

TO: Mayor Marchione and City Council

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DATE: February 18, 2014

SUBJECT: STAFF REPORT: HOUSING-RELATED AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING CODE AND HOUSING STRATEGY PLAN UPDATE

This staff report summarizes recommended housing-related amendments to the Redmond Comprehensive Plan and Zoning Code and provides a brief progress update and preview of upcoming housing initiatives since City Council adoption of the Housing Strategy Plan in May 2012.

Staff briefed the City Council's Planning and Public Works Committee on the housing-related amendments on January 14, 2014, and City Council on January 21, 2014. The Council determined that they did not need a study session on the proposed amendments, and directed staff to provide additional information at a subsequent regular meeting in preparation for Council action.

BACKGROUND AND DESCRIPTION

The housing-related amendments to the Redmond Zoning Code are proposed to improve clarity and consistency, remove duplicative language, and amend specific regulations that will result in greater compatibility of residential structures.

In addition to changes for the purpose of clarification, the housing-related amendments include recommended changes to;

- Lower the height limit on smaller residential structures such as Accessory Dwelling Units (ADUs) and homes built through a small-lot subdivision (i.e., "backyard homes") from 35 feet to 25 feet;
- Remove duplicative design and siting standards in the Attached Dwelling Units section of the Zoning Code, as well as remove the requirement for a conditional use process for attached dwelling units built under the Affordable Exception; and
- Repeal policy HO-33 which speaks to the Innovative Housing Demonstration Program.

Comprehensive Plan Policy HO-33 is proposed for deletion as the program ended in August 2013. Staff will complete a formal evaluation of the Innovative Housing Demonstration

Program in 2014 for consideration by the Planning Commission and City Council. As a result of the study, staff may recommend elements of the demonstration program be incorporated into the Zoning Code to encourage additional flexibility in standards related to housing development.

As part of the process to identify and prepare this package of amendments, staff compiled the proposed changes from three sources:

- Housing-related topics set aside in a “parking lot” following the Zoning Code rewrite;
- High priority housing strategies identified by City Council as part of the adopted Housing Strategy Plan; and,
- A review of housing-related regulations as a whole to identify other potential areas for improvement.

OVERVIEW OF PLANNING COMMISSION DISCUSSION

The Planning Commission recommended approval of the proposed amendments to the Zoning Code and Comprehensive Plan, including the proposal to lower height limits for detached Accessory Dwelling Units and homes built within a small-lot short plat (e.g., “backyard homes”) from 35 feet to 25 feet. Commissioners questioned if the proposal would hinder development of these structures and further, if this was contrary to the City’s goals of encouraging the development of affordable housing. Staff responded that the proposed lower height limits should neither encourage nor discourage development and are consistent with other smaller residential structures such as cottages and size-limited homes. The proposed heights will allow sufficient height for two-story but not three-story structures which is more compatible within neighborhoods. The Commission concurred with the staff recommendation on this issue and supported the lower height limits. The Commission’s full discussion is provided in the Planning Commission Report and in the Commission’s final issues matrix, which is Attachment B to the Planning Commission Report.

The Planning Commission completed a recommendation regarding the housing amendment package in December 2013. The Planning Commission Report with the recommended amendments was delivered to Council members by email on Friday, January 10, 2014.

A “Table of Contents” is attached to this staff report (Attachment A) that lists each of the proposed housing-related amendments with the corresponding page number in the accompanying regulatory text. Staff will provide an overview of the amendments at the February 18, 2014, City Council meeting and will bring forward an ordinance on the housing-related amendments for Council action on March 18, 2014.

HOUSING STRATEGY PLAN UPDATE

The City Council adopted the Housing Strategy Plan in May 2012 as a tool for evaluating housing implementation actions every three to five years and as an important element of work programming. (Attachment B – Housing Strategy Plan) The Strategy Plan establishes the strategies to consider and prioritize for consideration, although it does not determine the action to be taken on any specific strategy. This memo provides an update on major progress since the adoption of the Plan and upcoming initiatives.

Background and Council's Priority Strategies

Strategies on the Housing Strategy Plan are identified as high, medium, or low priority. High priority strategies are typically new items, with the idea that the City should undertake additional actions to promote housing supply and affordability. Medium priority strategies are those currently underway and may need to be reevaluated in the future. Low priority strategies are essentially completed or ongoing strategies that may be worth reconsidering in the future depending on resources or the effectiveness of other strategies.

The City Council identified a variety of strategies as high priority including (in no rank order):

- Explore incentives to assist homeowners in creating ADUs
- Evaluate incentives to encourage multifamily development within Urban Centers, e.g., Downtown and Overlake, close to transportation facilities and public services
- Focus on providing a dedicated revenue source that could be targeted toward affordable housing
- Consider programs that offset loss of housing through conversion
- Provide information/education for consumer awareness of affordable housing and variety of housing types available in the community. Create user guides to assist users in understanding affordable programs and City requirements
- Promote programs to retrofit existing housing to improve energy efficiency and reduce long-term operating and maintenance costs
- Seek and participate as appropriate in other forums such as faith-based groups, business, or other non-governmental groups
- Evaluate programs to encourage/allow a variety of housing types, especially for infill development in established neighborhoods;
- Review senior housing land use regulations. Ensure that regulations encourage senior housing and recognize smaller household sizes

Mayor and Council

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Progress Update

Since the Council's adoption of the Housing Strategy Plan, staff, together with our partners has undertaken a number of housing actions. These include several specific projects for senior, affordable and infill housing as well as ongoing efforts. Please refer to Attachment C for a list of high priority strategies and associated implementation actions.

In addition, the number of affordable units, particularly in Downtown but also in other neighborhoods, has continued to increase. At this time, there are over 260 units that are affordable to persons or families who earn 80 percent or less of the King County Median Income, or Area Median Income (AMI).

Staff looks forward to further consideration of these and other housing strategies for City Council direction on other implementation actions.

