus the lowest in 2017. Duplex and Triplex buildings, or those with 2-3 units, have not seen any growth during this time, with no permits issued for these buildings between 2018 and 2022.
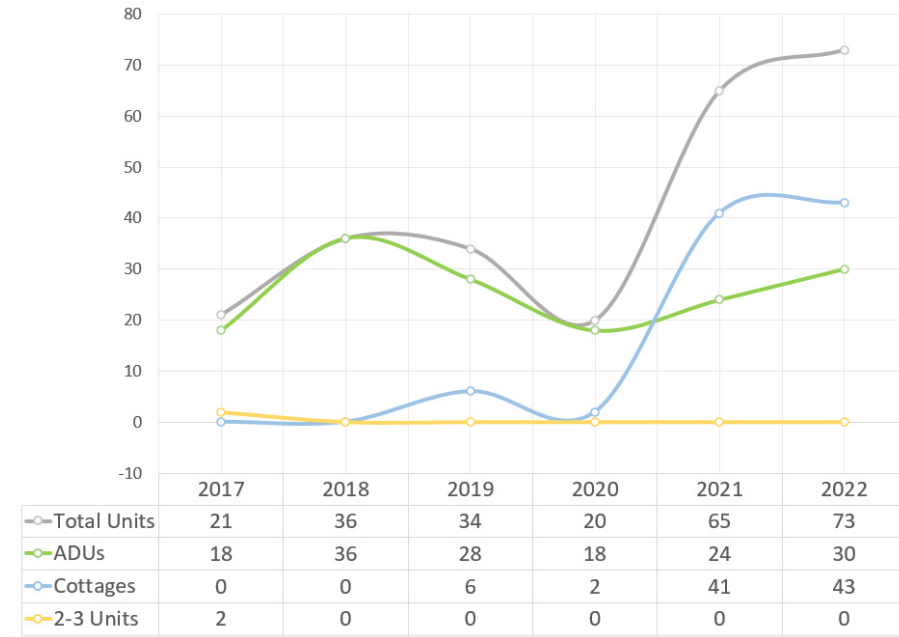
SECTION NOTE

Missing Middle

Refers to housing that is compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Single Family (28.07%)

ADU (1.64%)

Duplex (1.48%)

Fourplex (0.61%)

Triplex (1.05%)

5+ Units (67.15%)
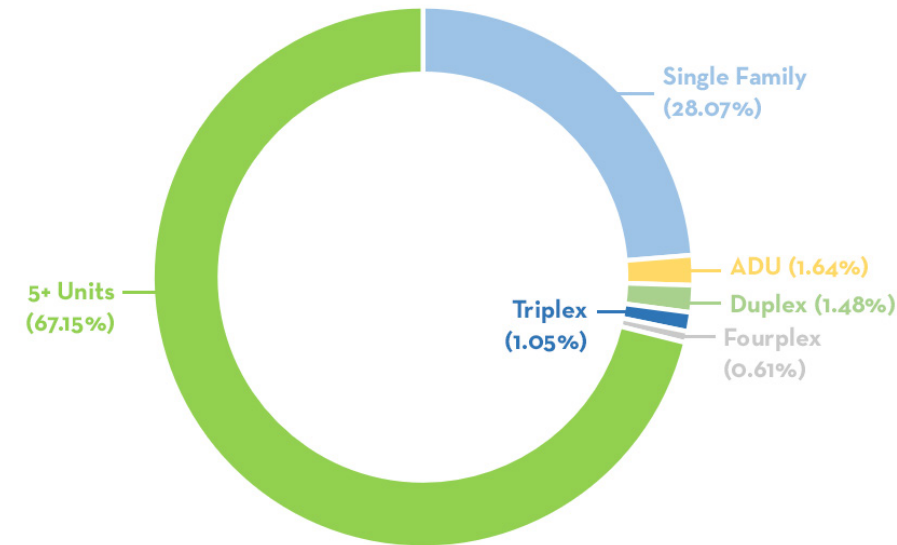
3.H - Total New Housing Permits Issued

2017-2022, City of Kirkland

Despite a low number of Duplex, Triplex, and Fourplex permits being issued, the highest number of permits issued in the last five years were for housing with five or more units. Permits for 5+ Units are mostly due to development in Totem Lake during and after the redevelopment of Totem Lake Mall.

3.I - Cost Burden by Race: % of All Households

2015-2019, CHAS

% of Households

	American Indian/Alaskan Native	Asian	Black	Hispanic	Native Hawaiian/Pacific Islander	Other Race(s) Not Listed	White
	81%	77%	55%	71%	100%	80%	73%
			18%				
	19%		27%	17%		15%	

● Unburdened ● Cost Burdened ● Severely Cost Burdened
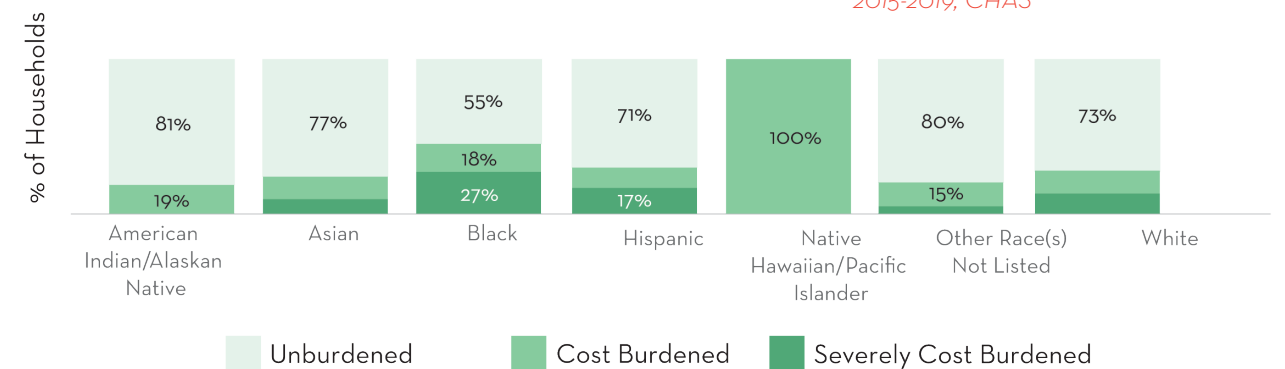
STATISTICS ON
AFFORDABILITY

3.J- Cost Burdened* Owner Households by Race
2020, PSRC
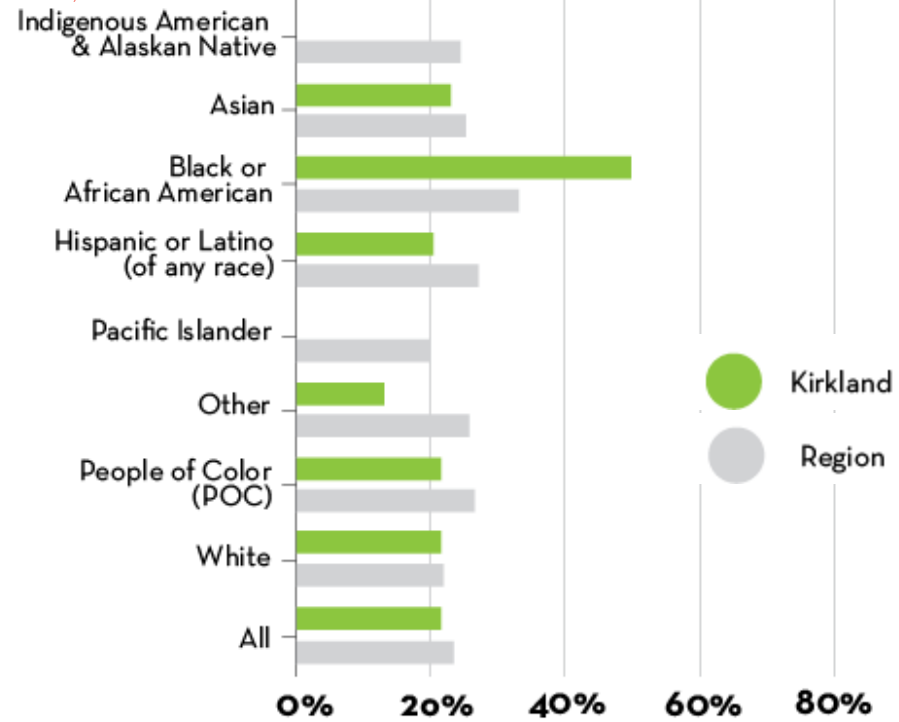
Indigenous American & Alaskan Native
Asian
Black or African American
Hispanic or Latino (of any race)
Pacific Islander
Other
People of Color (POC)
White
All

0% 20% 40% 60% 80% 100%

● Kirkland
● Region

Figure 3.J shows what percentage of each racial category are cost burdened renters in Kirkland versus the region. Black or African American owner households are more cost burdened than those in the rest of the region.

Indigenous American & Alaskan Native, as well as Pacific Islander households, are not included in this graph due to their statistically low population of owner households in Kirkland.

With the exception of these groups, Kirkland is generally similar to the region as a whole for the amount of cost burdened owner households.

3.K - Cost Burdened* Renter Households by Race
2020, PSRC

Indigenous American & Alaskan Native
Asian
Black or African American
Hispanic or Latino (of any race)
Pacific Islander
Other
People of Color (POC)
White
All

0% 20% 40% 60% 80% 100%
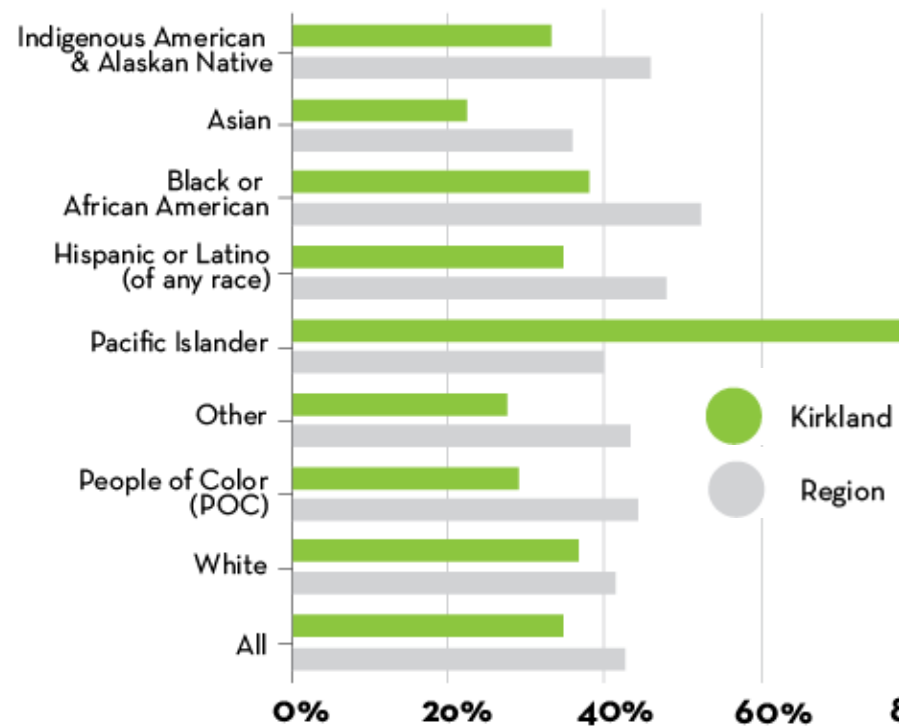
● Kirkland
● Region

Figure 3.K shows what percentage of each racial category are cost burdened renters in Kirkland versus the region. Cost burdened renter households show a more comprehensive breakdown of need compared to owner households due to the low rate of home ownership for non-white Kirkland residents.

Both Indigenous American & Alaskan Native and Pacific Islander, the two categories that were not shown in Figure 3.J, show significant cost burden in this data. This is particularly true for Pacific Islanders, where all Pacific Islander renter households in Kirkland are considered cost burdened, more than twice as much as the region as a whole.

STATISTICS ON
HOUSING DEMOGRAPHICS

3.L - Owner Households by Race
2020, PSRC
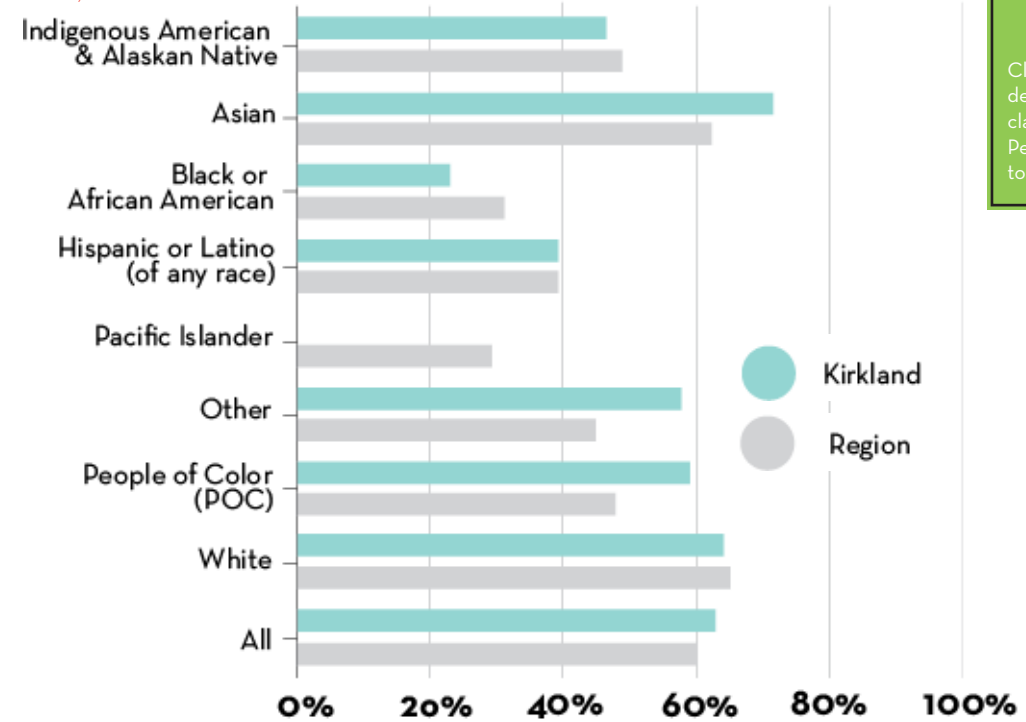
Indigenous American & Alaskan Native
Asian
Black or African American
Hispanic or Latino (of any race)
Pacific Islander
Other
People of Color (POC)
White
All

0% 20% 40% 60% 80% 100%

● Kirkland
● Region

Figure 3.L shows what percentage of each racial category are homeowners in Kirkland versus the region. There is an overall higher rate of ownership in Kirkland compared to the region as a whole. Asian, Other, and POC households have a higher rate of owner households than the region.

Pacific Islander data in Kirkland is not included due to a low rate of homeownership in this category.

White and Hispanic or Latino homeownership is the most similar to the region as a whole.

3.M - Renter Households by Race
2020, PSRC

Indigenous American & Alaskan Native
Asian
Black or African American
Hispanic or Latino (of any race)
Pacific Islander
Other
People of Color (POC)
White
All

0% 20% 40% 60% 80% 100%
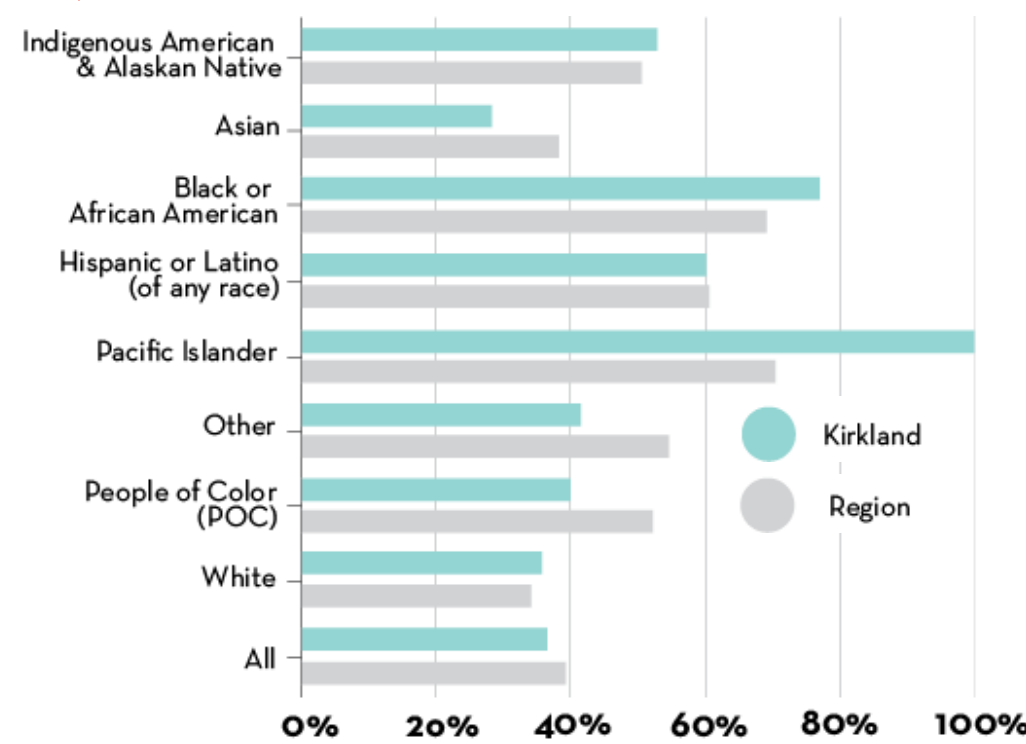
● Kirkland
● Region

Figure 3.L shows what percentage of each racial category are renters in Kirkland versus the region. The percntage of renter households in Kirkland is slightly lower than the region as a whole. Asian, Other, and POC households have a lower rate of renter households than in the region. Black or African American and White households have a higher rate of renters than the region.

