Housing Concept Review 2010-2011 Comprehensive Plan Update Housing Element

April 27, 2011

Sun	nmary Issue/Finding	Related Policies	Actions/Policy Direction
1.	Stabilizing Communities -Demographic patterns re: household types similar to KC, EKC and have remained stable Redmond has a larger proportion of residents age 20–35 (31% versus 23%), and lower proportion of all other older age groups, especially in the 45–55 age group	HO-2: Promote a mix of new residential units that is designed to meet the targets called for in the King County Countywide Planning Policies for supplying new residential units that are affordable to low-and moderate income households.	-One and two person households are majority – and have been since 2000 – remaining stable -change in housing type to meet needs of smaller households

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2.	Single-person households	HO-11: Encourage construction of a	Potentially expand to include sustainability and
	-High proportion of one-person households	variety of housing types, sizes, and densities throughout the City to	diversity
		accommodate the needs of Redmond	Opportunities for more non-traditional housing
		residents through changes in age,	types to increase diversity and affordability.
		family size, and various life changes,	Policies HO 29-31 includes this, but listed ideas
		including:	seem to be for smaller homes in lower density
		-Developments that provide smaller units with a mix of attached and detached housing units	zones, and not necessarily for ideas for higher density areas (e.g. SRO, prefab housing).
		-Homes with ground floor master suites -Homes with all living areas on one floor.	Do regulations or policies encourage or allow the diversity of housing types that could meet needs?
		Also policies HO-29 – 31 relate to	
		diversity of housing types -	
		HO-29: Encourage and support	
		opportunities to explore new innovative	
		housing styles and creative responses	
		to Redmond's housing needs for affordability, variety, and housing that	
		is appropriate for different ages and	
		family types and sizes. Examples	
		include, but are not limited to: cottage	
		housing, size limited structures, co-	
		housing, accessory dwelling units, and	
		attached units (two to four units per building) that are designed to fit the	
		general character and bulk of other	
		single-family homes in the	
		neighborhood in which the new housing is located.	
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3. Senior / Special needs HO-21: Work with agencies, private The special needs section has some background	Sur	nmary Issue/Finding	Related Policies	Actions/Policy Direction
to locate housing in Redmond intended to serve Redmond's special needs over next 10 to 20 years with initial need for more independent living followed by more service related needs; Of seniors, 50% are 75+ For seniors that rent, higher proportion are cost burdened [Is there a more appropriate definition of cost burdened for seniors?] HO-23: Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and non-profit organizations HO-24: Encourage the dispersal of special needs housing throughout the City. Some clustering of special needs housing throughout the City. Some clustering of special needs housing throughout the City. Some clustering of special needs housing throughout the City. Some clustering of special needs housing throughout the City. Some clustering of special needs housing appropriate if proximity to public transportation, medical facilities, or other essential services is			HO-21: Work with agencies, private	The special needs section has some background
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HO-25: Identify regulatory methods for			HO-25: Identify regulatory methods for	
improving housing opportunities for			1	
special needs populations in Redmond			, , , , , , , , , , , , , , , , , , , ,	

Sum	mary Issue/Finding	Related Policies	Actions/Policy Direction
4.	Increasing Low-income	HO-10: Promote a mix of housing for	-Should this be expanded to clarify need for
	population / Affordable	all income levels, including a portion of	housing for low income (50% of median) and very
	Goals	housing that is affordable to households	low income (30% median)?
		earning 80 percent or less of the King	
	-Percentage of population that	County Median Income, as well as	
	is very low income (under	housing that is affordable to households	- Consider something in monitoring regarding
	30% of median income) and	earning between 80 to 120 percent of	physical loss of existing housing that is relatively
	low income (30-50%) has	median income and above.	affordable either through redevelopment or
	increased		conversion. [And if any signs of significant
		Also policies HO 32 – 37.	increase consider additional policies than HO-38
	- Eastside cities cumulatively		and 39.
	have managed to almost meet	Policies HO 42 - 50	
	the combined moderate		For several policies may want to discuss some
	income goal, using variety of		refinement to the language (e.g. HO-35 linking
	approaches. However, a high		affordability to all increased capacity, HO-46 may
	proportion of moderate income		need update to address legislative changes-)
	units are smaller, rental units.		
	- Have met only a third of the		
	combined low income goal,		
	and essentially all have		
	needed direct assistance		