LIST OF ATTACHMENTS:

Attachment A: Table of Contents; Housing Related Amendments

Attachment B: Housing Strategy Plan, Adopted May, 2012

Attachment C: Housing Strategy Plan - Progress Update for High Priority Items

EXHIBIT A – TABLE OF CONTENTS			
Item	Description of More Significant Changes	RZC Section	Page
1	Add language to clarify that density bonuses are calculated on the underlying base density	RZC 21.08.170 C.3	1
2	Changes to small-lot short plat requirements: <ul style="list-style-type: none"> • Change height limit from 35 feet to 25 feet to be consistent with height limits for cottages and size-limited dwellings • Also added language that requires structures to conform to other site requirements for detached structures within the zone category 	RZC 21.08.170 E.2.a.ii	3
3	Changes to Accessory Dwelling Units <ul style="list-style-type: none"> • Change height limit for detached ADUs from 35 feet to 25 feet unless contained within an accessory structure, in which case the maximum height is 28 feet • Clarify that ADUs may not be used to meet affordability requirements of RZC 21.20 Affordable Housing 	RZC 21.08.220	4-5
4	Changes to Attached Dwelling Units (duplexes, triplexes) <ul style="list-style-type: none"> • Remove language in Section 4, Design which is duplicative of other existing language in that section as well as in RZC 21.08.180 Residential Development and Architectural, Site and Landscape Design Regulations • Remove requirement for conditional use process for use of Affordable Housing Exception in Section 6 • Add provision that duplexes built under the Affordable Housing Exception are allowed as part of a subdivision (10+ lots) only. • Remove requirement that duplexes built under the Affordable Housing Exception must contain 3 bedrooms • Clarify separation requirements for 3 & 4 unit structures in Education Hill, by “lot” vs “site” • Remove duplicative design and siting requirements for duplexes built under the Affordable Housing Exception; duplicative of Section 4, Design as well as RZC21.08.180 Residential Development and Architectural, Site and Landscape Design Regulations 	RZC 21.08.260	5-10

EXHIBIT A – TABLE OF CONTENTS			
Item	Description of More Significant Changes	RZC Section	Page
5	Innovative Housing Demonstration Projects	RZC 21.08.350	10
	<ul style="list-style-type: none"> • Repeal section, as time period of demonstration program has expired • Repeal references to Innovative Housing Demonstration Projects found elsewhere in RZC 	RZC 21.08.170 B; RZC 21.74.030 H.1 and H.3	1, 17
	<ul style="list-style-type: none"> • Repeal Comprehensive Plan Policy HO-33 	Redmond Comprehensive Plan	Housing Element
6	Changes to Affordable Housing <ul style="list-style-type: none"> • Clarifies that cottages, duplexes and size-limited dwellings may be used to meet the requirements of this section • Clarifies that ADUs may not be used to meet the requirements of this section • Removes duplicative language for neighborhoods in 21.20.060, Supplemental Requirements 	RZC 21.20 and 21.20.060, Supplemental Requirements	12,15

RZC 21.08 RESIDENTIAL REGULATIONS

21.08.010 Introduction and User Guide

No changes.

21.08.020 to .140 (all R zones)

No Changes.

21.08.150-160

No changes.

21.08.170 Site Requirements for Residential Zones

Changes to subsections C and E, no changes to A, D, or F-M

Comment [C1]: ITEM 1

- A. **Purpose.** The purpose of this section is to establish basic site requirements for residential zones in Redmond. These requirements implement Redmond's Comprehensive Plan, the Growth Management Act, the Multicounty Planning Policies, and the County-Wide Planning Policies, while also protecting Redmond's residential areas from public nuisances, incompatible uses, and other hazards.
- B. **Site Requirements in Zone Use Charts.** Each zone use chart in RZC 21.08.020 through 21.08.140 sets forth the basic dimensional standards for residential development in that zoning district. RZC 21.08.150 through 21.08.200 provide additional general requirements applicable to all zoning districts. Some site requirements may be modified as provided in RZC 21.08.150 through 21.08.200, and as provided in RZC 21.08.350, Innovative Housing Demonstration Projects.

Comment [C2]: (This edit pertains to ITEM 5, see below)

C. **Allowed Density.**

1. Purpose. The purpose of the allowed density requirement is to:
 - a. Help maintain a consistent and compatible land use pattern in Redmond's residential neighborhoods;
 - b. Serve Redmond's planned housing needs; and
 - c. Prevent public nuisances that result from a lack of adequate open space and the over utilization of public facilities.
2. Requirements. The allowed density, as shown in each residential zone use chart in RZC 21.08.020 through 21.08.140, represents the maximum number of dwelling units that

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may occupy an acre of land, exclusive of bonuses and exclusive of accessory dwelling units.

3. Calculations. When calculating allowed density for any given site in the City, the gross area of the site is multiplied by the allowed density per acre that applies to the zone where the site is located. The result is the maximum number of units (other than ADUs) that may occupy that site. [Please note that any available density bonuses are calculated on the base density.](#)

E. Minimum Average Lot Size.

1. Purpose. The purpose of the average lot size requirement is to:
 - a. Allow for the development of consistent and compatible land use patterns throughout Redmond's residential neighborhoods; and
 - b. Minimize public nuisances that may result from a lack of adequate open space and the over utilization of public facilities.
2. Requirements.
 - a. Explanation. The zone use charts in RZC 21.08.020 through 21.08.140 establish the minimum average lot size for each residential zone in Redmond. The average lot size of all lots created through the subdivision or short subdivision process must meet, at a minimum, this average lot size requirement. However, this requirement may be modified under the following circumstances:
 - i. Green Building and Green Infrastructure Program. The owner may participate in the Green Building and Green Infrastructure Incentive Program (see RZC 21.67), and create a lot or lots which do not meet the minimum average lot size for the underlying zone by meeting all program requirements; or
 - ii. Small Lot Short Plats. The owner of any lot in the Bear Creek, Education Hill, Idylwood, or Overlake Residential Neighborhoods which is at least 200 percent of the required minimum average lot size in the underlying residential zone and which contains an existing detached dwelling unit may short subdivide the lot in order to create a separate fee simple lot which does not meet the minimum average lot size for the underlying zone if the dwelling unit to be constructed on the newly created lot meets all of the following requirements:
 - a. Only one detached dwelling unit shall be allowed on the lot.
 - b. The dwelling unit on the lot shall not exceed 1,000 square feet in total area, excluding any garage area. The dwelling unit and any garage shall not exceed 1,500 square feet in total area. A covenant shall be recorded against the title of the lot prohibiting expansion of the dwelling unit.