Pacific Islander renters are significantly more common in Kirkland than the region as a whole. This, compared to the previous figure where Pacific Islander data was not included, suggests that almost, if not all, Pacific Islander households in Kirkland are renters.

The percentage of both rented and owned households for Indigenous American & Alaskan Natives are similar to the rest of the region, but skewing towards more renter households in this category.

STATISTICS ON
HOUSING DEMOGRAPHICS

SECTION NOTE

2018 AMI (Area Median Incomes) -

Black or African American: $55,152
Hispanic or Latino (of any race): $66,853
Asian: $111,609
White: $100,298

Source: Housing Development Consortium of Seattle-King County

3.N - Households by % of AMI
2015-2019, CHAS

- 10.0% — 0-30% AMI
- 7.7% — 31-50% AMI
- 9.3% — 51-80% AMI
- 9.4% — 81-100% AMI
- 63.6% — 100+% AMI

In Kirkland, there are almost ten thousand more households that have an income of 100 percent or more of the AMI than all of the other income categories combined. Households >100% AMI are over six times more common than those making 80-100% AMI, and eight times more common than those making between 31-50% AMI.

3.O - Households by Race/Ethnicity
2015-2019, CHAS

- 0.2% — Indigenous American/ Alaskan Native
- 12.8% — Asian
- 0.8% — Black
- 5.7% — Hispanic
- 0.0% — Native Hawaiian/ Pacific Islander
- 3.0% — Other Race(s) Not Listed
- 77.5% — White
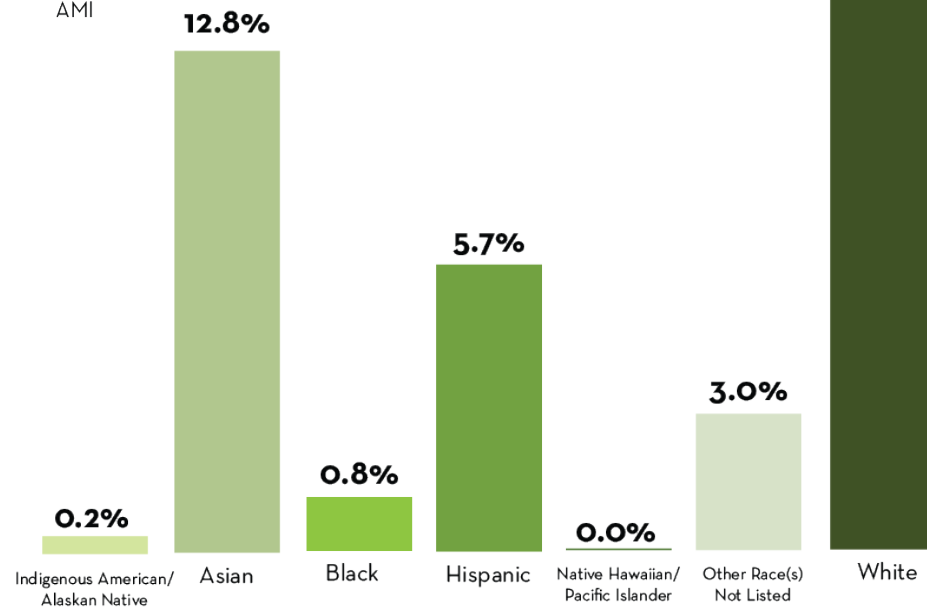
There are over three times as many White households in the city than any other race combined. White households are six times more common than Asian households, which is the next highest number of households.

Black or African American, Indigenous American & Alaskan Native, and Native Hawaiian/Pacific Islanders have the lowest presence of households and the highest percent of combined cost burdened households making under 30 percent of the AMI.

3.P - Inflow/Outflow of Employed People in Kirkland
2020, U.S. Census

89.5% OF PEOPLE EMPLOYED IN KIRKLAND LIVE ELSEWHERE

10.5%

87.5% OF KIRKLAND RESIDENTS WORK ELSEWHERE

OF KIRKLAND RESIDENTS ALSO WORK IN THE CITY
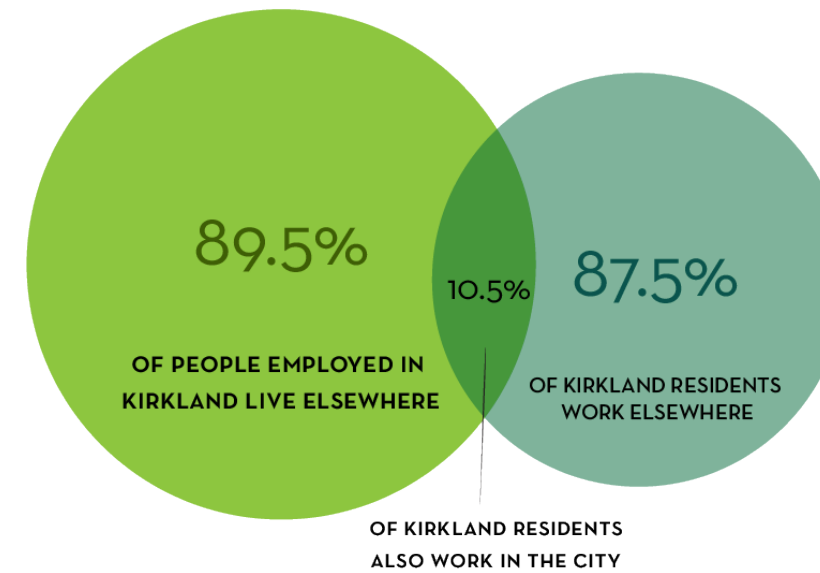
Only 10.5 percent of people living in Kirkland also work in the city. The majority of people who work in Kirkland live elsewhere, and a similar amount of Kirkland residents also work elsewhere in the region.

3.Q - Kirkland Employee Travel Time to Work
2020, PSRC
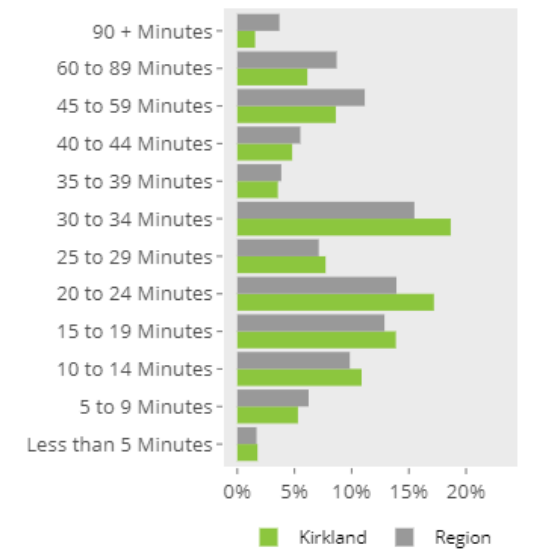
Kirkland has a higher rate of commuters traveling between 5 and 34 minutes than the region as a whole, but a lower rate of commute time above that.

Kirkland and the neighboring municipalities have a higher median home value and median gross rent than King County as a whole, but Kirkland has comparatively lower values than Redmond and Bellevue.

3.R - Median Home Value
2022, U.S. Census Bureau

- $1,057,300 — Kirkland
- $1,332,100 — Redmond
- $1,526,300 — Bellevue
- $878,200 — King County
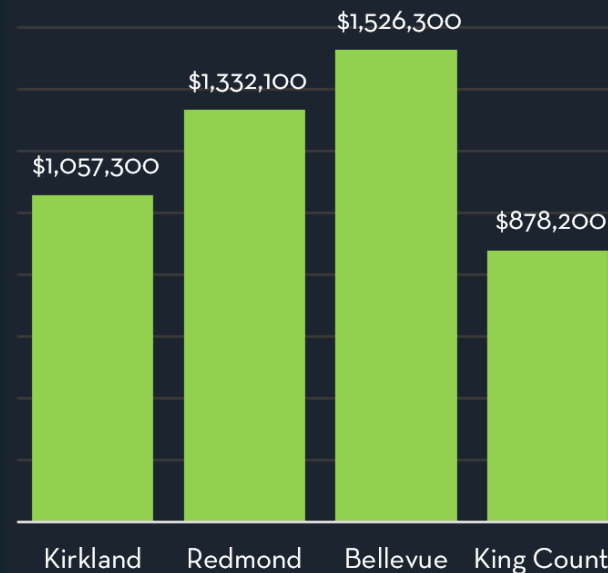
3.S - Median Gross Rent
2022, U.S. Census Bureau

- $2,381 — Kirkland
- $2,240 — Redmond
- $2,432 — Bellevue
- $1,917 — King County

STATISTICS ON
HOUSING UNITS

Of Kirkland's neighboring municipalities, Redmond has the highest number of owner occupied units that are multi-unit. Bellevue has the highest number of renter occupied multi-units. Kirkland has the least units overall for both owner and renter occupied units, and overall multi-units.

As a percentage of total occupied units, Kirkland has generally a high number of single owner and renter occupied units than regional counterparts. This is shown in Figures 3.X & 3.Y.

SECTION NOTE

Per the U.S. Census, a single unit is equivalent to a single-family home. This includes standalone residences, as well as some middle housing types. It includes fully detached, semidetached (semiattached, side-by-side), row houses, and townhouses. Multi-family structures are classified by the number of housing units in the structure.

3.T - Occupied Units in the Region by Type & Tenure

2022, U.S. Census

	Owner-Occupied			Renter-Occupied		
	Total Units	Single Unit	Multi-Unit	Total Units	Single Unit	Multi-Unit
Kirkland	24,297	79%	21%	15,686	28%	72%
Redmond	32,950	43%	57%	18,793	12%	88%
Bellevue	32,855	86%	14%	29,539	20%	80%
King County	945,949	57%	43%	419,367	19%	81%

3.U - Regional Population in Occupied Housing Units by Tenure

2022, U.S. Census

	Owner-Occupied			Renter-Occupied		
	Total	Single Unit	Multi-Unit	Total	Single Unit	Multi-Unit
Kirkland	58,923	54,045	4,878	31,934	10,379	21,555
Redmond	37,082	49,152	1,592	38,930	10,233	28,697
Bellevue	85,766	75,142	10,624	62,593	22,417	40,176
King County	1,374,852	1,283,030	91,822	840,321	271,288	569,033

Despite Redmond having the highest number of owner occupied units that are multi-unit, the city has the lowest population in these types of units compared to surrounding municipalities. Bellevue has the highest population in total units as well as all categories shown in Figure 3.U.

Kirkland has seen a significant decrease in multi-unit percentage of total units since 2000, at a 38.4 percent drop. Single units have increased as a percentage of total units by just over 10 percent. Manufactured homes and units categorized as "other" have increased by 24 units but stayed roughly the same as an overall makeup of the City's housing unit types.

3.V - Kirkland Types of Occupied Units

2022, U.S. Census

	2000		2022	
	Total Units	% of Total	Total Units	% of Total
Single Unit	11,073	50.5	24,225	60.6
Multi-Unit	10,811	49.3	15,679	10.9
Manufactured Homes/Other	55	0.3	79	0.2

3.W - Regional Types of Unit Count*

2000-2022, U.S. Census

*All housing units are accounted for in this table, including vacant units. The count for total occupied units is available in Figure 3.Z on page 32.

	2000			2012			2022		
	Total Units	Single Unit	Other	Total Units	Single Unit	Other	Total Units	Single Unit	Other
Kirkland	21,939	11,073	10,866	23,932	11,858	12,074	43,327	25,043	18,284
Redmond	20,296	10,401	9,895	24,540	12,115	12,425	34,350	14,805	19,545
Bellevue	48,303	28,503	19,800	54,976	29,845	25,131	66,203	36,387	29,816
King County	742,237	447,166	295,071	851,180	507,887	343,293	1,004,742	557,425	447,317

3.X - Unit Growth in the Region

2015-2022, U.S. Census

	Kirkland	Redmond	Bellevue	King County
Total Units	97.5	69.2	37.1	35.4
Single Unit	126.2	42.3	27.7	24.7
Other	68.3	97.5	50.6	51.6
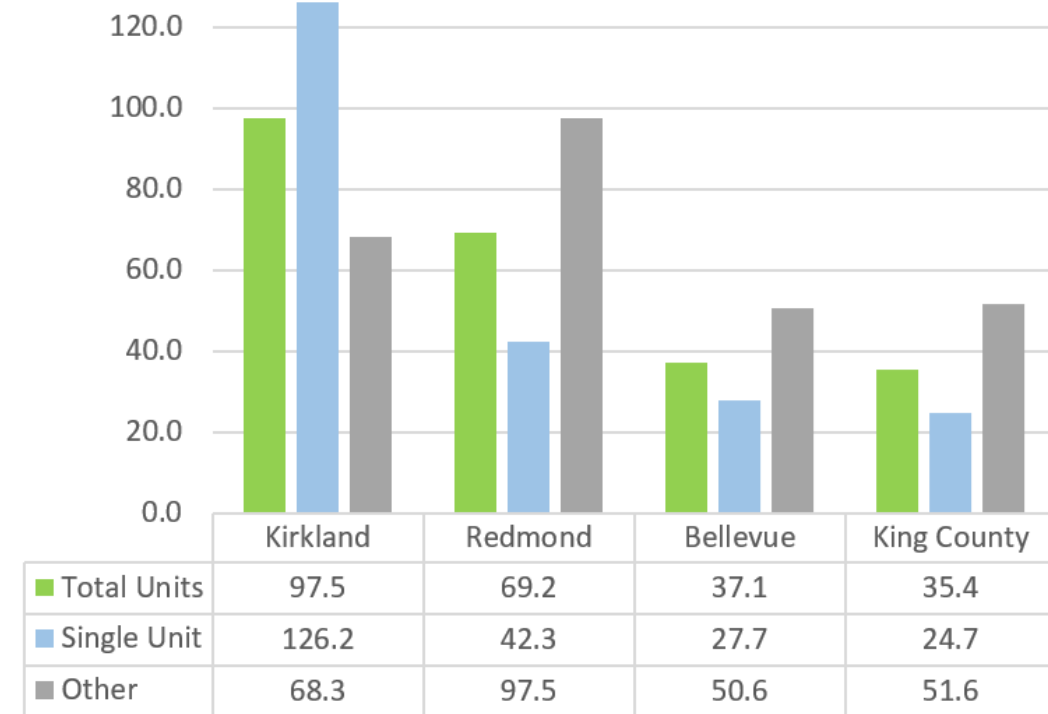
3.Y - Units in the Region: % of King County

2022, U.S. Census

Kirkland has a significantly higher rate of growth in single unit households than Redmond, Bellevue, or King County, as well as units as a whole.

Compared to Kirkland and Redmond, Bellevue has had the highest percent of units compared to the total units in King County.

