

Affordable housing at Kirkland Heights.



Affordable multifamily housing is coming to the Kingsgate neighborhood of Kirkland, with 276 rental homes across 27 residential buildings.

Expected to be completed in June 2026, the project is community-focused – set on a 13-acre site with garden-style apartment buildings for healthy and sustainable resident and family living.

Project Overview

- 🏠 Rehabilitation of 180 existing units and new construction of 96 units
 - Adding a third floor to 8-plexes
 - Two new residential buildings
- 🏠 Extensive infrastructure upgrades onsite and on the right-of-way – including water, sewer, and stormwater
- 🏠 New community building and resident amenities – including community gardens, barbeque picnic areas, basketball court, bocce ball court, and playgrounds for children

2019

Purchased by KCHA

2020

Assessment and due diligence

2021

Concept design

2022

Permit application

2022-23

Pilot project on building 8

2023-26

Main project

Affordability and Community Impact

OUTCOMES

900+

residents provided housing, including 250+ students in the Lake Washington School District

- 🏠 Average-Income at 60% AMI
- 🏠 Large family households with an average household size of 3.5 people
- 🏠 Housing stability for a resident community that is **majority BIPOC**
- 🏠 To **minimize displacement**, construction was phased with carefully planned temporary relocations, either onsite or at nearby KCHA properties

INCLUDES

106

units dedicated to project-based Section 8 vouchers

Modern, Sustainable Design

- 🏠 Housing and landscape design that fits with the surrounding neighborhood
- 🏠 In-unit washer/dryers
- 🏠 Centralized water heating system, provided free of charge to residents
- 🏠 Solar panels generating 846,507 kWh/yr, offsetting energy use
- 🏠 19 EV charging stations
- 🏠 Compliance with WA's Evergreen Sustainable Development Standard (ESDS)

Project Financing

The total construction cost is approximately **\$125 million over three years**. The project is supported by a combination of funding sources – including 4% Low-Income Housing Tax Credits, Renewable Energy Tax Credits, Tax-Exempt Bonds, reinvestment interests and contributions from King County, ARCH, and KCHA.

In addition, Kirkland Heights received a waiver from the City of Kirkland on approximately 65% of the required impact fees, equivalent to \$744,047.