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c. The dwelling unit on the lot must conform to all setback, lot coverage restrictions and any other standards or regulations required of a detached dwelling unit in a residential zone.

~~b.d.~~ The maximum height of any portion of the roof, except chimneys or cupolas shall not exceed 25 feet anywhere on the site.

~~e.e.~~ Two off-street parking places are required. Parking spaces must be paved and may include private attached garages, carports, or other off-street areas reserved for vehicles. No detached garages are allowed.

~~d.f.~~ The dwelling unit must be affordable to an individual or family that has an annual income that is 120 percent or less of the annual median income defined in RZC 21.20, Affordable Housing. (Ord. 2642)

Comment [C3]: ITEM 2

21.08.180 to .210

No changes.

21.08.220 Accessory Dwelling Units

Comment [C4]: ITEM 3

- A. **Purpose.** The purpose of the accessory dwelling unit (ADU) provisions is to:
1. Provide a housing type that responds to changing needs and lifestyles (e.g., small families, retired couples) and that allows persons of all ages and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family development;
 2. Enhance opportunities for ownership housing;
 3. Better utilize existing infrastructure and community resources;
 4. Add to Redmond's stock of affordable dwelling units; and
 5. Protect neighborhood character and stability by ensuring that ADUs are compatible with surrounding land uses according to the conditions of this division and by blending new development with existing residential development.
- B. **Applicability.** The provisions of this section apply to all accessory dwelling units.
- C. **Requirements.**
1. Number of ADUS. One ADU shall be allowed on each residential lot as in conjunction with any new or existing detached single-family dwelling unit in the City of Redmond.
 2. Location.

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- a. An ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit.
 - b. Detached ADUs and the primary dwelling unit must each conform to all setback, height, and lot coverage restrictions, and any other standards or regulations required of a detached dwelling unit in a residential zone.
 - b.c. For detached ADUs the maximum height of any portion of the roof, except chimneys or cupolas, shall not exceed 25 feet anywhere on the site. The maximum height for a detached ADU that is contained within an accessory structure is 28 feet.
3. Size/Scale.
 - a. The total square footage of a detached ADU shall not exceed 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area, and in no case shall it exceed 1,000 square feet.
 - b. In no case shall the ADU exceed 1,500 square feet in total area. If an ADU occupies an entire single floor, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.
 4. **Subdivision.** An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.
 5. **Occupancy - ADUs.** Either the primary dwelling unit or the ADU must be occupied by an owner of the property. The owner-occupied unit shall not be rented to others. A permit authorizing an ADU shall not be issued until the City receives proof of recordation of an instrument requiring owner occupancy, on-site parking, and compliance with the requirements of this section.
 6. **Parking.** One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may include private driveways, garages, carports, or off-street areas reserved for vehicles.
 7. **Exterior Modification ADUs.** Only one entrance on the front of the primary dwelling unit is permitted. Additional entrances are permitted on the side and rear of the primary structure. The Technical Committee may allow both entrances to the primary and accessory units to be located on the front of the structure where design, site layout, and construction considerations significantly hinder other options. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.
 8. Home business shall be allowed, subject to existing regulations, in both the ADU and the primary unit.

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~~8.9.~~ Affordable Requirement. ADUs shall not be used to meet any requirement to provide affordable dwelling units per RZC 21.20 Affordable Housing.

~~9.10.~~ Applicable Codes - ADUs. The portion of the single-family dwelling in which the accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the exception of the ceiling height requirements of the International Building Code. The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past building code requirements.

- D. **Cancellation.** Cancellation of the ADU approval may be accomplished by the owner recording a document with the King County Department of Public Records and Elections against the title removing the ADU restriction described in subsection C.5 of this section. The cancellation document will confirm that the property has reverted to use as a single dwelling unit and that the former ADU is not to be used as a separate dwelling unit. The property owner shall provide proof of recordation to the Administrator. Cancellation may also occur as a result of an enforcement action.

21.08.230 to .250

No changes.

21.08.260 Attached Dwelling Units

Comment [C5]: ITEM 4

- A. **Purpose.** The purpose of this section is to:
1. Enhance opportunities for ownership housing;
 2. Reduce development costs related to construction and the provision of utilities which in turn may help to reduce housing prices in support of affordability goals;
 3. More effectively set aside critical areas and natural resources as open space than would otherwise be allowed through the subdivision process; and
 4. Achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.
- B. **Applicability.**
1. Generally. Unless otherwise specified in subsections B.2 and B.3 of this section, attached dwelling units are allowed through a conditional use permit process in zones R-4 through R-6. Attached dwelling units are allowed outright in zones R-8 through R-20, and three-unit attached dwelling units and four-unit attached dwelling units are allowed outright in the R-30 zone unless otherwise provided in subsections B.2 and B.3.

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2. Willows/Rose Hill Neighborhood.
 - a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones in the Willows/Rose Hill Neighborhood, provided, that a minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall remain detached single-family dwellings.
 - b. Three-unit attached dwelling units and four-unit attached dwelling units may be allowed ~~on individual lots as part of a preliminary plat application~~ in Single-Family Urban zones only as part of the demonstration project provided for in Policy N-WR-E-4 of the Redmond Comprehensive Plan to evaluate compatibility with the Willows/Rose Hill Neighborhood.
 3. Bear Creek, Education Hill, Grass Lawn, North Redmond, and Overlake Neighborhoods.
 - a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones ~~in the Education Hill Neighborhood~~.
 - b. Three-unit attached dwelling units and four-unit attached dwelling units are allowed on individual lots in Single-Family Urban zones, with public notification and at least one neighborhood meeting required. The public notification and neighborhood meeting is not required in R-8 zones.
- C. **Requirements.** Attached dwelling units are subject to all of the land use, density, site requirements and development standards of the underlying zone with the following exceptions:
1. Minimum Lot Size. The minimum lot size for attached dwelling units in R-4, R-5 and R-6 zones shall be based on a percentage of the average lot size of the underlying zone as presented in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)
 - a. The minimum lot size for a two-unit attached dwelling unit is equal to 150 percent of the average lot size for the underlying zone.
 - b. The minimum lot size for a three-unit attached dwelling unit is equal to 200 percent of the average lot size for the underlying zone.
 - c. The minimum lot size for a four-unit attached dwelling unit is equal to 250 percent of the average lot size for the underlying zone.
 2. Lot Division.
 - a. For ground-oriented, side-by-side attached dwelling units, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and

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ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.