	Kirkland	Redmond	Bellevue
2000	3.0%	2.7%	6.5%
2022	4.3%	3.4%	6.6%
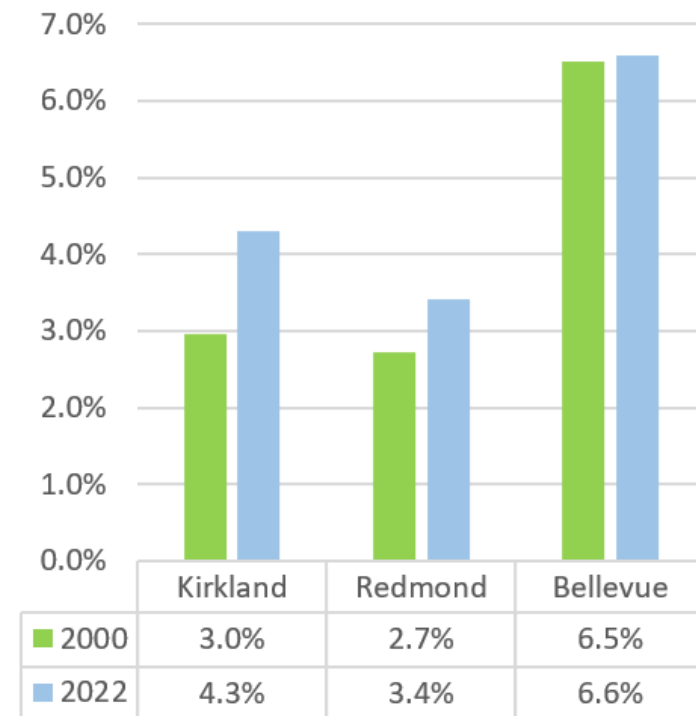
STATISTICS ON
HOUSING UNITS

3.Z - Housing Units by Tenure
2000-2022, U.S. Census

2000				
	Total Occupied Units	Owner Occupied	Renter Occupied	Vacant
Kirkland	20,823	11,814	9,009	1,116
Redmond	19,129	10,569	8,560	1,167
Bellevue	45,687	28,012	17,675	2,616
King County	710,915	425,451	285,465	31,321
2010				
	Total Occupied Units	Owner Occupied	Renter Occupied	Vacant
Kirkland	22,445	12,813	9,632	1,900
Redmond	22,550	12,212	10,338	1,627
Bellevue	50,355	29,540	20,815	5,196
King County	789,232	466,718	322,514	62,029
2022				
	Total Occupied Units	Owner Occupied	Renter Occupied	Vacant
Kirkland	39,983	24,297	15,686	3,344
Redmond	32,950	32,950	18,793	1,400
Bellevue	62,394	32,855	29,539	3,809
King County	945,040	945,040	419,367	59,702

3.AA - Housing Units by Tenure (% Change)
2000-2022, U.S. Census
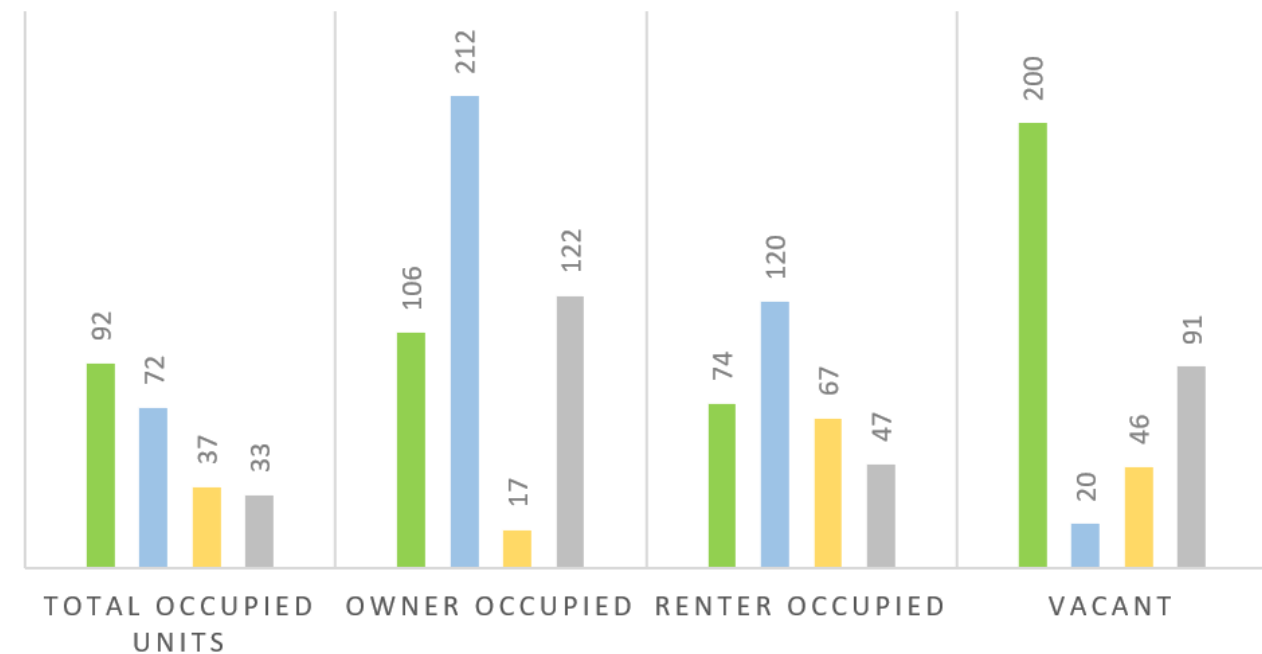
STATISTICS ON
HOUSING COSTS

3.AB - Median Rent and Rental Vacancy Rate in the Region
2000-2022, U.S. Census

	2000		2012		2022		% Change	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
Kirkland	898	5.4	1,370	3.9	2,381	3.0	165.1	-43.9
Redmond	933	6.1	1,388	3.2	2,240	3.8*	140.1	-37.9
Bellevue	844	6.0	1,354	4.4	2,432	6.8	188.2	14.3
King County	696	4.4	1,110	4.4	1,917	4.6	175.4	4.8

ACS 5-Year Estimates used for the 2022 Redmond vacancy rate due to no calculation being done for the 1-Year Estimates.

Median rent in Kirkland has increased by 165 percent in the last two decades, with all compared municipalities also having significant increases in meidan rent. During this time, the vacancy rate has also increased at a higher percentage than Redmond, Bellevue, or King County. Redmond and Bellevue have seen a decrease in vacancy rate during this time.

3.AC - Kirkland Home Value
2000-2022, U.S. Census

With an exception of a dip in 2015, Kirkland's home values have been steadily growing in the last two decades. This growth has continued since 2020, with the 2021 median home value being $805,500, an 11% increase from 2020. Between 2021 and 2022, the median home value has risen to $1,081,800, a 34 percent increase.
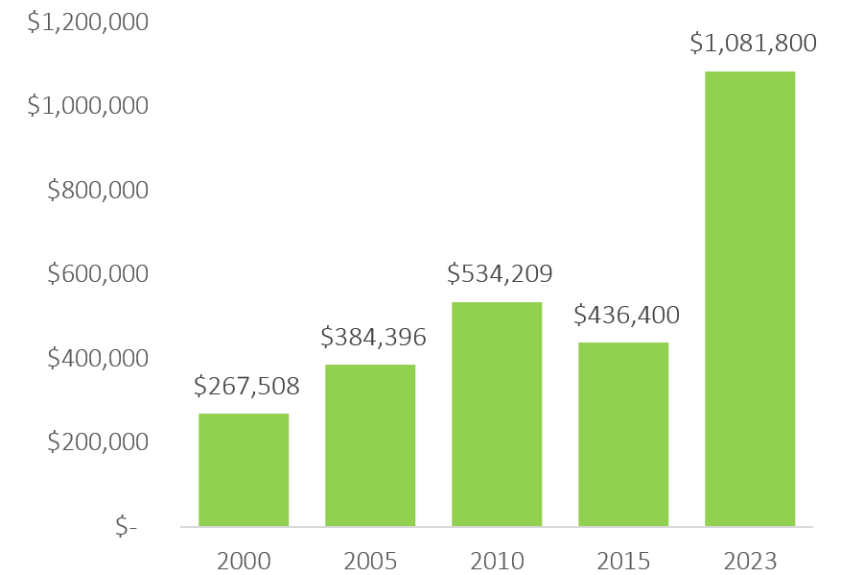
3.AD - Home Value in the Region
2000-2022, U.S. Census

	2000 ($)	2010 ($)	2022 ($)	2000-2010 % Change	2010-2022 % Change
Kirkland	267,508	534,209	1,081,800	99.7	102.5
Redmond	298,736	457,300	1,356,700	55.1	196.7
Bellevue	317,608	556,500	1,440,300	75.2	158.8
King County	253,241	385,600	862,200	52.3	123.6

Kirkland has seen a 304 percent increase in home value between 2000-2022. This is less than Redmond (354%) and Bellevue (353%), but significantly less than King County's 204 percent increase during this time. The home value changes between 2000-2010 and 2010-2022 are similar for Kirkland. For Redmond, Bellevue, and King County, the change between these two periods doubled or more. While Kirkland shows consistency in this area, the rise in home values are still significant.

STATISTICS ON
HOUSING COSTS

3.AE - Maximum Rents for Projects Based on Unit Size
2022, King County

Unit Size	30%	35%	40%	45%	Low HOME	50%	60%	High HOME	65%	70%	80%
0 Bedrooms	$ 680	$ 792	$ 906	$ 1,019	$ 1,132	$ 1,132	$ 1,359	$ 1,453	$ 1,472	$ 1,585	$ 1,688
1 Bedroom	$ 728	$ 849	$ 971	$ 1,092	$ 1,213	$ 1,213	$ 1,456	$ 1,558	$ 1,577	$ 1,699	$ 1,787
2 Bedrooms	$ 873	$ 1,019	$ 1,165	$ 1,310	$ 1,456	$ 1,456	$ 1,747	$ 1,871	$ 1,893	$ 2,038	$ 2,145
3 Bedrooms	$ 1,009	$ 1,177	$ 1,346	$ 1,514	$ 1,682	$ 1,682	$ 2,019	$ 2,153	$ 2,187	$ 2,355	$ 2,478
4 Bedrooms	$ 1,126	$ 1,314	$ 1,502	$ 1,689	$ 1,877	$ 1,877	$ 2,253	$ 2,383	$ 2,440	$ 2,628	$ 2,763
5 Bedrooms	$ 1,242	$ 1,449	$ 1,657	$ 1,864	$ 2,071	$ 2,071	$ 2,485	$ 2,610	$ 2,692	$ 2,899	$ 3,050

SECTION NOTE

- The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs HUD develops income limits based on Median Family Income estimates and Fair Market Rents.

- 2022 Income and Rent Limits published by HUD on April 18th, 2022, effective April 18th, 2022

- King County uses 1.5 persons per bedroom to determine the household size and corresponding rent limits.

- HOME Rental Development program is a housing block grant program used to preserve and create affordable housing for very low-income households

- Low/High HOME: Based on 2022 HOME Program Income and Rents Limits - effective June 15, 2022

3.AF - Maximum Household Income for Multi-family Rental Properties
2022, King County

Family Size	30%	35%	40%	45%	50%	60%	65%	70%	80%	HOME*80
1 Person	$ 27,200	$ 31,710	$ 36,240	$ 40,770	$ 45,300	$ 54,360	$ 58,890	$ 63,420	$ 66,750	$ 66,750
2 Persons	$ 31,050	$ 36,260	$ 41,440	$ 46,620	$ 51,800	$ 62,160	$ 67,340	$ 72,520	$ 76,250	$ 76,250
3 Persons	$ 34,950	$ 40,775	$ 46,600	$ 52,425	$ 58,250	$ 69,900	$ 75,725	$ 81,550	$ 85,800	$ 85,800
4 Persons	$ 38,800	$ 45,290	$ 51,760	$ 58,230	$ 64,700	$ 77,640	$ 84,110	$ 90,580	$ 95,300	$ 95,300
5 Persons	$ 41,950	$ 48,930	$ 55,920	$ 62,910	$ 69,900	$ 83,880	$ 90,870	$ 97,860	$ 102,950	$ 102,950
6 Persons	$ 45,050	$ 52,570	$ 60,080	$ 67,590	$ 75,100	$ 90,120	$ 97,630	$ 105,140	$ 110,550	$ 110,550
7 Persons	$ 48,150	$ 56,175	$ 64,200	$ 72,225	$ 80,250	$ 96,300	$ 104,325	$ 112,350	$ 118,200	$ 118,200
8 Persons	$ 51,250	$ 59,815	$ 68,360	$ 76,905	$ 85,450	$ 102,540	$ 111,085	$ 119,630	$ 125,800	$ 125,800

STATISTICS ON
HOUSING COSTS

3.AG - Cost Values in the Region: % Change
2000-2022, U.S. Census

■ Kirkland ■ Redmond ■ Bellevue ■ King County

Between 2000 and 2022, Kirkland has had a lower Median Household Income than Bellevue or Redmond but higher than King County. Between 2000-2010, Kirkland had a higher Median Housing Value than Redmond, but by 2022, Redmond surpassed Kirkland. All three cities have a higher Median Housing Value than the county as a whole. Bellevue had the lowest Median Rent in 2000, but had the highest Median Rent in 2022.

Theoretical housing units are calculated by dividing the existing labor force by 1.4. Kirkland required the least Theoretical Housing Units in 2014 and 2020 compared to the surrounding municipalities, followed by Redmond, Bellevue, and King County. This is consistent with the amount of people in the labor force.

MEDIAN HOUSEHOLD INCOME — 116.5 / 129.0 / 146.7 / 118.6
MEDIAN HOUSING VALUE — 282.1 / 403.6 / 381.1 / 264.0
MEDIAN RENT — 145.0 / 119.4 / 165.5 / 152.9
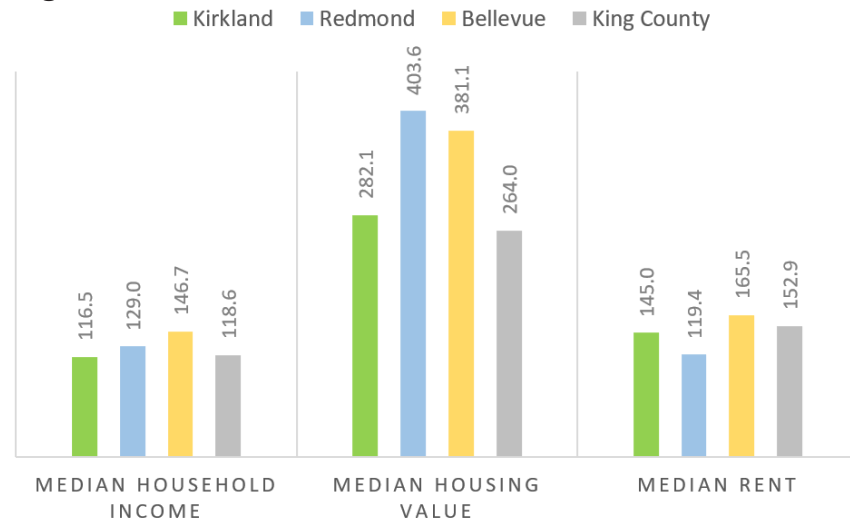
3.AH - Cost Values in the Region
2000-2022, U.S. Census

	2000			2010			2022		
	Median Household Income	Median Housing Value	Median Rent	Median Household Income	Median Housing Value	Median Rent	Median Household Income	Median Housing Value	Median Rent
Kirkland	60,332	283,100	972	86,656	534,209	1,288	130,620	1,081,800	2,381
Redmond	66,735	269,400	1,021	96,088	457,300	1,283	152,851	1,356,700	2,240
Bellevue	62,338	299,400	916	88,073	556,500	1,271	153,779	1,440,300	2,432
King County	53,157	236,900	758	71,175	385,600	999	116,225	862,200	1,917

16.54% of units are affordable for 0-80% AMI

3.17% of units are considered Income-Restricted

STATISTICS ON
HOUSING PROJECTIONS

By 2044, Kirkland is projected to need almost five thousand units, and an additional 2,546 Permanent Support Housing (PSH) units for those making between 0-30% of the AMI. This is a significant increase from existing units, as this would be over 21 thousand percent more than what is currently considered PSH units in Kirkland for this net worth category. 31-50% AMI and Emergency Housing units are the next most needed type of unit.

