

Memorandum

To: Planning Commission

From: Sarah Stiteler, AICP, Senior Planner, 556-2469

Date: March 30, 2011

Subject: **Study Session, Housing Needs Analysis**

PURPOSE:

The determination of projected housing needs is required by the State Growth Management Act for updating the Housing Element of Comprehensive Plans. To that end, A Regional Coalition for Housing (ARCH) has prepared the attached Housing Needs Analysis documenting housing needs in East King County with an additional segment focusing on Redmond's needs. During the March 30, 2011, meeting the Planning Commission will be requested to consider and discuss issues presented in the Housing Needs Analysis, especially as they relate to housing policy and possible implementation strategies.

BACKGROUND

The Planning Commission reviewed the Housing Element during two meetings last August, and identified housing issues that respond to the concept of sustainability. In addition, employment and demographic information as well as information about the current and projected housing supply and needs were considered. The Housing Needs Analysis is an up-to-date compilation of data which provides the foundation for further discussion of demographics, housing supply and future projections of housing need in East King County and Redmond.

MEETING PREPARATION

Please review the Housing Needs Analysis and the Redmond segment, contained in a separate document. These are drafts for discussion purposes and your input will be valuable to the finalization of the documents. On the last pages of each report, both the Needs Analysis and the Redmond segment contain a summary of issues which will provide the basis for further discussion at the March 30th meeting. Additional questions for your consideration and discussion include:

- What are our affordable housing targets and how are they determined?
- How are we doing relative to these targets? What are the implications of meeting, not meeting them?

- What is the profile of employment and residents in Redmond?
- What is the jobs/housing balance and what are the implications for housing, commute patterns?
- Given the data, what are the key issues for Redmond and how do our current policies address them?

WHAT'S NEXT

Staff will provide an overview of the summary issues illustrated by data from the report. At a follow up meeting, the Planning Commission will consider how the text and policies within the Housing Element may be revised in response to the data, and for opportunities for greater sustainability. These discussions will provide input for revisions to the Housing Element; the Planning Commission will begin review of staff recommended updates to the Housing Element on May 25, 2011.

The Planning Commission's upcoming review schedule for this item is as follows:

Study Session – March 30: Discuss Housing Needs Analysis

Study Session – April 27: Follow up discussion on Housing Needs, policy implications

Study Session – May 25: Begin review of updated Housing Element

QUESTIONS

Please contact Sarah Stiteler at (425) 556-2469 ssiteler@redmond.gov with questions and for additional information.

ATTACHMENTS (SEPARATE DOCUMENTS)

Table of Contents for Housing Needs Assessment
Housing Needs Assessment for East King County
Housing Needs Assessment – Redmond Segment
Appendix