- b. Where structures are built over property lines, or property lines are created which divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of the City's RMC Title 15, Buildings and Construction, based on the gross square footage of the structure before division and not based on the square footage of the individual units after division. A perpetual joint ownership and management agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.

3. Density.

- a. Bear Creek, Education Hill, Grass Lawn, North Redmond Neighborhoods.
 - i. The allowed number of dwelling units for two-unit attached dwelling units shall be determined solely by the minimum lot size and lot division provisions of subsections C.1 and C.2 of this section.
 - ii. The allowed number of dwelling units for three-unit attached dwelling units and four-unit attached dwelling units shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.
- b. All Other Areas. The allowed number of dwelling units for two-unit, three-unit, and four-unit attached dwelling units shall not exceed the allowed number of detached dwelling units.

4. Design.

- ~~a. Attached dwelling units in Single-Family Urban zones shall be visually separated from existing single-family uses located outside of the proposed subdivision. Visual separation shall be achieved through a combination of site planning, landscaping, fencing and natural screening.~~
- ~~b. All attached dwelling units in the Single-Family Urban zones shall have the following design features in addition to those required by the City's adopted design standards:
 - ~~i. A pitched roof covered with nonmetallic material.~~
 - ~~ii. An entry which can be seen from the street and is noticeable from the street.~~
 - ~~iii. Frames around each window.~~
 - ~~iv. The height, bulk, and scale shall be consistent with the nearby residential uses.~~~~
- e.a. All a Attached dwelling units in Single-Family Urban zones shall meet the following design requirements in addition to those required by the City's adopted design

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[standards, RZC 21.08.180 Residential Development and Architectural, Site and Landscape Design Regulations](#) ~~subsections C.4.a and C.4.b above:~~

i. Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.

~~ii.~~ ii. Be consistent in height, bulk, scale and style with nearby single-family residential uses.

~~iii.~~ iii. No side-by-side mirror image duplex designs shall be permitted.

~~iv.~~ iv. Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.

~~d.b.~~ New applications for three-unit and four-unit attached dwelling units in the Education Hill Neighborhood shall be accepted for ~~sites-lots~~ no less than 500 feet of each other and new applications for duplex structures shall be accepted for ~~sites-lots~~ no less than 250 feet of each other until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-20 and N-EH-21 in the Redmond Comprehensive Plan.

5. Review and Decision Procedures.

a. Bear Creek, Education Hill, Grass Lawn, North Redmond, [Willows/Rose Hill](#) and Overlake Neighborhoods.

i. Review and decision for two-unit attached dwelling units shall occur through the Type I process.

ii. Review and decision for three-unit and four-unit attached dwelling units shall occur through the Type II process; in the Willows/Rose Hill it shall occur through the Type III process.

~~b. Willows/Rose Hill Neighborhood.~~

~~i. Review and decision for two unit attached dwelling units shall occur through the Type I process, subject to the requirements of this section and RZC 21.08.180. Residential Development and Architectural, Site and Landscape Design Regulations.~~

~~ii. Review and decisions for three unit and four unit attached dwelling units shall occur through the Type III process.~~

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6. Affordable Housing Exception. In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing the following exceptions to the requirements of RZC 21.20, Affordable Housing, and some other requirements specifically provided for in this section apply:

~~a. Two-unit attached dwelling units made affordable to households earning 80 percent or less of King County median income are allowed on individual lots in R-4, R-5 and R-6 zones through the conditional use permit process unless otherwise provided by a neighborhood plan or neighborhood specific regulations.~~

a. Two-unit attached dwelling units made affordable to households earning 80 percent or less of King County median income under the requirements specifically provided for in this section are allowed as part of a preliminary plat application for residential subdivisions of 10 units or more.

b. Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the density requirements set forth in the zone summary for the residential zone district, or the minimum lot size requirements of subsection C.1 of this section, but shall be subject to the minimum lot size requirements of the underlying zone as set forth in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)

~~c. Each two-unit attached dwelling unit meeting the affordability requirements of this section must include at least three bedrooms.~~

~~d. No more than two two-unit attached dwelling units meeting the affordability requirements of this section may be sited adjacent to each other in the same development. Adjacency is defined as nearest, immediately adjoining, and having a common boundary. Therefore, two-unit attached dwelling units shall be separated by other land uses, dedicated open space, or streets. Where a tract or easement is used as a separator, such tract or easement shall be:~~

~~i. Dedicated or otherwise restricted in use so that it will remain in place for as long as the duplexes are present;~~

~~ii. No less than 35 feet in width, the minimum width for a local access street; and~~

~~iii. Contiguous with other~~

~~e. Two-unit attached dwelling units meeting the affordability requirements of this section shall not be subject to the attached dwelling unit design requirements of subsection C.4 of this section, with the exception of subsection C.4.c of this section, which has standards requiring that attached dwelling units shall be of a similar design and appearance to single-family homes located in the area.~~

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~~f.—A covenant agreement, in a form to be approved by the City, as required by RZC 21.20.040 must be recorded for all two-unit attached dwelling units allowed under this section and meeting the affordability requirements of this section. This covenant agreement shall appear on the deed to the property requiring all affordable housing units created under this section to remain as affordable for a 30-year period. This covenant agreement shall run with the land, binding on the assigns, heirs and successors of the applicant.~~

21.08.350 Innovative Housing Demonstration Projects

Repealed

Comment [C6]: ITEM 5

(No changes to rest of chapter)

ARTICLE II CITYWIDE REGULATIONS

RZC 21.20 AFFORDABLE HOUSING

Comment [C7]: ITEM 6

21.20.010 Purpose

The purpose of this chapter is to:

- A. Implement the responsibility of the City under the state Growth Management Act to provide for housing opportunities for all economic segments of the community.
- B. Help address the shortage of housing in the City for persons of low and moderate incomes, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
- C. Help facilitate an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- D. Preserve and create opportunities for affordable housing as the City continues to grow.
- E. Encourage the construction of housing that is affordable to senior citizens of Redmond.

