Memorandum

To: Planning Commission

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

Date: March 9, 2012

Subject: Housing Strategy Plan

At the March 14, 2012 meeting, the Planning Commission will review the Housing Strategy Plan for the first time. We sent the draft plan and cover memo to Commissioners on Marchl 2, 2012 for your review.

There are two additional strategies which staff would like to bring to your attention prior to the March 14, 2012 meeting. As part of the Zoning Code rewrite Council adopted in April 2011, the Code Rewrite Commission identified potential strategies to address housing issues which the City Council subsequently identified as "parking lot" issues, e.g., items which were outside the scope of the Zoning Code Update but which should be addressed at a later time. A description of these items is below. These tasks are on staff's work plan and should be included on the Housing Strategy Plan.

Task:

1. <u>Develop User Guide for Affordable Housing requirements, including Alternative Compliance.</u>

One of the major goals of the zoning code rewrite is to provide user guides and design manuals, which reside outside of the Redmond Zoning Code (RZC) to assist users in understanding various aspects of process and code requirements. While these user guides and manuals will not be codified, they will be used by staff and the public to help guide applicants in meeting code requirements.

2. Consider evaluating the housing density bonus and incentive programs available in the Residential chapter in order to explore potential consolidation, as well as opportunities to operate the programs more like a Transfer of Development Rights program.

The City established affordable housing requirements in 1993 through the update to the Downtown neighborhood plan. These requirements have also been incorporated into the codes that apply to several other neighborhoods as a result of subsequent neighborhood planning efforts. A review of how these regulations and other code provisions in the Residential Chapter

that involve housing incentives are working in their present configuration and whether improvements or greater efficiencies can be created is called for in this task.

Task 1 has been inserted as #5 on page 9. Task 2 is addressed by two existing items on pages 1 to 3: A, Housing Choice, item 3: "Evaluate the effectiveness of regulations and approval process..." and B, Affordable Housing, item 1: "Review Residential density incentives and other approaches to achieve affordable housing, including..." A bulleted list of items follows, which includes a variety of strategies to address this task. The Planning Commission may consider these strategies and determine if additional ones may be added.

Please contact Sarah Stiteler, <u>sstiteler@redmond.gov</u>, or 425-556-2469 if you have any questions.

Enclosures

Draft Housing Strategy Plan with additional task #5 added on page 9.