3.AI - 2044 Kirkland Projected Housing Needs
2023, King County

0-30% AMI — 4,842 / 2,546
31-50% AMI — 3,052
51-80% AMI — 1,022
81-100% AMI — 228
101-120% AMI — 259
121+% AMI — 1,251
Emergency Housing — 2,522
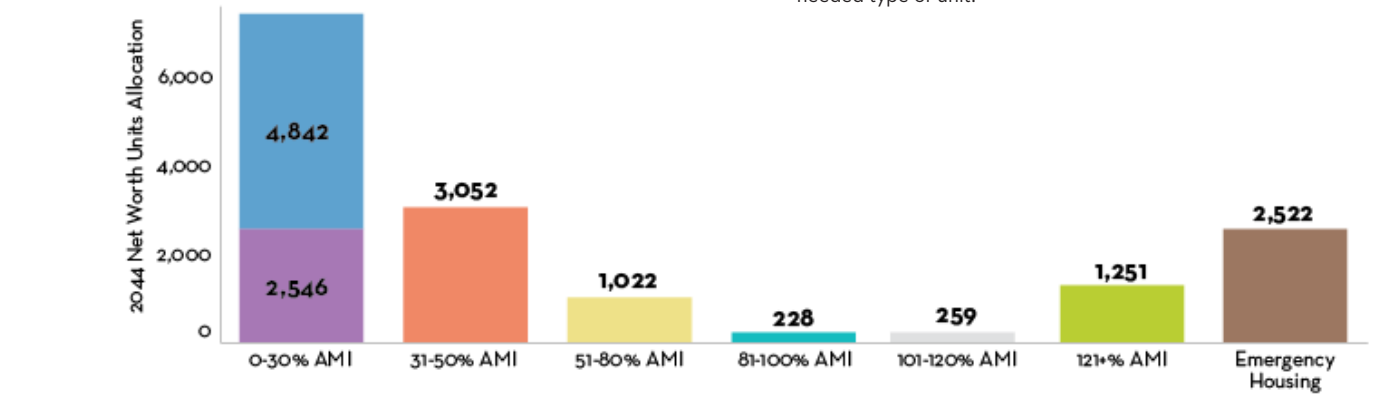
	Non-PSH	PSH*						
2044 Net New Unit Allocation	4,842	2,546	3,052	1,022	228	259	1,251	2,522
% Increase from Current Units	466%	21,217%	171%	27%	3%	5%	6%	16,93%

*   PSH: Permanent Supportive Housing

3.AJ - Interim Affordable Housing Targets
2017-2021, City of Kirkland

Interim Affordable Housing Targets 2017-2044: 2017: 15, 2018: 462, 2019: 924, 2020: 1,400, 2021: 1,800
Regulated Affordable Housing Units: 2017: 0, 2018: 109, 2019: 433, 2020: 566, 2021: 695

— Interim Affordable Housing Targets 2017-2044
— Regulated Affordable Housing Units
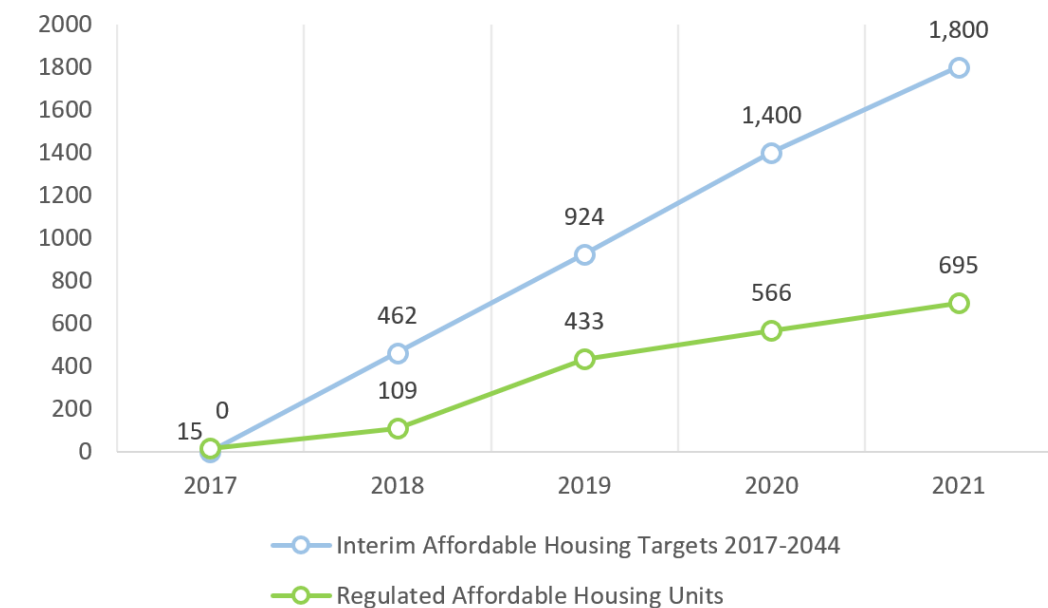
STATISTICS ON
HOUSING COSTS

3.AK - Percent of Household Income Allocated to Mortgage

2012-2021, PSRC, U.S. Census 5-Year Estimates

2012								
Mortgage Allocation Categories								Perc
		<15	15-19.9%	20-24.9%	25-29.9%	30-34.9%	>35%	N/C*
	Total Units with a Mortgage				%			
Kirkland	10,264	14.7%	15.6%	14.1%	13.2%	9.8%	32.0%	0.6%
Redmond	9,620	18.2%	19.9%	15.7%	13.0%	10.9%	22.3%	-
Bellevue	19,136	19.2%	20.7%	15.1%	11.6%	7.0%	26.3%	-
King County	345,006	16.0%	17.3%	16.3%	13.4%	9.3%	27.2%	0.4%

2021								
Mortgage Allocation Categories								
		<15	15-19.9%	20-24.9%	25-29.9%	30-34.9%	>35%	N/C*
	Total Units with a Mortgage				%			
Kirkland	15,268	31.9%	13.4%	13.4%	8.2%	7.3%	25.8%	-
Redmond	9,958	40.5%	14.5%	18.4%	8.1%	3.2%	15.3%	-
Bellevue	19,020	29.1%	17.4%	15.3%	11.3%	7.5%	19.5%	-
King County	366,850	24.8%	19.5%	16.7%	10.4%	7.0%	21.1%	0.6%

*N/C: Not Computed

Between 2012 and 2021, the percent of households spending less than 15% of their income on their mortgage has more than doubled in Kirkland, and the remainder of the income allocation categories have decreased. The largest decrease was for households who spend over 35 percent of their income on their mortgage. In other neighborhing cities, a similar trend is seen. For Redmond, Bellevue, and King County, more percent of households are spending less than 15% of their income on mortgage, and less households are spending more than 35 percent of their income on mortgage. These trends indicate that people are overall spending less on their mortgage as a percent of their income in Kirkland and compared municipalities. The overall number of units with a mortgage has increased during this time.

3.AL - Percent of Household Income Allocated to Rent

2012-2021, PSRC, U.S. Census 5-Year Estimates

2012						
Rental Allocation Categories						
		<20%	20-24.9%	25-29.9%	30-34.9%	>35%	N/C*
	Total Rental Units			%			
Kirkland	9,429	33.1%	15.6%	13.1%	7.5%	28.3%	2.5%
Redmond	10,930	39.7%	14.7%	9.3%	6.4%	26.8%	3.0%
Bellevue	22,121	35.5%	12.6%	11.9%	8.6%	27.3%	4.0%
King County	327,525	24.5%	13.7%	12.2%	8.9%	36.6%	4.1%

2021						
Rental Allocation Categories						
		<20%	20-24.9%	25-29.9%	30-34.9%	>35%	N/C*
	Total Rental Units			%			
Kirkland	14,178	29.3%	15.8%	11.3%	6.7%	32.5%	4.3%
Redmond	14,903	40.5%	16.2%	9.0%	6.7%	24.9%	2.7%
Bellevue	28,444	39.2%	13.0%	2.1%	6.8%	25.7%	3.9%
King County	391,756	26.1%	13.9%	12.2%	9.2%	35.1%	0.2%

*N/C: Not Computed

In 2012, the largest category of rental allocation was for those spending under 20 percent of their income on rent, closely followed by people spending over 35 percent of their income on rent. By 2021, these numbers had flipped, with people spending over 35 percent of their income on rent being the highest percent of rental allocation categories. This is the case for compared jurisictions, where under 20 percent and over 35 percent are the most common degrees of rental allocation. This may reflect the distribution of income in Kirkland, as well as compared jurisdictions. Where there are similar numbers of people making considerably more than their rental housing costs as those who spend more on rent than what would be considered afforable.

4 Economy

Kirkland's economic data reveals a city experiencing remarkable growth, with a 43 percent surge in employment between 2012 and 2022, surpassing surrounding municipalities and King County. This employment expansion is indicative of a thriving local economy. However, a noteworthy observation is that many jobs in Kirkland are held by residents who live outside the city, and a significant portion of Kirkland's residents commute elsewhere for work. This highlights the need to achieve a balance between job creation and local employment opportunities.

Understanding these employment trends is crucial for strategic workforce development, innovation, and sector-specific support. The economic forecast for Kirkland is optimistic, with projections indicating substantial job growth, especially in Retail, Food Service, and Education. These projections align with the city's goal to create a diverse and dynamic workforce. However, it's vital to take into account that manufacturing and wholesale trade may not experience significant growth, necessitating the need for economic diversification and adaptability.

Changes in commuting patterns and the rise of remote work suggest a transformative shift in employment dynamics. This transition was particularly notable during the COVID-19 pandemic, highlighting the importance of flexible work arrangements. This shift not only impacts Kirkland's economy but also underscores the need for adaptable city planning to accommodate evolving employment patterns.

While Kirkland boasts a strong economic outlook, the statistics reveal a need for housing diversification and enhanced local employment opportunities. By balancing job growth, fostering a diverse workforce, and addressing housing needs, Kirkland can secure its position as a vibrant and economically resilient city. These insights are vital for informed city planning to support sustainable economic growth and prosperity.

Kirkland At A Glance

Property Assessed Valuation:
$48.4 mil (2023)

Largest Employer:
EvergreenHealth, 4,718 (2022)

Total Employment: 52,525 (2022)

Residents Working in the City:
5,409, 10.5% (2020)

Business Licenses: 3,842 (2023)

City Government Revenue:
$138,274,477 (2021)

Sales Tax Generated:
$54.2 mil (2022)

City Permit Valuation: $37 mil (2021)

Employment Forecast:
73,302 (2035), 89,443 (2050)

Map 6 - Locations of Kirkland Businesses
2023, Kirkland Dept. of Finance
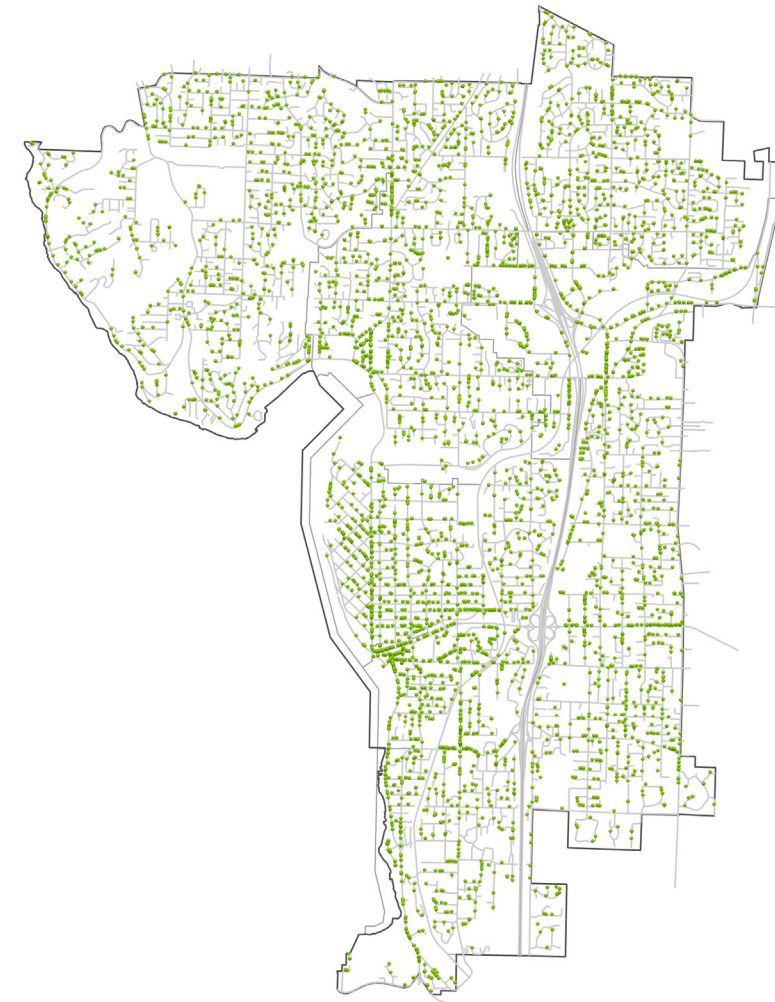
4.B - Kirkland Businesses by Neighborhood
2023, Kirkland Dept. of Finance

- Bridle Trails
- Highlands
- Market
- Central Houghton
- Juanita
- Moss Bay
- Totem Lake
- Everest
- Kingsgate
- Norkirk
- Finn Hill
- Lakeview
- Rose Hill
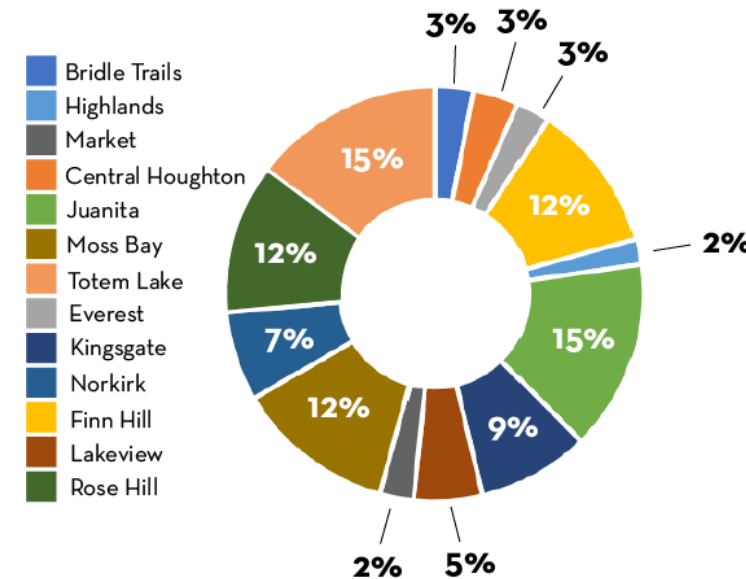
STATISTICS ON EMPLOYMENT

4.A - Top Employers in Kirkland
2022, Kirkland Dept. of Finance

Firm Name	Employees
EVERGREENHEALTH	4718
GOOGLE, INC.	2737
CITY OF KIRKLAND	710
KENWORTH TRUCK CO	547
FRED MEYER STORES, INC.	532
SALESFORCE, INC.	508
ASTRONICS AES	433
SERVICENOW, INC.	384
GODADDY.COM	381
LAKE WASHINGTON INSTITUTE OF TECHNOLOGY	380
BHC FAIRFAX HOSPITAL, INC.	373
COSTCO WHOLESALE CORPORATION	319
SAFEWAY INC.	277
NORTHWEST UNIVERSITY	242
AEGIS SENIOR COMMUNITIES LLC	239
KIRKLAND AUTOMOTIVE HOLDINGS	235
MICHAEL O'BRIEN ENTERPRISES, INC.	223
STARBUCKS CORPORATION	207
WAVE AQUATICS	200
BRIDGE PARTNERS LLC	186
LEE JOHNSON	177
AMAZON FRESH	176
FRIENDS OF YOUTH	175
MAVERICK KIRKLAND LLC	164
WATERMARK ESTATE MANAGEMENT SERVICES LLC	153
TRADER JOE'S #132	146
EASTSIDE PREP	145
WEIDNER PROPERTY MANAGEMENT LLC	132
THE OLIVE GARDEN ITALIAN RESTAURANT #1318	131
WHOLE FOODS MARKET	125
BLUETOOTH SIG, INC. DBA BLUETOOTH SIG	123
FRED HUTCHINSON CANCER CENTER	122
WINDERMERE	120
ECHODYNE CORP	118
METROPOLITAN MARKET	115
LIFE CARE CENTER OF KIRKLAND	113
M. A. MORTENSON COMPANY	113
WB GAMES INC.	110
JEMCO COMPONENTS & FABRICATION, INC.	107
GLOBAL HEALTH LABS, LLC	106
QUALITY FOOD CENTER	105
SSHI INC DBA: DR HORTON INC	104
MCDONALD'S	104
RESOLUTION BIOSCIENCE, INC.	103
PIVOTAL COMMUNICATIONS INC	102

STATISTICS ON
EMPLOYMENT

Kirkland has had a 43 percent growth in employment between 2012 and 2022. This is the highest percent growth compared to the surrounding municipalities and King County. In 2021, Kirkland was between Bellevue and Redmond in terms of the number of people employed in the city. Based on previous figures in the Housing section of this report, many of the jobs held in Kirkland are occupied by people living outside of the city, and most people that live in Kirkland work outside of the city.