21.20.020 Applicability

- A. This chapter applies to:

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1. All new residential and mixed-use **developments** within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond and Education Hill Neighborhoods;
2. All new senior housing developments and congregate care **dwelling units**, not including nursing homes.

21.20.030 General Requirements and Incentives

- A. Pursuant to RCW 36.70A.540, the **City** finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income **household**” income levels set forth in RCW 36.70A.540.
- B. Unless otherwise specified in **RZC 21.20, Affordable Housing**, at least 10 percent of the units in new housing **developments** in those areas specified in **RZC 21.20.020, Applicability**, of 10 units or greater must be **affordable housing units**.
- C. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the **site** is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.
- D. Each low cost – affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.C of this section, two bonus market-rate units are permitted for each affordable housing - low cost unit provided, up to 20 percent above the maximum density permitted on the **site**.
- E. The number of required affordable housing units is determined by **rounding** fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed **dwelling units** on the site, excluding **cottage** housing density bonus or other bonuses, or (2) **net buildable area** multiplied by the site’s allowed density.
- F. The affordable housing units and the bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.
- G. Depending on the level of affordability provided, the affordable housing units may be eligible for the **impact fee** waivers described in RMC 3.10.070.

H. Urban Centers Requirements

1. Overlake.

- a. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, Overlake Regulations, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, Overlake Regulations. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, Affordable Senior Housing.
- b. Affordable Housing requirements are optional for the first 100 housing units approved to be developed in the Overlake Village zones and that otherwise would be required to be affordable units per this section. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. For purposes of this subsection, development site is measured for the project as a whole, including the total area proposed for development or included as part of a master plan.

- 2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, *Alternative Compliance Methods*. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, *Affordable Housing Bonus*. The bonus is subject to the limitations of RZC 21.10.110.B, *Downtown Height Limit Overlay*.

I. Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

J. Cottages, duplexes and size-limited dwellings may be used to meet the requirements of this section.

K. Accessory Dwelling Units (ADUs) shall not be used to meet the requirements of this section.

21.20.040 Implementation Provisions

The following requirements shall be met for all affordable housing units created through any of the provisions of RZC 21.20, *Affordable Housing*:

- A. Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units. At the sole discretion of the Administrator, a shorter affordability time period, not to be less than 30 years, may be approved by the City for ownership affordable housing units, in order to meet federal financial underwriting guidelines.

EXHIBIT A

- B. Prior to the issuance of any permit(s), the Administrator shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:
1. The location of the affordable housing units shall be approved by the Administrator, with the intent that they generally be intermingled with all other **dwelling units** in the **development**.
 2. The tenure (ownership or rental) of the affordable housing units shall be the same as the tenure for the rest of the housing units in the development.
 3. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.
 4. The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Administrator. In general the affordable housing units may be as small as 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit. However, the Administrator has the discretion not to approve proposals for smaller units based on the criteria that rooms within the units provide adequate space for their intended use.
 5. The exterior materials and design of the affordable housing units must be comparable with the other dwelling units in the development, with similarity in **building** finishes, rooflines and landscaping. The interior finish and quality of **construction** of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City.
- C. Construction of the affordable housing units shall be concurrent with construction of market-rate dwelling units unless the requirements of this section are met through RZC **21.20.050, Alternative Compliance Methods**. The Affordable Housing Agreement provided for in Section **21.20.080** shall include provisions describing the phasing of the construction of the affordable units relative to construction of the overall housing. This can allow for sequencing of construction of the affordable units to be interspersed with construction of the overall housing units.
- D. The City reserves the right to establish in the Affordable Housing Agreement referred to in RZC **21.20.080**, monitoring fees for the Affordable Housing Units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordable Housing Agreement.

21.20.050 Alternative Compliance Methods

- A. While the priority of the **City** is to achieve affordable housing on-site, the **Administrator** may approve a request for satisfying all or part of the affordable housing requirements with

EXHIBIT A

alternative compliance methods proposed by the [applicant](#), if they meet the intent of this section.

- B. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.
1. [Affordable housing units](#) may be provided off-site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the City. Preference shall be given for the location of the off-site affordable unit in the same neighborhood planning area, and the site must be within close proximity to employment opportunities and transit services. No individual property that receives off-site affordable housing units may have more than 25 percent of its units as affordable housing units, unless the property will be utilizing public funding sources for affordable housing.
 2. Cash payments in lieu of providing actual housing units may be provided and will be used only for the subsequent provision of affordable housing units by the City or other housing provider approved by the Administrator. Payments in lieu shall be based on the difference between the cost of [construction](#) for a prototype affordable housing unit on the subject property, including land costs and [development](#) fees, and the revenue generated by an affordable housing unit. The payment obligation will be established at the time of issuance of [building permits](#) or [preliminary plat](#) approval for the project.
 3. The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent.
- C. Timing.
1. Application for and approval by the Administrator for alternative compliance must be made prior to issuing a [building](#) permit for the project, unless otherwise permitted by the Administrator.
 2. Application for off-site alternative compliance must document the timing that off-site affordable housing units will be made available and provide assurances to ensure completion of the off-site affordable housing units. The intent is for affordable housing units to be provided before or at the same time as the on-site market rate housing.

21.20.060 Supplemental Requirements

A. Willows/Rose Hill Neighborhood.

EXHIBIT A

~~1. Development of a size-limited dwelling, a duplex unit, or cottage may be used to meet affordability requirements.~~

~~2.1~~ As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.

