

Housing Action Plan - Draft

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Purpose



Recap project actions and findings to date



Present Draft Housing Strategies



Share HAP next steps



Q & A

Project Timeline and Key Deliverables



HOUSING
NEEDS
ASSESSMENT
(COMPLETE)



PUBLIC
INVOLVEMENT
PLAN/REPORT
(COMPLETE)



DRAFT
HOUSING
ACTION
PLAN
(WE ARE HERE)



REFINED
HOUSING
ACTION
PLAN
(EARLY 2021)



COUNCIL
ADOPTS FINAL
PLAN
(SPRING 2021)



Key Strategies

1. Create and provide access to more affordable homes

2. Make Housing Easier to Build

3. Diversify Housing Stock

4. Ensure Equitable Access to *Find, Maintain, and Stay in Your Home*

5. Preserve Affordable Homes

6. Leverage Partnerships



Strategy 1: Create and provide access to more affordable homes

Action 1.3. Review the Inclusionary Zoning Housing and Multifamily Tax Exemption Program regulations.

Action 1.4. Promote Transit-Oriented Development (TOD) and infill development integrating affordable housing development.

Action 1.5 Consider ways to incentivize deeper/increased affordable housing development (e.g. code amendments and reduced parking).

Action 1.6 Reform parking regulations around light rail stations and areas of high frequency transit to maximize desired uses like housing at differing affordability levels.



Strategy 3: Diversify Housing Stock

Action 3.1. Amend regulations to broaden housing options by promoting the development of missing middle housing.

- LU-36 Amendment: Review and amend Redmond Comprehensive Plan LU-36 to create more opportunities for higher density development in areas outside urban centers served by frequent transit or where frequent transit is planned and where public infrastructure can support more urban development.



Example of cottage housing, one of many "missing middle" housing types

Strategy 3: Diversify Housing Stock

Action 3.1. Amend regulations to broaden housing options by promoting the development of missing middle housing.

- Zoning Code Revisions: Evaluate options and amend zoning district regulations to allow for a broader range of housing options.
- Multiplex Code Revisions: Evaluate allowed density in the Zoning Code to ensure that single-family residential zones allow for context sensitive multiplex housing.



Example of ADU "tucked behind" the main home

Strategy 3: Diversify Housing Stock

- **Action 3.2.** Promote ADU development. Develop pre-approved ADU plans and a new ADU development guidebook.
- **Action 3.3.** Review and amend backyard home development code to identify and eliminate barriers. Explore ways to expand this program across neighborhoods.
- **Action 3.4** Remove code barriers to developing a wide range of housing types (e.g. residential suites, single room occupancies, etc.). The regulations should address duration of stay, housing affordability, impact and connection fees, parking, open space and other development standards to ensure equitable outcomes.

Next Steps



We are here

12/9/2020

*Planning Commission
Review and
Comment*



1/26/2020

*Council Study
Session*

1/5/2021

*City Council
Staff Report*

April 2021

*Adoption of Final
Housing Action Plan*



Thank you

Any Questions?



Redmond
WASHINGTON