4.D - Employment in the Region (% Change)
2012-2022, U.S. Census

4.C - Employment in the Region
2012-2022, U.S. Census

	2012	2022	% Change
Kirkland	30,124	52,525	42.6
Redmond	31,260	44,447	29.7
Bellevue	68,339	84,609	19.2
King County	1,107,926	1,264,782	12.4
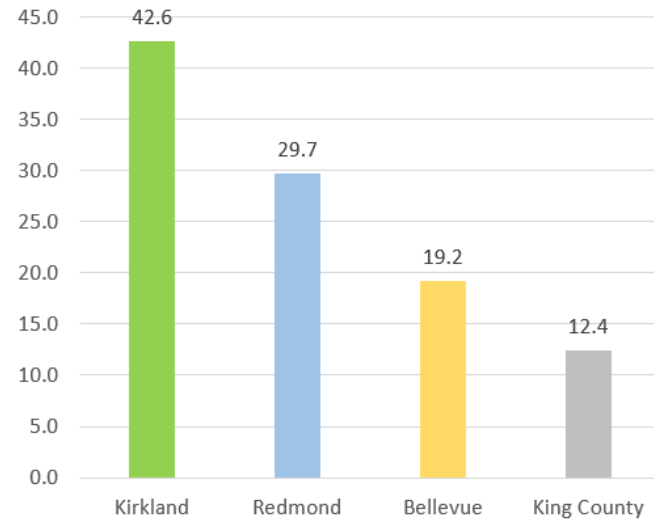
The highest sector of employment in Kirkland is SWAMP (see acronym legend below). This is the same regionally, where Redmond, Bellevue, and King County are most employed in SWAMP professions above other categories. The second highest category regionally is EHSS. Kirkland has a higher rate of Construction employees than surrounding municipalities and the county. Compared to Bellevue and Redmond, Kirkland has more people employed in HAMFF, Public Administration, EHSS, Manufacturing, and Other Services. It has the lowest numbers of Wholesale Trade and FIRE employees.

4.E - Employment by Sector in the Region (% of Total Jobs)
2022, U.S. Census

	HAMFF*	Construction	Manufacturing	Wholesale Trade	Retail Trade	WTU**
Kirkland	0.3	6.1	7.4	1.6	12.5	3.2
Redmond	0.2	2.3	6.2	2.1	12.3	2.9
Bellevue	0.2	2.8	6.9	2.5	14.5	3.3
King County	0.4	5.3	7.6	1.9	12.7	4.9

	Information	FIRE***	SWAMP****	EHSS*****	FAERA******	Other Services	Public Administration
Kirkland	8.2	5.7	26.9	17.4	4.6	4.1	2.2
Redmond	10.2	8.4	36.7	11.3	4.2	1.8	1.3
Bellevue	8.4	6.1	29.3	16.6	5.6	2.5	1.3
King County	5.5	5.7	21.7	19.8	7.7	4.1	2.7

*HAMFF: Hunting, Agriculture, Mining, Forestry, and Fishing
**WTU: Warehousing, Transportation, Utilities
***FIRE: Finance, Insurance, Real Estate
****SWAMP: Scientific, Waste Management, Administrative, Management, and Professional Services
*****EHSS: Education, Healthcare, Social Services
******FAERA: Food, Accomodation, Entertainment, Recreation, and the Arts

STATISTICS ON
EMPLOYMENT

4.F - 2030-2050 Kirkland Total Jobs Projections
2023, PSRC
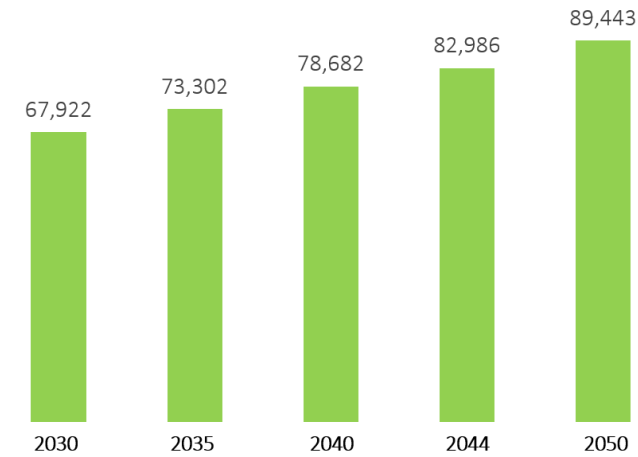
Kirkland is projected to have 82,986 jobs by 2044. This is over one and half times more jobs than 2021. PSRC projections for job categories show that there will be the highest spikes of Retail and Food Service and Education employment by 2044. The least amount of growth will be in the Manufacturing and Wholesale, Trade, and Utilities (WTU). None of these industries are projected to have a significant decline.

4.G - 2020-2044 Kirkland Job Projections (% Change)
2023, PSRC

Regional projections for 2044 employment show that Kirkland will have the highest employment of FIRES, Construction and Resources, and Government jobs. This is consistent with surrounding municipalities and King County. Kirkland already has the highest rate of FIRES jobs currently, but the lowest percent growth in comparison.

Despite Education being one the second highest percent of growth for job sectors in Kirkland, it is projected to encompass the lowest rate of jobs in total in the city in 2044. Kirkland also has the lowest total jobs projected in comparison to Bellevue and Redmond, despite having more jobs in 2021 than Redmond.
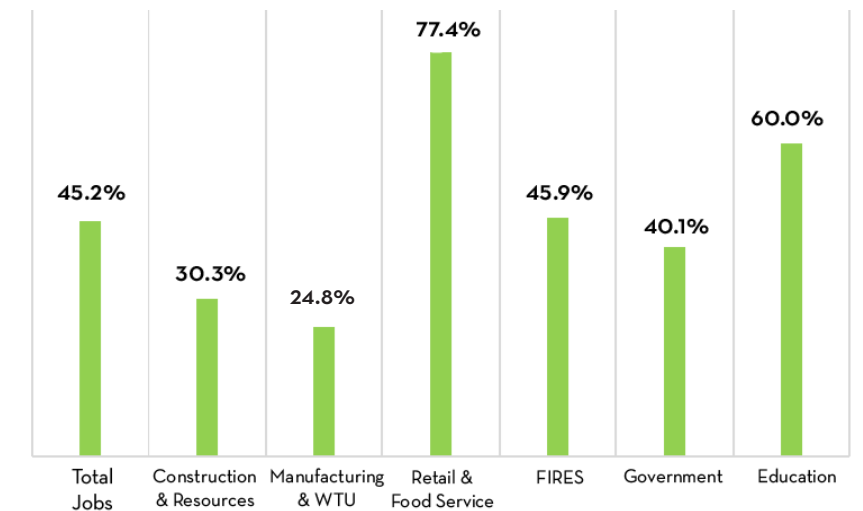
4.H - 2044 Job Projections by Sector in the Region
2023, PSRC

		% of Total					
	Total Jobs in 2044 (#)	Construction & Resoures	Manufacturing & WTU*	Retail & Food Services	FIRES**	Government	Education
Kirkland	82,986	7.0	8.3	17.9	50.0	10.2	6.6
Redmond	123,766	2.8	9.1	10.0	73.5	0.1	3.9
Bellevue	230,418	3.4	6.5	15.3	66.8	2.2	5.8
King County	2,033,109	4.6	11.3	19.2	52.7	4.6	7.6

*WTU: Wholesale, Transportation, Utilities
**FIRES: Finance, Insurance, Real Estate, and Other Services (Not Food Services)

4.I - Workers & Place of Residence in the Region

2012-2020, U.S. Census Bureau (On The Map tool)

	2012			2020		
	Total Workforce	Residents Working in Place of Residence	% of Total Workforce	Total Workforce	Residents Working in Place of Residence	% of Total Workforce
Kirkland	30,124	6,108	20.3	51,344	5,409	10.5
Redmond	31,260	14,511	46.4	100,722	11,659	11.6
Bellevue	68,339	26,180	38.3	150,049	16,569	11.0
King County	1,107,926	400,358	36.1	1,384,149	909,633	65.7

	Kirkland	Redmond	Bellevue	King County
2012	20.3	46.4	38.3	36.1
2020	10.5	11.6	11.0	65.7

KING COUNTY +127.2%

BELLEVUE -36.7%

REDMOND -19.7%
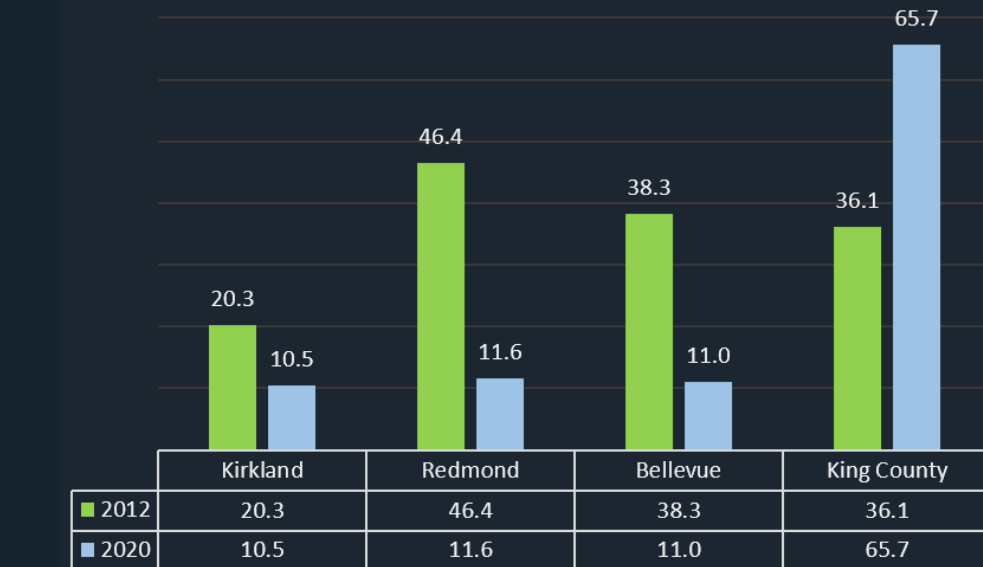
KIRKLAND -11.4%

4.J - Workers & Place of Residence in the Region: % of Workforce

2012-2020, U.S. Census Bureau

The percent of Kirkland's workforce that both work and live in the city has nearly been cut in half between 2012 and 2020. This is significantly less of a decrease than Bellevue and Redmond, which have seen almost a third of their percent of total workforce either leave the city or work elsewhere. Much of this may be to do with the changes in remote working habits during the COVID-19 pandemic. King County saw an inverse effect, with a significant increase (127.2 percent) of workers living and working within King County.

4.K - Workers & Place of Residence in the Region: % Change

2012-2020, U.S. Census Bureau
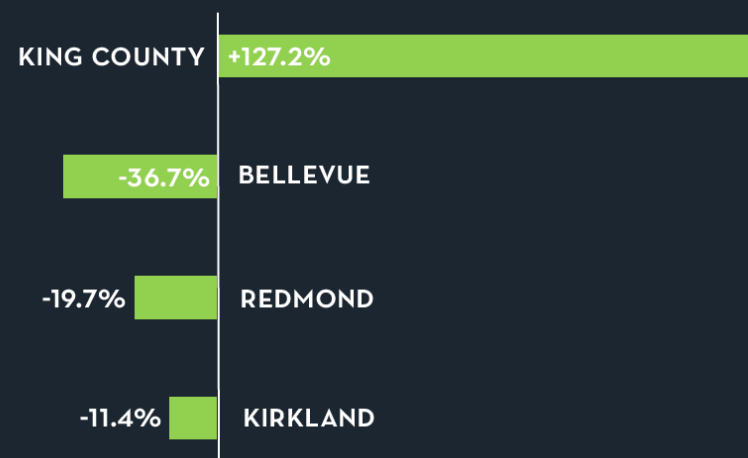
Between 2012 and 2022, there has been the highest percent change in commuting patterns for remote workers. This is likely due to the changes in response to the COVID-19 pandemic.

Walking to work, although only encompassing a low percentage of total commuters, has grown the most after remote work.

All categories of commuting patterns have increased in the last decade with the exception of public transportation. Between 2020 and 2022 alone, public transportation use decreased from 8.7 percent to 2 percent. This trend was the same regionally, with Redmond decreasing from 10.2 percent to 1.9 percent between 2020 and 2022.

In 2022, Kirkland's commuters mostly drove alone by car. This was the case for surrounding municipalities and King County. Working from home was the next most common form of "commute" in Kirkland, Redmond, Bellevue, and King County. Similar trends for the rise in remote work are shown on the county level. In 2020, public transportation remained the second most popular commuter mode after driving alone. As of 2022, it was surpassed on a county level by remote work.

4.L - Kirkland Commuter Modes: % Change

2012-2022, PSRC

	All Commuters	Drove Alone	Carpooled	Public Transit	Walked	Other*	Work from Home
	+85%	+25%	+64%	-46%	+95%	+32%	+1,058%
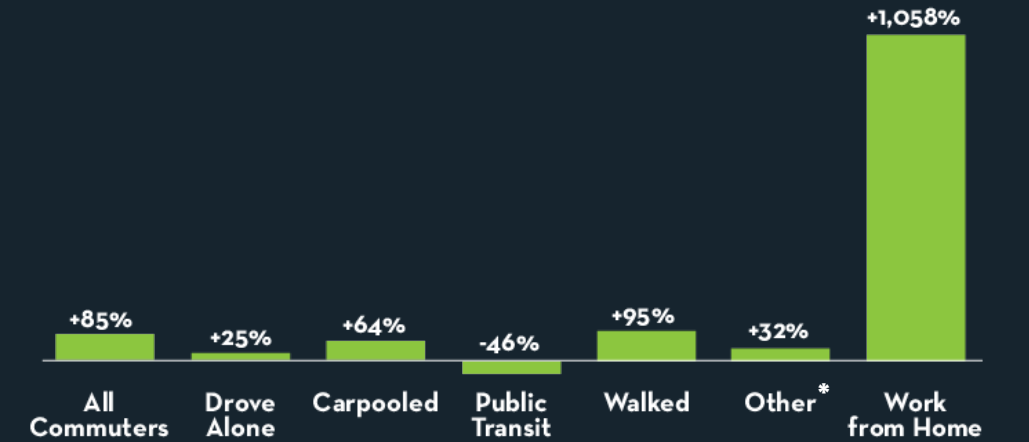
4.M - Commuting Mode Comparison in the Region

2022, PSRC

	Kirkland	Redmond	Bellevue	King County
Total Commuters (#)	51,131	43,700	82,918	1,239,443
Drove Alone (%)	51.7	48.8	43.7	50.7
Carpooled (%)	6.3	6.5	6.7	6.6
Public Transportation (%)	2.0	1.9	4.5	6.3
Walked (%)	1.6	1.9	3.8	3.9
Other* (%)	1.0	1.7	2.7	2.1
Worked From Home (%)	37.4	39.2	38.6	30.5

*Includes Taxicabs, Motorcycle, or Other Means

STATISTICS ON
CITY FINANCES

According to the City of Kirkland Comprehensive Financial report, the dominant source of city government revenue came from taxes and assessments, accounting for almost 66 percent of total revenue sources. Charges for services accounted for the next most common source of revenue, at 15 percent of total city government revenue.

Investment interests, including those within excise capital improvements, negatively affected the total revenue, accounting for just under one million dollars in revenue loss, or a 7 percent decrease of revenue potential.

4.N - City Government Revenue & Sources

2021, City of Kirkland Comprehensive Financial Report

Source	General Fund	Excise Capital Improvement
Taxes & Assessments	90,902,037	17,926,250
Licenses & Permits	11,589,120	-
Intergovernmental	12,045,404	-
Charges for Services	20,764,065	-
Fines and Forfeitures	2,766,642	-
Investment Interest	-912,415	-87,571
Miscellaneous Revenues	1,119,624	-
Total Revenues	138,274,477	17,839,679

4.O - City Government Operating Revenue Summary

2023, 2024 City of Kirkland Budget Report

Intergovernmental - 3.0%
Licenses & Permits - 6.1%
Other Taxes - 3.0%
Business Tax - 2.0%
Utility Tax - 6.1%
Sales Tax - 13.1%
Property Tax - 18.2%
Internal Charges for Service - 14.1%
External Charges for Service - 5.1%
Fines & Forfeits - 1.0%
Miscellaneous Revenue - 6.1%
Interfund Transfers - 2.0%
Resources Forward - 20.2%
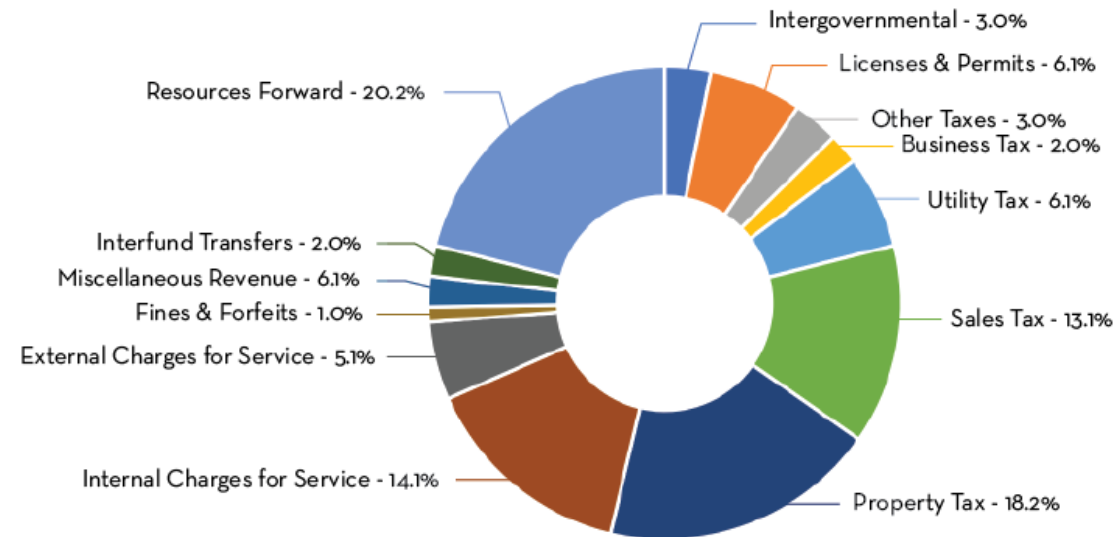
According to the City of Kirkland 2024 Budget Report, Resources Forward, or beginning fund balance (cash), accounted for the highest percentage of city government operating revenue at 20.2 percent, followed closely by property taxes. Other significant sources are for internal charges for services and sales tax.