~~3. In addition to meeting the provisions in RZC 21.20.050, Alternative Compliance Methods, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Willows/Rose Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City.~~

~~B. North Redmond Neighborhood.~~

~~1. Development of a size-limited dwelling, a duplex unit, or cottage may be used to meet affordability requirements.~~

~~C. Education Hill Neighborhood.~~

~~1. Development of a size-limited dwelling, a duplex unit, or cottage dwelling unit may be used to meet affordability requirements.~~

~~2. In addition to meeting the provisions in RZC 21.20.050, Alternative Compliance Methods, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Education Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City.~~

21.20.070 Affordable Senior Housing

- A. Except for Retirement Residences developing under RZC 21.08.370.C.3.b, the affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. The bonus shall be part of any land use application. Where the affordable housing bonus was requested in an earlier land use application, the bonus does not have to be requested in subsequent land use applications provided that the number of bonus units is included in the subsequent land use applications. If the bonus is approved, the land use shall comply with the requirements of this section for the life of the use.
- B. The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least 80 percent of the total housing units shall be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units shall be required to verify annually that the occupancy requirements of this section are met as provided for in the Affordable Housing Agreement pursuant to RZC 21.20.070. It is the intent of this section to promote the provision of housing for older persons

EXHIBIT A

in compliance with the Housing for Older Persons Act (HOPA) 42 U.S.C. sec. 3607, as the same now exists or is hereafter amended, by providing a density bonus for affordable housing that meets the requirements of HOPA.

- C. No conversion of occupancy to persons other than those specified by subsection RZC 21.20.070.B shall be allowed without first complying with the underlying zoning and [site](#) requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection RZC 21.20.070.B, and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.
- D. If an affordable senior housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent, provided that 50 percent of the bonus units are [low-cost affordable housing units](#).
- E. The bonus shall only be used in the multifamily or retirement residence development for which it is approved. The bonus application shall be made as part of the first land use application made for the project. The decision maker for this application shall decide the request for the bonus.
- F. All site requirements and development standards of the Zoning Code shall apply to uses that obtain an affordable senior housing bonus with the following exceptions:
 - 1. The site requirements that shall apply to the development (see applicable zone use charts in RZC [21.08.020](#) through [21.08.140](#) shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. This subsection shall not apply to retirement residences.
 - 2. Developments shall be designed to project a residential appearance through architectural design, landscaping, and [building](#) materials.

21.20.080 Affordable Housing Agreement

Prior to issuing any [building permit](#), an agreement in a form approved by the [City](#) that addresses price restrictions, home buyer or tenant qualifications, phasing of [construction](#), monitoring of affordability, duration of affordability, and any other applicable topics of the [affordable housing units](#) shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the [applicant](#). The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for [development](#) of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the [land use permit\(s\)](#).

21.74.030 Decision Criteria and Procedures

Comment [C8]: These edits pertain to ITEM 5

H. Unit Lot Subdivisions.

1. *Applicability.* The provisions of this section apply exclusively to the unit lot subdivision of land for attached dwelling units that have land use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); and RZC 21.76.07.P, Master Planned Development; ~~and RZC 21.08.350, Innovative Housing Demonstration Projects,~~
2. *Approval Process.* A unit lot subdivision shall follow the procedures established in RZC 21.76.050.G, Type II Review, if nine or fewer unit lots are proposed. Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if ten or more unit lots are proposed. Final unit lot subdivisions of ten or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, of this chapter for final plats.
3. *Compliance with Prior Approvals.* Sites developed or proposed to be developed with single-family attached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); ~~or~~ RZC 21.76.070.P, Master Planned Development; ~~or RZC 21.08.350, Innovative Housing Demonstration Projects.~~

Comment [C9]: This item also pertains to ITEM 5

COMPREHENSIVE PLAN POLICY: HO-33 REPEALED

HO-33

~~Support the Innovative Housing Program that helps promote City goals for affordability, high quality design and housing to meet a diversity of household sizes, types and age ranges. Allow for flexibility in density and design standards to promote the pilot program.~~

***Status:**

- New: N
- Periodic: P
- Ongoing: O
- Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

I. LAND USE REGULATIONS AND INCENTIVES

A. Housing Choice

1. Evaluate incentives to encourage multifamily development within Urban Centers, e.g. Downtown and Overlake, close to transportation facilities and public services, including: (HO-16, HO-18, HO-37, HO-38, HO-44)
 - Transfer of development rights
 - Encourage housing opportunities in station area planning
 - Shared/reduced parking
 - Advance planning and design for assistance/grants for partnerships to provide infrastructure needs
 - Residential density incentives
2. Track production of ADUs and explore options for encouraging additional creation, such as: (HO-32)
 - community outreach efforts
 - options to make ADU permits easier to obtain.
 - Opportunities for increased coordination between the City and building community to provide information and resources that could help applicants save time and cost.

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				H	P

REDMOND HOUSING STRATEGY PLAN

Attachment B

***Status:**

- New: N
- Periodic: P
- Ongoing: O
- Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- Opportunities for increased coordination between the City and building community to provide information and resources that could help applicants same time and cost.
3. Evaluate effectiveness of regulations and approval process to accomplish the following: (HO-29, HO-30, HO-31)
 - Integrate different housing types and densities within projects
 - density averaging
 - clustering
 - transfer of residential density: contiguous or non-contiguous project site
 - incentives for affordability.
 4. Allow manufactured housing/factory homes in all residential zones.(HO-40)
 5. Evaluate programs to encourage/allow a variety of housing types, especially for infill development in established neighborhoods. (HO-11, HO-31, HO-32, HO-33), including:
 - townhouses
 - SROs/efficiency units (e.g. "Tudor Manor", "Vision V")
 - cottage housing
 - co-housing

		X	X
	X	X	X
		X	X

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			L	C
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REDMOND HOUSING STRATEGY PLAN

Attachment B

***Status:**

- New: N
- Periodic: P
- Ongoing: O
- Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- size limited homes/small lot development
- multiplexes
- Innovative Housing Demonstration Projects.

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B. Affordable Housing (HO-34, HO-35, HO-37, HO-38, HO-44, HO-50)

1. Review Residential density incentives and other approaches to achieve affordable housing, including:
 - voluntary density increase provisions
 - required affordable housing
 - modification to development standards
 - permit expediting, administrative process
 - waived or reduced permit fees.
2. Reduce Development Costs: (HO-46, HO-48, HO-49)
Review regulations and administrative procedures for:
 - permit process - ease of administration (HO-29)
 - regulations that are redundant or overly restrictive – result in increased housing costs (ex: street width/fire access).
 - Fees
3. Evaluate public/private partnerships for use of surplus, public or private land (HO-54).

X	X		
X	X		
X	X	X	

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***Status:**

- New: N
- Periodic: P
- Ongoing: O
- Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- Land that is determined surplus and not needed for other purposes
- Explore opportunities/partnerships to provide housing as part of development of public infrastructure (e.g. housing above park & ride).