Sun	nmary Issue/Finding	Related Policies	Actions/Policy Direction
Sun 5.	Housing/Cost Burdened Households -Significant portion of renter households are very low or low income -Higher rents and sales prices in EKC leads to very low portion of housing affordable to low income (rental) and moderate income (ownership) households. -Over last 10 years, owner prices have gone up significantly more than income. Increase in owner occupied cost burdened households. -Ownership rate in Redmond has decreased over 30 years and is lower than countywide averages.	Related Policies HO-1: Zone sufficient buildable land, create adequate usable development capacity, and allow for an appropriate mix of housing types to accommodate Redmond's projected share of King County population growth over the next 20 years. HO-16: Prohibit any rezone that results in a reduction in residential capacity without first approving another rezone or rezones resulting in at least a replacement of the lost residential capacity elsewhere in the City. HO-18: Evaluate opportunities for converting non-residential zones to residential uses when land is suitable for residential development and when such conversion is appropriate to meet the jobs/housing goals of the City. HO-19: Consider the impacts on housing supply and affordability when making land use policy decisions or Development Guide amendments that are likely to affect employment in Redmond and consider the need for mitigation if employment capacity is significantly increased.	Other approaches to increase supply, affordability?

Sum	mary Issue/Finding	Related Policies	Actions/Policy Direction
6.	Jobs/Housing Balance -Creates an excess demand for housing relative to local supply -Also puts pressure on the diversity and affordability of housing to match the needs of the workforce Redmond has a unique employment mix. High proportion of Service sector jobs w/relatively high wages. Other sectors similar salaries as countywide figures Lower portion of workforce residing near jobs	Related Policies HO-1: Zone sufficient buildable land, create adequate usable development capacity, and allow for an appropriate mix of housing types to accommodate Redmond's projected share of King County population growth over the next 20 years. HO-16: Prohibit any rezone that results in a reduction in residential capacity without first approving another rezone or rezones resulting in at least a replacement of the lost residential capacity elsewhere in the City. HO-18: Evaluate opportunities for converting non-residential zones to residential uses when land is suitable for residential development and when such conversion is appropriate to meet the jobs/housing goals of the City. HO-19: Consider the impacts on housing supply and affordability when making land use policy decisions or Development Guide amendments that are likely to affect employment in Redmond and consider the need for mitigation if employment capacity is	City has several policies related to jobs-housing balance, and addressing potential implications in land use considerations. This is more than most cities include on this topic. Seems pretty well covered, but are any revisions/additions appropriate?

Summary Issue/Finding		Related Policies	Actions/Policy Direction	
7.	Housing Capacity in Mixed Use Zones	HO-17: Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who	-Develop strategies to increase a range of types and affordability of housing in these centers	
	-Much of the capacity for future housing growth is in these areas	work and desire to live in Redmond, especially near existing and planned employment centers such as Downtown, Overlake, and SE Redmond.	-Strategies to increase infrastructure and amenities for all housing types including families in Urban Centers	
	-First generation of housing has been relatively expensive compared to MF housing built in the past	HO-9: Monitor the number of housing units being built annually to ensure consistency with the number of planned housing units, particularly in Mixed-Use zones.	-Potentially expand monitoring to consider evaluating other characteristics of housing (e.g. size), access to transit at certain levels of service.	
8	Increased Diversity The increased ethnic diversity should lead to sensitivity in designing housing regulations/ programs to the increased diversity in communities, especially for linguistically challenged households.	HO-13: Prohibit any activity that results in discrimination in housing	Should language be expanded beyond just saying no discriminating in housing? Consider if additional actions needed for better understanding and accommodating needs of culturally diverse/more linguistically challenged population, e.g: - issue of size and configuration of housing - location near services - housing programs to meet diverse needs fair housing.	

Summary Issue/Finding	Related Policies	Actions/Policy Direction
OTHER IDEAS:	HO-4: Cooperate with King County, A	Given increased involvement of PSRC in broader
	Regional Coalition for Housing (ARCH),	regional planning issues (e.g. Vision 2040),
-Employer sponsored	and other Eastside jurisdictions and	expand to include PSRC?)
housing	housing agencies to assess housing	
	needs, create affordable housing	
-Fair Housing issues	opportunities, and coordinate a regional	
	approach to funding and meeting the	
-Affordable housing	housing needs of Eastside Communities.	
targets		
	HO-20: Encourage Redmond employers	
	to develop employer-assisted housing	
	programs and provide technical	
	assistance to employers wishing to	
	obtain information on model programs.	The city does have at least 2 manufactured
		housing communities. Should there be any policy
	HO-37: Allow manufactured homes in	in the preservation or affordability section
	all zones where residential development	regarding their preservation through purchase or
	is permitted in the City	incentives?