Fines and forfeits account for the least amount of operating revenue, at only one percent of the total. Other minor revenues include interfund transfers, intergovernmental revenue, and other taxes.

4.P - Kirkland Annual Assessed Valuation

2021, City of Kirkland Finance Department
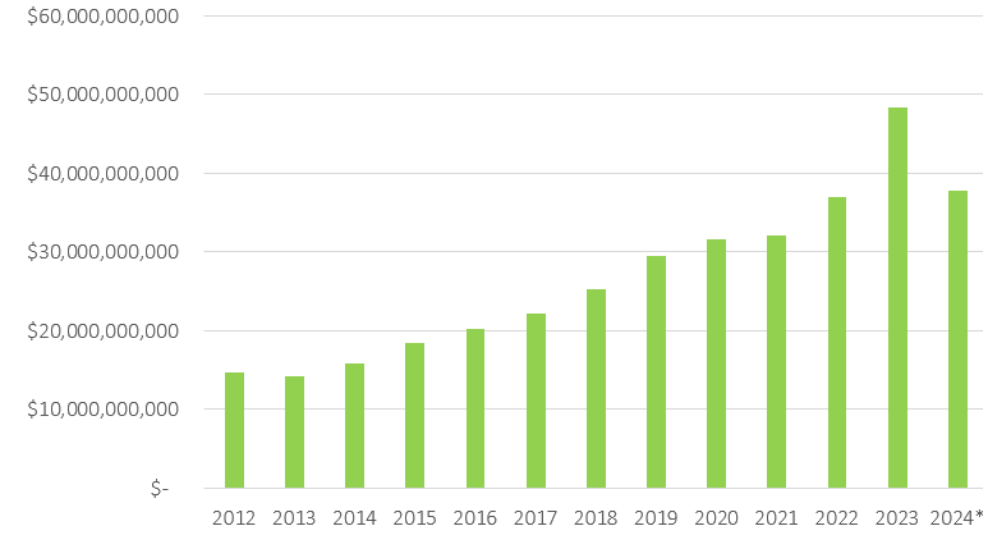
Kirkland's assessed valuation between 2012 and 2024 show consistent growth between 2013 and 2020, with a dip between 2012 and 2013 (2.87 percent decrease) and a stagnancy between 2020 and 2021 (likely related to COVID-19 pandemic). Early estimates of 2024 show a significant decrease (22 percent) of assessed valuation after 2023, returning it closely to that of 2022.

Year	Total ($)	% Change	New Construction
2012	$ 14,672,056,829	-	
2013	$ 14,251,471,899	-2.87%	
2014	$ 15,774,360,007	10.69%	
2015	$ 18,453,587,963	16.98%	
2016	$ 20,253,432,559	9.75%	
2017	$ 22,212,373,381	9.67%	
2018	$ 25,233,434,063	13.60%	
2019	$ 29,434,853,187	16.65%	2.41%
2020	$ 31,524,712,048	7.10%	
2021	$ 32,058,140,263	1.69%	1.94%
2022	$ 36,970,894,548	15.32%	
2023	$ 48,351,973,565	30.78%	1.56%
2024*	$ 37,714,539,381	-22.00%	

*Early estimate

STATISTICS ON
CITY FINANCES

4.Q - City Sales Tax Comparison
2020-2022, City of Kirkland Finance Department

Business Sector Group	2020 ($)	2021 ($)	2022 ($)	$ Change 2020-2022	% Change 2020-2022		Percent of Total		
							2020	2021	2022
Services	3,605,431	4,450,565	5,129,290	1,523,859	42.3		13.2	14.7	16.2
Contracting	6,804,034	7,514,896	6,804,408	374	0.0		24.9	24.8	21.5
Communications	474,918	465,245	473,332	-1,586	0.3		1.7	1.5	1.5
Auto/Gas Retail	4,679,752	5,437,432	5,561,287	881,535	18.8		17.1	18.0	17.6
General Merchandise/Misc. Retai	2,905,364	1,634,047	1,697,546	-1,207,818	41.6		10.6	5.4	5.4
Retail Eating/Drinking	1,490,603	1,754,977	2,135,238	644,635	43.3		5.5	5.8	6.8
Other Retail	3,435,620	6,032,096	6,288,737	2,853,117	83.1		12.6	19.9	19.9
Wholesale	1,165,093	1,328,133	1,436,317	271,224	23.3		4.3	4.4	4.5
Miscellaneous	2,768,851	1,626,434	2,065,260	-703,591	25.4		10.1	5.4	6.5
Total	**27,329,667**	**30,243,825**	**31,591,414**	**4,261,749**	**278.0**		**100.0**	**100.0**	**100.0**

4.R - City Sales Tax History
2013-2022, City of Kirkland Finance Department

Business Sector Group	2015	2016	2017	2018	2019		2020	2021	2022
					$				
Services	2,568,454	2,688,805	2,855,163	3,132,452	3,469,873		3,605,431	4,450,565	5,129,290
Contracting	2,972,826	3,443,988	4,574,948	5,517,103	6,804,494		6,804,034	7,514,896	6,804,408
Communications	519,889	537,934	592,699	550,076	705,256		474,918	465,245	473,332
Auto/Gas Retail	4,720,379	4,757,711	5,040,398	4,933,656	5,061,760		4,679,752	5,437,432	5,561,287
General Merchandise/ Misc. Retail	2,085,121	2,078,161	1,905,109	2,356,237	2,704,334		2,905,364	1,634,047	1,697,546
Retail Eating/Drinking	1,555,946	1,595,199	1,656,619	1,719,136	1,871,460		1,490,603	1,754,977	2,135,238
Other Retail	2,517,994	2,753,838	2,928,538	3,043,092	3,116,749		3,435,620	6,032,096	6,288,737
Wholesale	898,517	957,368	1,018,484	1,062,516	1,156,380		1,165,093	1,328,133	1,436,317
Miscellaneous	1,089,368	1,260,127	1,280,607	1,438,524	1,712,061		2,768,851	1,626,434	2,065,260
Total	**18,928,494**	**20,073,131**	**21,852,565**	**23,752,792**	**26,602,367**		**27,329,667**	**30,243,825**	**31,591,414**
% Change from Previous Year	5%	6%	9%	9%	12%		3%	11%	4%

STATISTICS ON
CITY FINANCES

Residential permit valuation between 2012 and 2015 was the highest, but saw a decrease in 2016, when commercial permits briefly reached a higher valuation at just under $230 million. Residential permit valuation then regained a dominant position until 2018, when mixed use permit valuation reached a record breaking high at almost $310 million.

Multi-Family housing permit valuation remained the lowest between 2012 through 2021, with the exception of 2021 when mix use permit valuation reached a record low of almost ten million dollars.

4.S - City Permit Valuation

2012-2022, City of Kirkland Finance Department
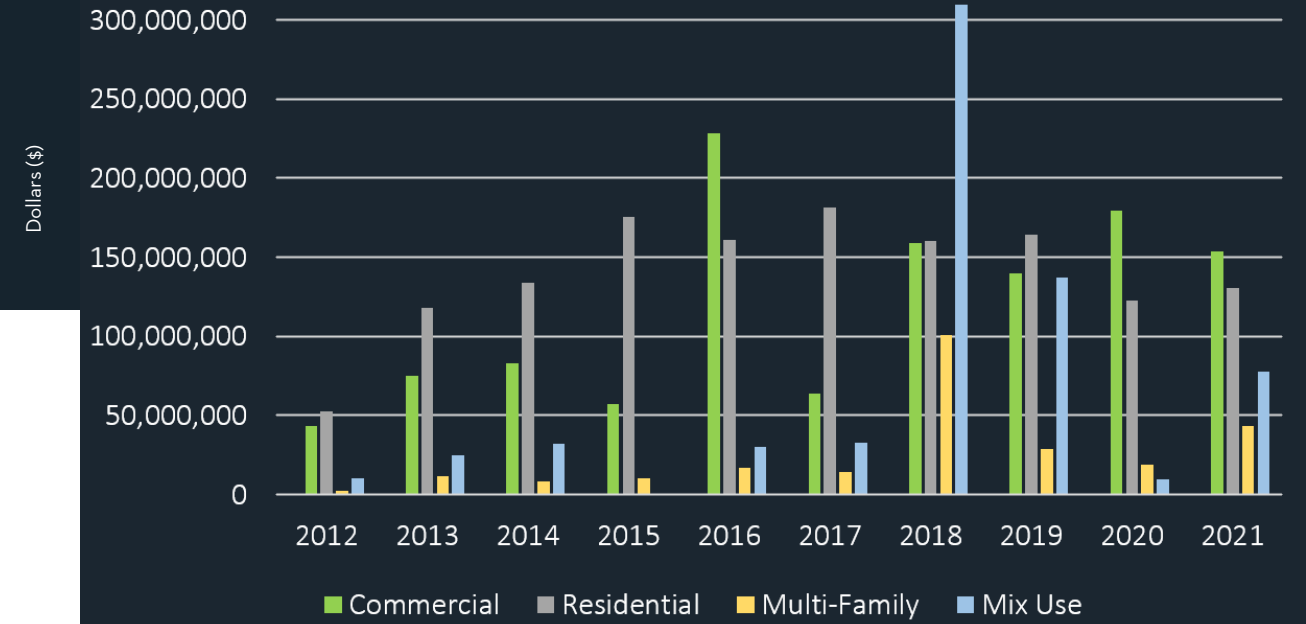
4.T - City Permit Valuation

2012-2021, City of Kirkland Finance Department

Fiscal Year	Commercial Construction		Residential Construction		Multi-Family Construction			Mix Use Construction			Total Assessed Property Valuation ($)
	Permits (#)	Valuation ($)	Dwellings (#)	Valuation ($)	Units (#)	Valuation ($)		Permits (#)	Units (#)	Valuation ($)	
2012	4	43,098,113	92	52,742,439	124	2,200,000		1	108	10,500,000	14,327,902,235
2013	4	75,393,629	268	117,783,022	61	11,504,320		2	187	25,163,600	15,774,360,007
2014	20	83,037,794	253	133,592,300	n.a.*	8,263,498		3	135	32,156,303	18,457,291,655
2015	6	57,174,918	309	175,251,380	n.a.*	10,261,283		1	-	758,000	20,253,626,993
2016	15	228,630,789	316	161,292,444	91	17,025,380		5	132	30,263,720	22,212,373,381
2017	7	63,859,741	329	181,679,397	24	14,587,048		4	261	32,854,123	25,234,642,663
2018	12	158,688,280	262	160,374,341	646	100,731,253		8	1,487	309,923,815	29,518,466,256
2019	9	139,699,169	268	164,548,798	65	28,724,674		6	482	136,957,848	31,652,672,725
2020	9	179,508,844	192	122,633,795	25	19,154,964		2	8	9,980,000	32,190,057,111
2021	6	153,553,152	171	130,564,335	167	43,324,677		5	135	77,925,034	36,856,102,195

*Valuation for updated existing units. No additional new units.

4 Land Use & Capacity

Housing data provides insights into the city's housing stock, affordability, and the balance between jobs and available housing. The data can inform policies and funding strategies aimed at addressing the affordability gap and increasing the availability of diverse housing options. By analyzing the trends in housing prices, home ownership rates, and rental costs, policymakers can identify opportunities to incentivize the creation of affordable housing, promote economic growth, and improve the quality of life for residents. This information can also help businesses and investors make informed decisions about real estate development and investment opportunities in Kirkland.

Kirkland At A Glance (2023)

NEIGHBORHOOD RESIDENTIAL DENSITY: Moss Bay (Highest)/ Bridle Trails (Lowest)

NEIGHBORHOOD BUSINESS DISTRIBUTION: Juanita (Highest, 15%) /Everest (Lowest, 2%)

HOUSING UNIT GROWTH TARGET (2044): +13,200

HOUSING UNIT GROWTH TARGET (2044): +26,490

This chapter discusses the makeup of Kirkland's land use patterns, land capacity, and neighborhood characteristics. These datasets support the Comprehensive Plan's work to anticipate and plan for future growth, ensuring adequate land for development, and sufficient housing to accommodate that growth. Emerging trends in this section include high amounts of land designated to low-density residential development, and increased presence of multi-family development spread amongst newly defined land use designations.

The city's updated Comprehensive Plan intends to answer questions such as where such growth should occur, and what is the city's future land use capacity based on zoning. A land capacity analysis is a process through which the City examines how many housing units and/or jobs could be accommodated on a specific parcel based on what is allowed by the zoning standards for that parcel. In many cases, the existing development on a parcel is less than the maximum allowed, which would mean that parcel has additional capacity for housing and/ or jobs above the existing development accommodated today (e.g., a parcel that is currently developed with a 2-story building where there is a development allowance for a 5-story building has additional capacity). Completing an analysis of where this condition exists in the City, with additional considerations for which parcels are most likely to redevelop (discussed in a below subsection), helps us understand how much housing and employment growth the City can accommodate beyond the housing units and jobs we have in the City today. The following charts reflect the estimated residential and non-residential capacity by-neighborhood.

5.A - Land Use: % of Total City Acres
2004-2023, City of Kirkland GIS

Land Use Designation	2004	2013
Commercial	5	3
Office	4	2
Industrial	4	2
Mixed Use	n.a.	0.2
Institutions	8	5
Parks/Open Space	8	8.0
Utilities	1	0.4
Vacant	5	6
Right-of-Way	n.a.	20.0
Single Family	50	46
Multi-Family	14	8

Land Use Designation	2023
Commercial	6
Office	2
Industrial	2
Office/Med. Density Residential	2
Institutions	1
Parks/Open Space	11
n.a.	0
n.a.	0
Transit Oriented Development	0
Low Density Residential	65
Medium Density Residential	7
High Density Residential	4
Greenbelt/Urban Separator	1

In 2023, most of Kirkland's total acreage is designated for low density residential development. This was the case, although designated "Single Family" at the time, in both 2004 and 2013 as well.

Parks and open space appear to be the next most common land use designation in Kirkland, 2023. But if "Multi-Family" (2004/2013) is calculated by combining all 2023 non-low density residential designations, then higher density/multi-family housing actually accounts for the second highest percentage of acreage after low density.

STATISTICS ON
ZONING & LAND USE

Map 7 - City of Kirkland Zoning by Neighborhood
2023, City of Kirkland GIS

Transit Oriented Development
Parks/Open Space
Office
Medium Density Residential
Low Density Residential
Institution
Industrial
High Density Residential
Commercial

5.B - Zoning by Neighborhood
2023, City of Kirkland GIS

Neighborhood	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Office	Parks/Open Space	Industrial	Institutions	Transit Oriented Development
				Percent of Total Area					
Bridle Trails	10.5	19.7	15.3	26.2	4.9	9.3	6.2	0.0	7.8
Central Houghton	68.4	4.3	0.3	1.1	0.6	15.5	0.0	9.8	0.0
Everest	42.2	16.4	0.0	3.5	3.5	13.9	18.4	0.0	2.1
Finn Hill	79.7	1.5	1.6	0.5	0.1	16.6	0.0	0.0	0.0
Highlands	86.8	7.4	0.0	0.0	0.0	5.3	0.5	0.0	0.0
Juanita	66.9	12.4	5.8	4.5	1.0	9.4	0.0	0.0	0.0
Kingsgate	85.2	2.3	7.0	1.7	0.0	3.9	0.0	0.0	0.0
Lakeview	24.5	26.4	0.0	19.8	4.6	23.7	0.0	0.0	1.0
Market	69.0	1.3	0.0	1.1	3.2	25.5	0.0	0.0	0.0
Moss Bay	10.5	19.7	15.3	26.2	4.9	9.3	6.2	0.0	7.8
Norkirk	76.4	1.8	4.8	0.4	3.2	5.1	2.9	0.0	5.5
Rose Hill	66.4	5.8	5.4	1.7	2.5	4.1	0.0	4.1	10.1
Totem Lake	0.5	7.6	4.8	28.6	26.1	7.7	18.4	5.0	1.2

The majority of Kirkland is zoned for low density residential land, with the Highlands neighborhood having the highest percentage of total land area for this zoning designation and Totem Lake with the least (no land zoned for low density residential).

