

Affordable Housing Regulations

DR035



What do I need to know about affordable housing regulations?

Having housing opportunities for all ages, abilities and incomes is a priority that Redmond community members have spoken to during a variety of public meetings and workshops. The City's affordable housing regulations help to address the shortage of housing for persons of low and moderate income by providing 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.

This handout covers various aspects of affordable housing regulations, including when they apply and how they are implemented.

Applicability

Affordable housing regulations apply for all new residential and mixed-use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond and Hill Neighborhoods, Education whenever ten or more dwellings are constructed in a single development. In addition, the regulations apply to all new senior housing developments and congregate care dwelling units, not including nursing homes. Within these developments, at least 10 percent of all units must be affordable.

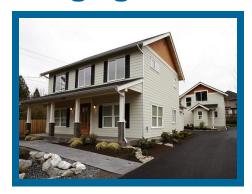
An affordable home is defined by the Redmond Zoning Code (RZC) as affordable to households whose annual

income does not exceed 80 percent of median income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (See RZC 21.78 A Definitions, "affordable housing unit").

Implementation

In the areas of the City in which affordable regulations apply,

- The City may designate specific dwelling units as affordable housing for up to 50 years from the date of owner occupancy and for the lifetime of any rental housing project.
- 2. The City will review affordable dwellings to ensure that:
 - A. They are intermingled with all other dwellings in the development;
 - B. The tenure of affordable housing is the same (ownership or rental) as all other dwellings in the development;
 - C. Affordable homes consist of a mix of bedrooms that is generally the same as other units in the development;
 - Affordable dwellings may be smaller than the average equivalents upon approval by the City; and
 - E. Exterior finishes of affordable dwellings must be comparable to other homes in the development.



3. The City will establish an Affordable Housing Agreement with developer the of property. Agreements may include any or all following: information regarding the number of affordable units and price restrictions, home or tenant income buyer qualifications, phasing Ωf construction, monitoring of affordability, duration of affordability, and other requirements. The agreement is recorded as a covenant with the land and is binding on all current and future property owners for the contract period.

The City works with A Regional Coalition for Housing (ARCH) to administer affordable housing requirements. ARCH is an organization formed by interlocal agreement among 15 cities within East King County, including Redmond. Starting with pre-application meetings, the City and ARCH will assist identifying with the specific requirements creating and the Affordable Housing Agreements agreement for any residential

development. For more information on ARCH, visit archhousing.org.

Incentives

Developments that construct affordable housing are eligible for a density bonus of at least one market-rate housing unit for each affordable unit required, up to a maximum bonus of 15% per acre above the base density allowed. If a low -cost affordable housing unit is provided, (affordable to households whose annual income does not exceed fifty percent of the area median income with no more than thirty percent of the monthly household income used for monthly housing expenses), each low cost unit provided counts as two affordable housing units for purpose of satisfying the affordable unit requirement.

Urban Centers: Overlake and Downtown

Residential and mixed use developments in the **Overlake** neighborhood address affordability requirements with the following:

- 1. Where density limits are expressed as a Floor Area Ratio (FAR), the unit bonuses by providing affordable housing may instead be expressed as FAR bonuses. The bonus above the maximum residential FAR 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 standard.
- The bonuses granted under this provision are in addition to any bonuses granted for senior housing under the Affordable Senior Housing Bonus.
- Inclusionary requirements are optional for the first 100 housing units approved to be developed in the Overlake Village Subarea and which otherwise would be required to be affordable dwelling units.

Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. A 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.

Downtown developments may take advantage of a density credit equal to the size of the affordable dwelling units provided on-site, and may add up to one additional floor, subject to downtown height limits. The credit may also be used off-site when utilizing Alternative Compliance Methods, or converted to a transfer of development right (TDR).

Single-Family Residential

In specific neighborhoods such as the Willows/Rose Hill, North Redmond, and Education Hill neighborhoods, additional housing types are allowed to meet affordable requirements. For example, size-limited dwellings, duplex units, or cottages may be used to meet affordability requirements within subdivisions where other single-family detached homes are constructed.

Affordable Senior Housing

The Affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. A senior housing development must 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 must be occupied by at least one person who is 55 or older, and residents of affordable senior housing units are required to verify eligibility on an annual basis. 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 units (for individuals whose incomes are at or below 50% or less of the area median income.)

Retirement Residences

Retirement Residences may developed in all residential zones which allow retirement residences. including Single-Family Urban zones. In Single Family Urban areas zoned R-4, R-5 and R-6, up to three times the allowed density of the underlying zone is allowed when specific provisions are met. One of the required provision is that a minimum of 25 percent of the new units allowed that are above the underlying zone must be set-aside for households earning less than 80 percent of the area median income. Retirement residence facilities developed under these provisions are not entitled to other senior housing For density bonuses. more information, see RZC 21.08.370. Retirement Residences.

Alternative Compliance Methods

It is the priority of the City to achieve affordable housing on-site; however, the City may approve a request for satisfying affordable housing requirements through the use of alternative compliance methods. Alternative locations of affordable housing units or a fee in lieu of providing affordable dwellings may be considered.

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. Affordable dwellings provided through the alternative compliance method must be based on providing the same type and tenure of units as the dwelling units in the project that give rise to the requirement.

When affordable dwellings are provided off-site, they should be located in areas close to employment opportunities and transit services. The affordable dwellings should be not be overly concentrated in any one part of

the city and preference should be given to locating the units in the same neighborhood as the development triggering the affordable housing requirement.

A fee in lieu of providing affordable housing units may be made to the City of Redmond and will be used only for the subsequent provision of affordable housing by the City or other housing provided approved by the administrator.

Additional Information Regarding Affordable Housing Program

For complete details regarding this program and requirements, please refer to RZC 21.20, Affordable Housing. Sarah Stiteler, Senior Planner, can also provide additional assistance and details. Sarah can be contacted via e-mail at sstiteler@redmond.gov or by phone at 425-556-2469.

Applicable Code Sections

RZC 21.08.370: Retirement Residences
RZC 21.20: Affordable Housing

Questions: 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

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