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C. Foster Special Needs and Senior Housing (HO-21 through HO-28)

1. Review regulations to provide housing that is affordable and accommodates people with special needs. Incentives/activities may include:
 - ensure that assisted housing and group homes are treated the same as housing of a similar size and density
 - provisions for reasonable accommodation
 - consider policies and regulations that support special needs housing.
2. Review senior housing land use regulations. Ensure that regulations encourage senior housing and recognize smaller household sizes, through actions such as: (HO-26, HO-27)
 - reduced parking requirements
 - regulating intensity of development (e.g. density bonus or relaxed density standard)
 - recognize different and emerging types of senior housing and account for different levels of need and impact on the community.
3. Review provisions for homeless persons (including youth and young adults, families and single adults) such as: (HO-28)

X	X		
	X	X	X
X	X		

			H	C/O/P
			H	C/P/N
		X	H	O

REDMOND HOUSING STRATEGY PLAN

Attachment B

***Status:**

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Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- temporary/transitional shelters/tent city
- permanent housing targeted for homeless.

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D. Creating and Preserving Neighborhood Quality

1. Urban Centers: Review/evaluate design guidelines to enhance and protect neighborhood quality and character. Address issues such as: (HO-14, HO-15)

- pedestrian orientation
- architectural forms and site design
- provision of amenities
- design variety, particularly in areas of potential development of larger parcels

2. All Neighborhoods: Evaluate incentives to encourage parks and trails accessible to areas where people live. (HO-16).

3. Existing Neighborhoods: Evaluate strategies to ensure compatible infill or redevelopment and preservation of existing housing. (HO-43)

- Review SF housing standards so that bulk and scale of infill construction does not overwhelm existing housing, e.g., how do we measure height?
- Review existing multiplex regulations to ensure that neighborhood character is being maintained.
- Evaluate neighborhood conditions and in particular monitor for deferred maintenance.

X	X	X	X
			X
			X

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***Status:**

- New: N
- Periodic: P
- Ongoing: O
- Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- Evaluate code requirements for repair/remodeling of existing housing.
- Encourage active enforcement of code compliance.
- Evaluate periodically the need for other neighborhood serving amenities.

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II. DIRECT AND INDIRECT FORMS OF ASSISTANCE

A. Housing Choice

1. Promote fair and equal access to housing for all persons.
2. Create and develop investment and other strategies that could include public/private partnerships, including planned and existing infrastructure for Urban Centers that encourage mixed use and mixed income residential neighborhoods.
 - Examples may include catalyst housing projects in Overlake Village or Downtown; also the provision of infrastructure or other amenities to support housing.
3. Promote innovative and affordable housing design concepts. City actions

X	X	X	X
	X	X	X

		X	H	C/O
		X	H	N

REDMOND HOUSING STRATEGY PLAN

Attachment B

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Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

may include:

- housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects.
- provide information/education to increase developer awareness of City programs/regulations and interest for innovative, well designed infill housing and affordable housing. Examples include staff assistance with project proposals, hand-outs, and workshops.
- residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects.

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	X	X	X
	X	X	X

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			M	P

B. Affordable Housing

1. Continue to participate in local, inter-jurisdictional programs, such as the ARCH Housing Trust Fund, to provide funding and coordinate distribution of funding of affordable and special needs housing.
2. Explore options for addressing impacts of affordable housing that would allow for reductions in permit and/or impact fees paid directly by affordable housing development.
3. Evaluate tax relief programs including multifamily property tax exemption in mixed use areas to provide incentives for housing, including affordable housing, particularly in the Urban areas. (HO-46)
4. Explore potential for a more dedicated revenue source that could be targeted toward affordable housing, such as linkage fees from real estate

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X	X	X	

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		X	H	N
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REDMOND HOUSING STRATEGY PLAN

Attachment B

***Status:**

- New: N
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- Ongoing: O
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Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

construction or transactions, a portion of sales, business or other taxes, or gifts of housing through estate planning, for example.

- 5. Explore incentives to assist homeowners in creating ADUs.
- 6. Explore relocation assistance for low and moderate income households whose housing may be displaced through City action (HO-50).

		X	X
	X	X	

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C. Preserve Existing Housing Stock

- 1. Encourage efforts by organizations that promote quality neighborhoods, including neighborhood enhancement activities such as housing repair and preservation and community improvement projects. City actions may include:
 - review the City's programs that support neighborhood groups, including programs such as Neighborhood Planning and Neighborhood Network.
 - partner with the King County Housing Repair and Rehabilitation Program or other organizations to assist low income residents maintain and repair the health and safety features of their homes.
- 2. Promote strategies with neighborhoods to ensure neighborhood quality.
 - Encourage community participation in developing and implementing neighborhood programs, e.g., Neighborhood Matching Fund
 - Educate the community about housing programs through community fairs, brochures, City website, etc.
 - Encourage private investment to assist in neighborhood renewal.
- 3. Consider programs that offset loss of housing through conversion such as

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X	X	X	X
X	X	X	X
			X

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			H	N

REDMOND HOUSING STRATEGY PLAN

Attachment B

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Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

purchase of existing housing for higher priced apartments or condominiums, purchase of Section 8 (subsidized) projects for non-Section 8, conversion of mobile home parks to other purposes, etc.

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D. Reduce Housing Costs

1. Support innovative programs to encourage affordable forms of ownership housing. Programs may include:
 - Habitat for Humanity (assisted by ARCH HTF)
 - Innovative housing demonstration program
 - Homebuyer Down payment Assistance Program, e.g. "House Key Plus"/ARCH
2. Promote other homebuyer assistance programs offered by lenders and public agencies.
3. Promote programs to retrofit existing housing to improve energy efficiency and reduce long term operating and maintenance costs.
4. Encourage employer assistance for employee housing, such as no/low interest revolving loan programs and technical assistance, for example .