Lakeview has the most land area zoned for medium density residential, with over twice as much area zoned for this designation as the following neighborhood (Everest and Finn Hill both have 18.46 percent of total land area zoned for medium density residential).

Kingsgate has the highest amount of land zoned for high density, followed by Moss Bay. These two neighborhoods account for over half of the high density residential zoning in Kirkland.

Moss Bay also has the most commercially zoned land in comparison with other neighborhoods. This is closely followed by Lakeview and Totem Lake. These three neighborhoods combined represent 75 percent of the total land area in Kirkland zoned for commercial use.

Totem Lake has the highest amount of land zoned for Office Space, being over twice as much as the following neighborhood (Moss Bay) and 40 percent of the total land area.

Central Houghton has a significantly higher amount of zoned land for parks and open space, accounting for 66 percent of the total land area and 13 times the amount of the following neighborhood (Everest).

Industrial zoning exists in few neighborhoods, with the highest amount of this zoning occurring in the Everest neighborhood, followed by Totem Lake.

Institution zoning also occurs significantly less than other designations, with only three neighborhoods having significant land area zoned for this type of land use. These neighborhoods are Central Houghton, Totem Lake, and Rose Hill.

The most Transit Oriented Development (TOD) zoning is in Rose Hill, followed by Everest, Lakeview, then Totem Lake.

STATISTICS ON
CAPACITY

5.C - Neighborhood Size

2023, City of Kirkland GIS
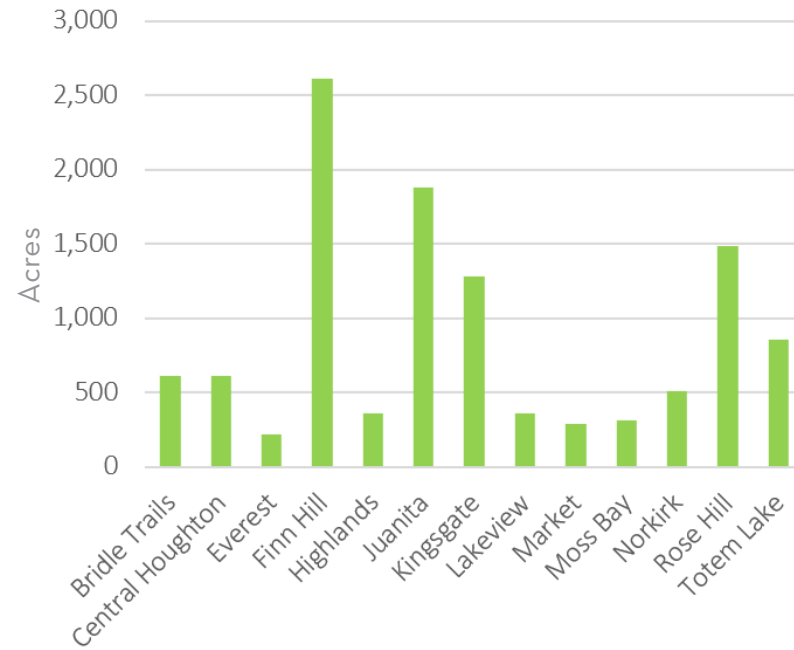
Neighborhood	Total Land Acres
Bridle Trails	610
Central Houghton	614
Everest	219
Finn Hill	2,610
Highlands	363
Juanita	1,881
Kingsgate	1,280
Lakeview	363
Market	289
Moss Bay	314
Norkirk	511
Rose Hill	1,487
Totem Lake	859
Total Acres	**11,401**

5.D - Residential Density by Neighborhood

2022, City of Kirkland GIS, Parametrix

The Finn Hill neighborhood has both the most overall area in Kirkland as well as the most residential acres and single family dwelling units. It has the second least residential density overall, however, following Bridle Trails with the lowest residential density of 2.04.

The Juanita neighborhood has the highest amount of Multi-Family residential dwelling units and total units. Central Houghton has the highest residential density, followed by Totem Lake.

Neighborhood	Total Residential Acres	Residential Dwelling Units			Residential Density (DU/Acre)
		Single Family	Multi-Family	Total	
Bridle Trails	504	881	147	1,028	2.04
Central Houghton	25	1,096	414	1,510	60.24
Everest	103	273	395	668	6.49
Finn Hill	2,158	5,409	936	6,345	2.94
Highlands	311	963	112	1,075	3.46
Juanita	1,557	4,009	4,358	8,367	5.37
Kingsgate	1,075	3,506	1,668	5,174	4.81
Lakeview	176	378	1,449	1,827	10.38
Market	154	695	71	766	4.98
Moss Bay	178	317	4,058	4,375	24.61
Norkirk	95	1,395	341	1,736	18.25
Rose Hill	1,194	3,076	2,240	5,316	4.45
Totem Lake	85	3	3,595	3,598	42.21
City-Wide	7,616	22,001	19,784	41,785	

5.E - Residential Units by Neighborhood

2022, City of Kirkland GIS, Parametrix

■ Single Family   ■ Multi-Family
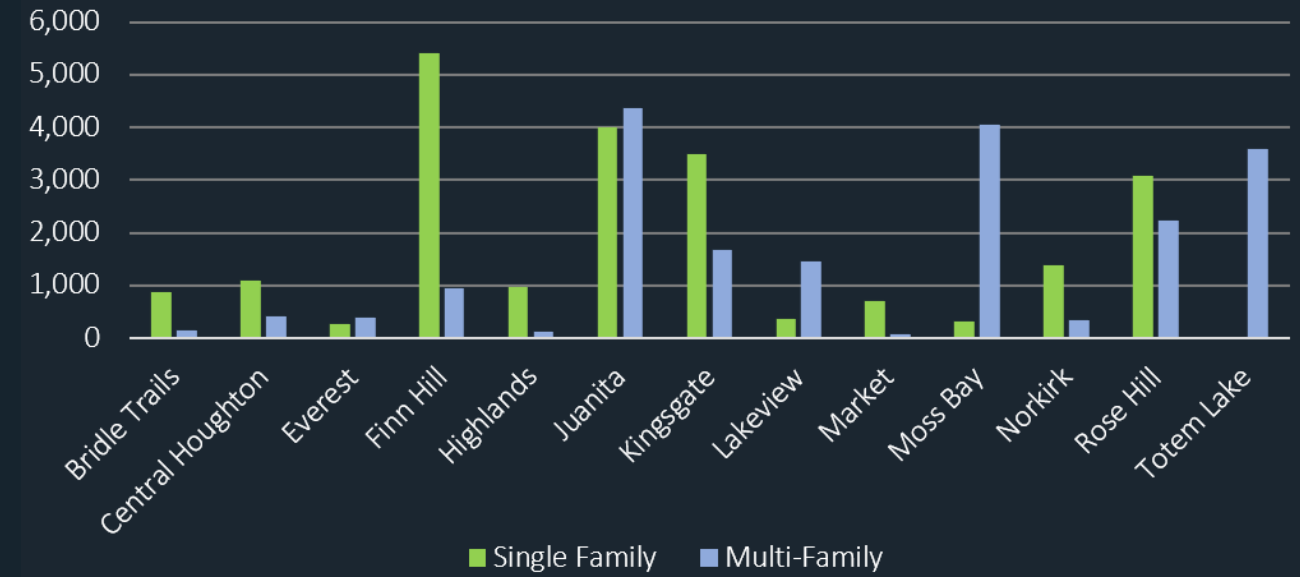
5.F - Estimated Employees by Neighborhood

2022, Parametrix
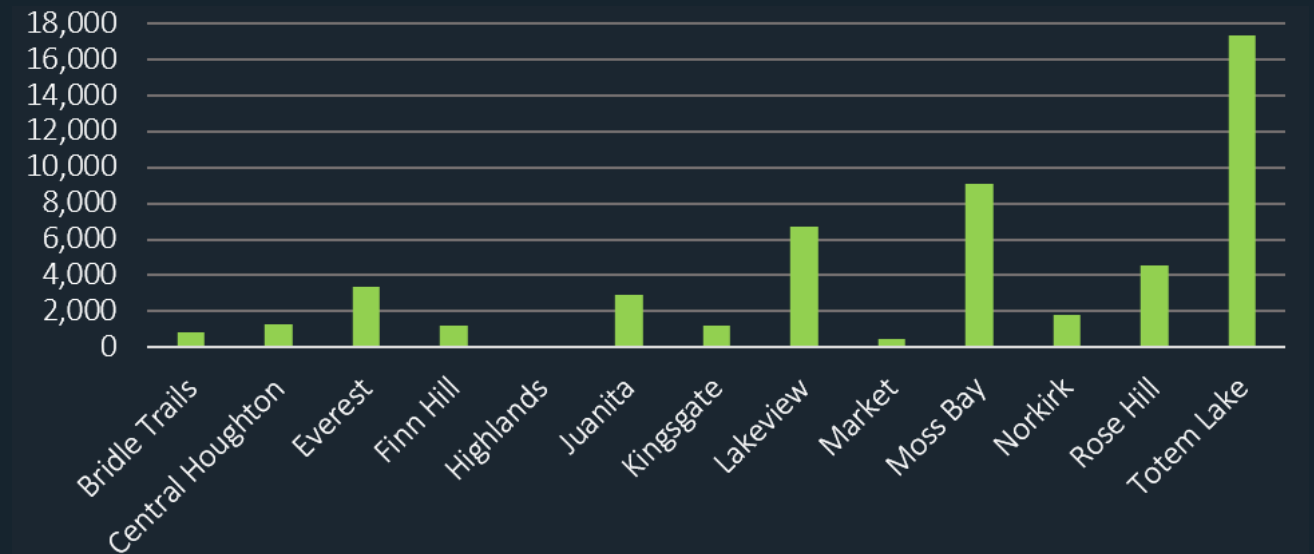
Totem Lake has the highest number of estimated employees (calculated by non-residential square footage) compared to other Kirkland neighborhoods. Totem Lake has almost twice as many employees as Moss Bay, the neighborhood with the second most employees. The neighborhood with the least amount of employees is Highlands with about four and half times less than Market, the neighborhood with the second least employees. This data does not account for employees working from home, since it is calculated based on non-residential square footage.

STATISTICS ON
CAPACITY

5.G - Non-Residential Floor Area & Employees by Neighborhood

2022, Parametrix

Neighborhood	Non-Residential Building Area (Sq Ft)				Employees		
	Commercial	Office	Industrial	Total	Institution*	Home Occupation**	Total*
Bridle Trails	258,725	35,586	-	294,311	73	95	826
Central Houghton	115,993	74,153	-	190,146	579	139	1,247
Everest	65,982	699,776	199,342	965,100	18	61	3,347
Finn Hill	86,128	20,625	-	106,753	336	583	1,174
Highlands	-	-	-	-	0	99	99
Juanita	272,877	146,998	16,444	436,319	981	769	2,909
Kingsgate	177,444	3,025	-	180,469	372	476	1,214
Lakeview	109,109	1,528,731	-	1,637,840	225	168	6,723
Market	22,539	81,693	-	104,232	0	70	443
Moss Bay	1,297,307	1,332,209	232,182	2,861,698	384	402	9,097
Norkirk	46,923	138,452	337,596	522,971	406	160	1,783
Rose Hill	735,697	243,136	118,308	1,097,141	1,398	489	4,533
Totem Lake	1,815,503	1,744,630	2,195,284	5,755,417	2,693	331	17,362
City-Wide	5,004,227	6,049,014	3,099,156	14,152,397	7,465	3,842	50,759

*Calculated by allocating known citywide employees and allocating based on the instutional building square footage
**Calculated citywide and then allocated at the neighborhood level based on total dwelling units per neighborhood

### 5.H - Non-Residential Floor Area by Neighborhood: % of City Totals

2022, Parametrix

Neighborhood	Total (Sq Ft)	% of Category City Total		
		Commercial	Office	Industrial
Bridle Trails	294,311	5.17%	0.71%	-
Central Houghton	190,146	2.32%	1.48%	-
Everest	965,100	1.32%	13.98%	3.98%
Finn Hill	106,753	1.72%	0.41%	-
Highlands	-	-	-	-
Juanita	436,319	5.45%	2.94%	0.33%
Kingsgate	180,469	3.55%	0.06%	-
Lakeview	1,637,840	2.18%	30.55%	-
Market	104,232	0.45%	1.63%	-
Moss Bay	2,861,698	25.92%	26.62%	4.64%
Norkirk	522,971	0.94%	2.77%	6.75%
Rose Hill	1,097,141	14.70%	4.86%	2.36%
Totem Lake	5,755,417	36.28%	34.86%	43.87%
City-Wide (Sq Ft)	14,152,397	5,004,227	6,049,014	3,099,156

5.I - Non-Residential Floor Area by Neighborhood: % of City Totals

2022, Parametrix
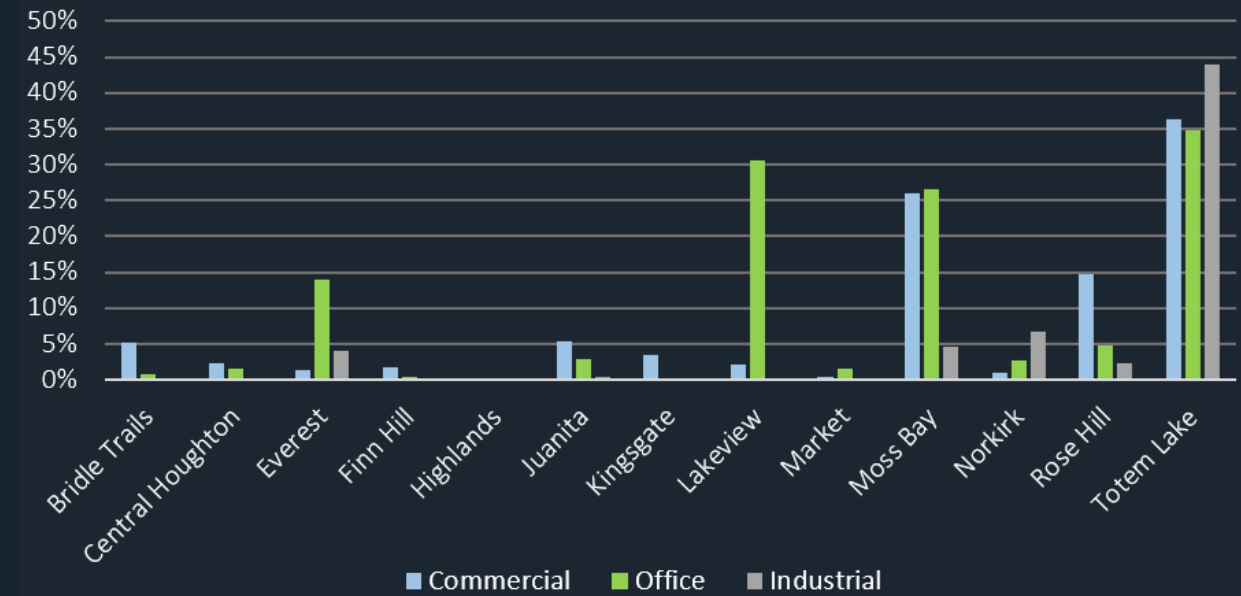
The Totem Lake neighborhood has the highest amount of non-residential building area for Commercial, Office, and Industrial buildings in comparison to other Kirkland neighborhoods. It has over six and half times the amount of Industrial building square footage as Norkirk, the neighborhood with the second most. Totem Lake accounts for over 70 percent of all Industrial building area in Kirkland. Only half of Kirkland neighborhoods have recognized Industrial building area at all.

Moss Bay has the second highest Commercial building square footage in Kirkland. Totem Lake and Moss Bay combined account for over 60 percent of the City's total Commercial building area.

The neighborhoods with the highest Office building area are Totem Lake, Lakeview, and Moss Bay. These three neighborhoods account for 76 percent of all Office building area in Kirkland.

The Highlands neighborhood has the least amount of non-residential building area and employees, including Institution and Home Occupation employees.

Totem Lake has the highest number of total employees, as well as the highest number of Institution employees. The neighborhood with the most Home Occupation employees is Juanita, followed by Finn Hill then Kingsgate.
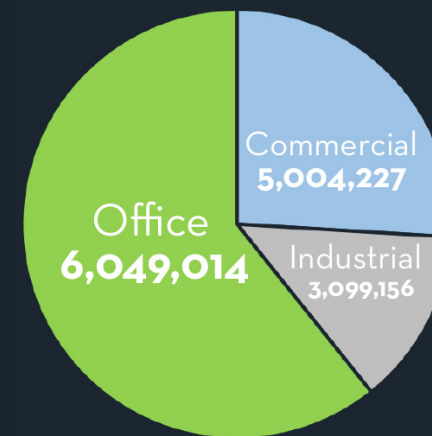
STATISTICS ON
CAPACITY

5.J - Residential Capacity by Neighborhood

2022, Parametrix

Neighborhood	TAZ Units	Single Family			Multi-Family			Total Units			% Increase
		Existing	Added	Total	Existing	Added	Total	Existing	Added	Total	
Bridle Trails	247-249, 392	881	112	993	147	370	517	1,028	482	1,510	46.9
Central Houghton	243-246	1,096	137	1,233	414	838	1,252	1,510	975	2,485	64.6
Everest	260-261.5	273	25	298	395	15	410	668	40	708	6.0
Finn Hill	310.1-314.2	5,409	1,350	6,759	936	117	1,053	6,345	1,467	7,812	23.1
Highlands	274	963	87	1,050	112	8	120	1,075	95	1,170	8.8
Juanita	281-289, 308.1-309	4,009	412	4,421	4,358	1,337	5,695	8,367	1,749	10,116	20.9
Kingsgate	303-307.2, 318.1	3,506	421	3,927	1,668	654	2,322	5,174	1,075	6,249	20.8
Lakeview	236-242	378	45	423	1,449	522	1,971	1,827	567	2,394	31.0
Market	268	695	131	826	71	60	131	766	191	957	24.9
Moss Bay	250-259	317	4	321	4,058	1,152	5,210	4,375	1,156	5,531	26.4
Norkirk	269-273	1,395	84	1,479	341	33	374	1,736	117	1,853	6.7
Rose Hill	262-267, 275-280	3,076	358	3,434	2,240	3,045	5,285	5,316	3,403	8,719	64.0

5.K - Non-Residential Capacity by Neighborhood

2022, Parametrix

Neighborhood	TAZ Units	Commercial Floor Area			Office Floor Area			Industrial Floor Area		
		Existing	Added	Total	Existing	Added	Total	Existing	Added	Total
Bridle Trails	247-249, 392	258,725	(34,403)	224,322	35,586	-	35,586	-	-	-
Central Houghton	243-246	115,993	(13,731)	102,262	74,153	110,381	184,534	-	-	-
Everest	260-261.5	65,982	600	66,582	699,776	108,386	808,162	199,342	70,087	269,429
Finn Hill	310.1-314.2	86,128	2,003	88,131	20,625	22,400	43,025	-	-	-
Highlands	274	-	-	-	-	-	-	-	-	-
Juanita	281-289, 308.1-309	272,877	34,023	306,900	146,998	91,150	238,148	16,444	(2,608)	13,836
Kingsgate	303-307.2, 318.1	177,444	30,913	208,357	3,025	(3,025)	-	-	-	-
Lakeview	236-242	109,109	121,478	230,587	1,528,731	391,183	1,919,914	-	-	-
Market	268	22,539	(1,411)	21,128	81,693	42,976	124,669	-	-	-
Moss Bay	250-259	1,297,307	(176,736)	1,120,571	1,332,209	612,779	1,944,988	232,182	-	232,182
Norkirk	269-273	46,923	(8,658)	38,265	138,452	30,632	169,084	337,596	84,700	422,296
Rose Hill	262-267, 275-280	735,697	401,632	1,137,329	243,136	2,079,803	2,322,939	118,308	44,461	162,769
Totem Lake	290-302	1,815,503	246,376	2,061,879	1,744,630	1,966,053	3,710,683	2,195,284	(298,178)	1,897,106
City-Wide		5,004,227	602,086	5,606,313	6,049,014	5,452,718	11,501,732	3,099,156	(101,538)	2,997,618

5.L - Non-Residential Capacity Changes by Neighborhood

2022, Parametrix

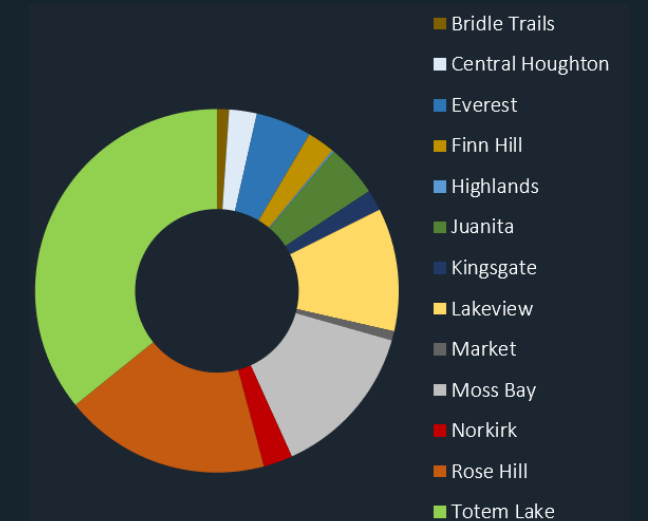| Neighborhood	Existing Floor Area	Added Floor Area	Total Floor Area	Est. Employees Based on Floor Area	Est. Institutional Employees	Est. Home Occupation Employees	Est. Employee Change (+/-)		Est. Employee Change (Instutitional)	Est. Employee Change (Home Occupation)	Total Est. Employees for 2044
Bridle Trails	294,311	-34,403	259,908	826	73	95	-25		-	44	846
Central Houghton	190,146	96,650	286,796	1,247	579	139	604		-	90	1,941
Everest	965,100	179,073	1,144,173	3,347	18	61	558		-	4	3,908
Finn Hill	106,753	24,403	131,156	1,174	336	583	428		200	135	1,937
Highlands	-	-	-	99	-	99	9		-	9	116
Juanita	436,319	122,565	558,884	2,909	981	769	593		15	161	3,678
Kingsgate	180,469	27,888	208,357	1,214	372	476	146		-	99	1,458
Lakeview	1,637,840	512,661	2,150,501	6,723	225	168	1,855		-	52	8,630
Market	104,232	41,565	145,797	443	-	70	182		-	18	643
Moss Bay	2,861,698	436,043	3,297,741	9,097	384	402	1,701		-	106	10,905
Norkirk	522,971	106,674	629,645	1,783	406	160	256		-	11	2,050
Rose Hill	1,097,141	2,525,896	3,623,037	4,533	1,398	489	1,774		19	313	14,464
Totem Lake	5,755,417	1,914,251	7,669,668	17,362	2,693	331	10,387		-	459	28,207
City-Wide	14,152,397	5,953,266	20,105,663	50,759	7,465	3,842	26,291		234	1,499	78,783

Totem Lake has the highest increase of units (2022-2044) and the least existing and added single family units. Everest has the lowest increase of units.

Bridle Trails, Central Houghton, Market, and Moss Bay neighborhoods estimate a decrease in Commercial floor area by 2044. Kingsgate decreases in Office floor area. Totem Lake and Juanita decreases in Industrial floor area.

Bridle Trails is estimated to have a decrease in employees by 2044. Despite an increase in employees, Market neighborhood shows the least employees in 2044. Totem Lake shows the highest growth of employees, existing employees, and highest total estimated employees by 2044.

5.M - Total Jobs by Neighborhood (2044)

2022, Parametrix

- Bridle Trails
- Central Houghton
- Everest
- Finn Hill
- Highlands
- Juanita
- Kingsgate
- Lakeview
- Market
- Moss Bay
- Norkirk
- Rose Hill
- Totem Lake

5 Transportation

This section provides an overview of Kirkland's multi-modal (walking, biking, transit, auto) transportation system and how people move around the city. In addition, for more information regarding the city's long term transportation goals and priorities, see the Transportation Element or Transportation Master Plan Existing Conditions Report.

6.A - Commuter Travel Patterns
2022, U.S. Census

- Remote Work 37%
- Driving Alone 52%
- Carpooled 6%
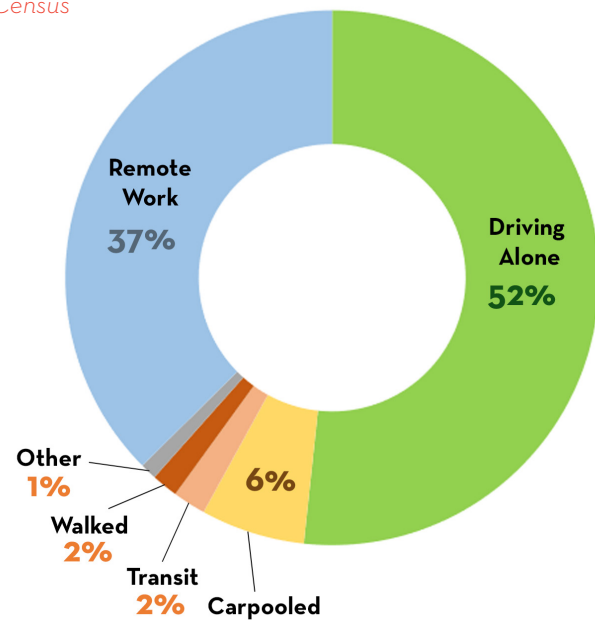- Transit 2%
- Walked 2%
- Other 1%

Figure 6.A shows the primary mode of travel that residents used to travel to work in 2020. Vehicular travel is still the primary commute choice for most residents in Kirkland.

Map 6.B shows Kirkland's functional classification of roads and streets consisting of principal and minor arterials, collectors and local streets. There are approximately 250 miles of streets in Kirkland. Streets are categorized by various functional classifications based on how they connect the network. Functional classification carries with it expectations about roadway design, including its speed, capacity, and relationship to existing and future land use development.

Kirkland At A Glance

TOP 3 MOST HEAVILY USED STREETS IN VEHICLES ARE:
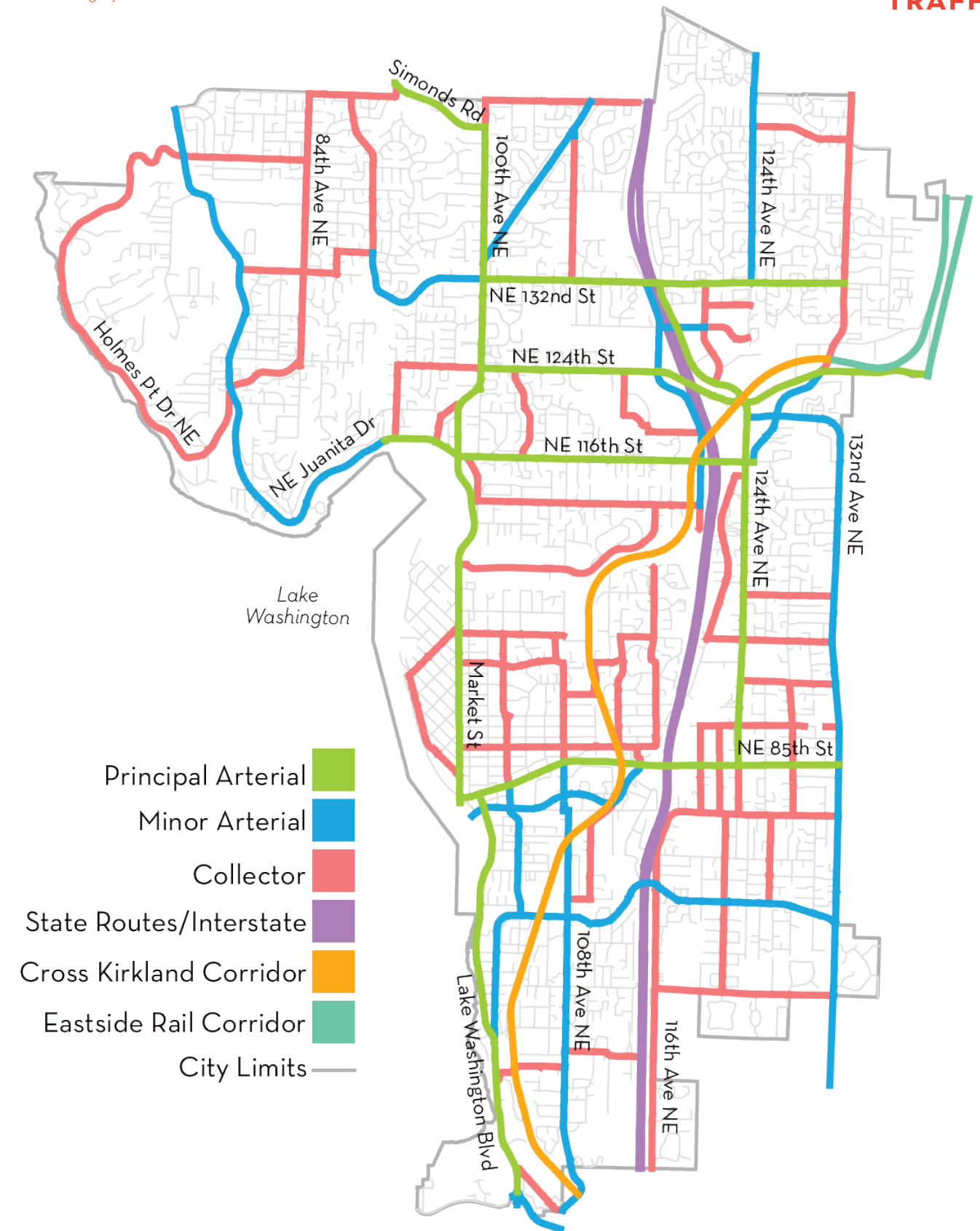NE 124th St., NE 85th St., 124th Ave NE

THE CROSS KIRKLAND CORRIDOR
is a 5.75-mile pedestrian/bicycle route that allows non-motorized travel from the city's south boundary to the Totem Lake neighborhood in northeast Kirkland

PRIMARY MODE OF TRAVEL TO WORK:
Single occupancy vehicle (52%); Remote Work (37%); Carpool (6%)

STATISTICS ON TRAFFIC

Map 8 - Functional Classification of Roads/Streets in Kirkland
2023, City of Kirkland GIS

- Principal Arterial
- Minor Arterial
- Collector
- State Routes/Interstate
- Cross Kirkland Corridor
- Eastside Rail Corridor
- City Limits

STATISTICS ON
TRAFFIC

6.B - Average Annual Daily Traffic (AADT) Volume Counts
2022, Kirkland Department of Public Works

Corridor	AADT
NE 124TH ST	341,115
NE 85TH ST	294,312
124TH AVE NE	135,320
100TH AVE NE	130,091
NE 132ND ST	122,569
NE 116TH PL	101,663
116TH AVE NE	100,651
132ND AVE NE	99,959
NE 70TH PL	93,616
120TH AVE NE	88,377
JUANITA DR NE	81,361
CENTRAL WAY	64,492
NE 128TH ST	60,234
LAKE WASHINGTON BLVD NE	52,827
108TH AVE NE	49,666
98TH AVE NE	46,810
JUANITA-WOODINVILLE WAY NE	44,845
SLATER AVE NE	39,674
NE 68TH ST	39,519
TOTEM LAKE BLVD	36,664
NE 145TH ST	33,354
MARKET ST	32,435
SIMONDS RD NE	29,853
6TH ST	27,646
KIRKLAND WAY	22,172
NE 80TH ST	21,485
LAKE ST	21,376
NE 120TH PL	16,846
3RD ST	14,874
122ND AVE NE	14,581
STATE ST	13,522
NE 143RD ST	10,969

Every two years, the City conducts a comprehensive traffic count program that gathers the following information:

1. Daily vehicle counts in the middle of the block on weekdays at over 200 locations.
2. Seven-day counts in the middle of the block during different seasons at 17 locations.
3. Turning movement counts during peak morning (AM) and evening (PM) hours at around 65 signalized intersections, encompassing vehicles, pedestrians, and cyclists.

The seven-day seasonal count data is utilized by the City to formulate adjustment factors that accommodate variations in seasonal and weekday traffic volumes. These adjustment factors, coupled with the mid-block daily vehicle counts, are then employed to estimate the Average Annual Daily Traffic (AADT) volumes on the City's streets. Counts from AM and PM peak signalized intersections are incorporated in the analysis.

Based on this analysis, the data collected shows the highest traffic movement through NE 124th St. The remaining counts are shown in Figure 6.C for corridors with an AADT of over ten thousand.

Map 9 - Existing Bicycle Routes
2022, Kirkland GIS

Legend:
- Bike Lane
- Cross Kirkland Corridor
- Eastside Rail Corridor
- Park/Green Space
- School