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	X	X	X
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		X	X

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E. Participate in Regional and Sub-Regional Forums

1. Review, and as appropriate, comment on and/or support county, state and federal legislation affecting housing in Redmond. (HO-4)
2. Coordinate with regional and countywide housing policy and analysis, such as updates to the Puget Sound Regional Council VISION 2040 and the Countywide Planning Policies and Committee to End Homelessness (CEH). (HO-2)

X	X	X	X
X	X	X	X

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			H	O

***Status:**

- New: N
 Periodic: P
 Ongoing: O
 Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- Work cooperatively with other jurisdictions to achieve a regional fair share for:
 - Distribution and availability of type and affordability of housing throughout the region and sub-region
 - distribution of housing resources that support affordable housing, e.g. ARCH, CDBG County, State. (HO-53)
- Seek and participate as appropriate in other forums such as faith-based groups, business or other non-governmental groups.

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X	X	X	

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X			H	N

F. Implementation/ Monitoring

- Collect housing information on a regular basis needed for regional, county, state and city reports, e.g., Buildable Lands, OFM housing reports, Community Indicators and Budgeting by Priorities. (HO-3)
- Inventory and evaluate existing housing, especially innovative housing types and affordable housing. (HO-7)
 - Periodically survey housing and neighborhood conditions to identify maintenance and reinvestment needs.
 - Evaluate effectiveness of City efforts to create housing, including affordable housing throughout the community.
- Maintain an inventory of surplus and underutilized public lands. (HO-54)
 - Review to determine if such lands are suitable for housing and other public uses

X	X	X	X
	X	X	X
X	X	X	X

			L	O
X			L	O/N
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REDMOND HOUSING STRATEGY PLAN

Attachment B

***Status:**

- New: N
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- Ongoing: O
- Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

- Consider selling/leasing appropriate surplus land at below market value for affordable housing.
- 4. Complete a Housing Strategy Plan and update regularly. (HO-7, HO-8)
- 5. Create user guides to assist users in understanding affordable housing requirements and density bonus programs.
- 6. Provide information/education for consumer awareness of affordable housing and variety of housing types available in the community; especially those resulting from City programs/regulations to increase variety of housing choices. (e.g., ADUs, efficiency units, cottages, multiplexes.)

X	X	X	X
	X	X	X
		X	X

		X		Done	N/C
X				H	N
X				H	O/N

Housing Strategy Plan Item	Strategy (High priority)	Implementation Highlights	Schedule
I.A.1	Evaluate incentives to encourage multi-family development within Urban Centers, e.g., Downtown and Overlake, close to transportation facilities and public services...	<ul style="list-style-type: none"> Using surplus City property for proposed senior affordable housing development on 160th Ave NE in Downtown 	Underway – Request for proposals process completed in 2013; Design Review Board approval of design concept, 11/2013; recommended for \$800,000 from ARCH trust fund City Council review of lease later in 2014
		<ul style="list-style-type: none"> Pursuing opportunities for more affordable housing in Overlake 	On-going
I.A.5	Evaluate programs to encourage/allow a variety of housing types, especially for infill development in established neighborhoods...	<ul style="list-style-type: none"> Evaluation of Innovative Housing Demonstration Program 	Spring/Summer 2014
		<ul style="list-style-type: none"> Following evaluation, review opportunities for Zoning Code changes to increase housing opportunity/flexibility 	Fall/Winter 2014
		<ul style="list-style-type: none"> Evaluated and recommended housing opportunities as part of the SE Redmond Neighborhood Plan 	Planning Commission review starting in February 2014; City Council action targeted by late Summer 2014
I.B.1	Review residential density incentives and other approaches to achieve affordable housing...	<ul style="list-style-type: none"> Reviewed and recommended updates as part of housing-related Zoning Code and Comprehensive Plan amendment package 	Council action anticipated in March 2014
		<ul style="list-style-type: none"> On-going evaluation of opportunities through neighborhood plan updates 	SE Redmond Neighborhood Plan update; others
I.C.2	Review senior housing land use regulations. Ensure that regulations encourage senior housing and recognize smaller household sizes...	<ul style="list-style-type: none"> Reviewed existing code as part of housing-related Zoning Code and Comprehensive Plan amendment package Researching additional opportunities for senior housing with intern assistance 	Spring 2014
I.D.3	Evaluate strategies to ensure compatible infill or redevelopment and preservation of existing housing.	<ul style="list-style-type: none"> Reviewed and recommended updates as part of housing-related amendment package 	Council action anticipated in March 2014
II.B.4	Focus on providing a dedicated revenue source that could be	<ul style="list-style-type: none"> Work underway with ARCH to research and evaluate other sources of funding 	Underway and throughout 2014

Housing Strategy Plan Item	Strategy (High priority)	Implementation Highlights	Schedule
	targeted toward affordable housing...		
II.B.5	Explore incentives to assist homeowners in creating ADUs.	<ul style="list-style-type: none"> • Reviewed existing code and practices as part of housing related amendment package • Working with ARCH in regional forum with other ARCH member cities to evaluate opportunities • Will identify opportunities for further education and promotion in Redmond 	2013 Summer/Fall, 2014
II.C.3	Consider programs that offset loss of housing through conversion ...	<ul style="list-style-type: none"> • One example: Patricia Harris Manor – King County Housing Authority purchase • Redmond and ARCH continue to monitor projects for conversion potential 	Ongoing
II.D.3	Promote programs to retrofit existing housing to improve energy efficiency and reduce long-term operating and maintenance costs.	<ul style="list-style-type: none"> • For new housing – proposed the 160th Senior Affordable development as a case study for October 2013 King County Green Tools Workshop. <p>Resulted in suggestions for sustainable development that can be considered as the project progresses through further design and ultimately development</p>	2013 Ongoing
II.E.4	Seek and participate as appropriate in other forums such as faith-based groups, business or other non-governmental groups.	<ul style="list-style-type: none"> • Working with ARCH and other entities to determine location for temporary and long-term winter shelter 	2013-2014
II.F.6	Provide information/education for consumer awareness of affordable housing and variety of housing types available in the community.	<ul style="list-style-type: none"> • Created user guides for affordable housing, now on City’s website 	2012-2013
		<ul style="list-style-type: none"> • Community survey at 2013 Derby Days to ask, what are the characteristics of family-friendly urban housing? Survey was part of the Growing Transit Communities East Corridor project <p>Results are part of the East Corridor project reports and will be part of the basis for evaluation of potential policy or code updates and other implementation actions as follow up</p>	2013-2014

