

Redmond Housing Action Plan | Implementation Plan
Draft 2-17-2021

Recommended Actions	Redmond 2050	Implementation Timeframe Short-term: 1 year (2021-2022) Medium Term: 2-3 years (completed by 2024) Long-Term: 4-5 years (completed 2026)	Who	City Resources: Staff	City Resources: Investment and Professional Services	Considerations and Next Steps, Challenges	Regulatory Impact	Staff Notes
Action 1.1. Engage with other ARCH cities on potential adoption of new revenue streams, and advocate for additional local revenue options to support affordable housing production and preservation.		Medium /Long Term	PCD, FIN, ARCH		\$\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Gather input, research options in more detail. Advocacy and partnership through ARCH and neighboring cities. <p>Challenges:</p> <ul style="list-style-type: none"> Due to COVID-19 and funding needs, this action should be considered in the future. 	Yes	
Action 1.2. Add criteria to the Redmond Zoning Code to allow for the consistent and predictable implementation of affordable housing impact fee waivers.	Phase I Phase II	Short/Medium Term	PCD, FIN, ARCH		\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Explore different options for reducing impact fees with support from Finance Department 	Yes	Policy Work Phase 1; Implementation Phase 2
Action 1.3. Review IZ and MFTE program regulations in concert with zoning changes to consider options that create deeper affordability and/or more affordable units.	Phase I Phase II	Short/Medium Term	PCD, ARCH		\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Review analysis findings exploring different changes to the programs and identify potential updates. Consider “stacking these tools similar to Kirkland to achieve higher levels of affordability. Evaluate potential program expansions to new areas. 	Yes	Policy Work Phase 1- and regulatory work for OV; Continue implementation in Phase 2
Action 1.4. Promote TOD and infill development integrating affordable housing development.	Phase I Phase II	Short/ Medium Term	PCD, ARCH		\$	<p>Considerations:</p> <ul style="list-style-type: none"> Gain guidance from the TOD Advisory Committee and PSRC, and lessons learned from neighboring communities. Consider regulation adjustments. 	Yes	Policy Work Phase 1- and regulatory work for OV; Continue implementation in Phase 2
Action 1.5. Consider ways to incentivize increased affordable housing development. (OV and MM Incentives)	Phase I Phase II	Short/Medium Term	PCD		\$		Yes	Policy Work Phase 1- and regulatory work for OV; Continue implementation in Phase 2
Action 1.6. Review and identify changes to parking regulations around light rail stations and areas of high frequency transit in order to maximize desired uses like housing at differing affordability levels.	Phase I Phase II	Short/Medium Term	PCD		\$	<p>Considerations:</p> <ul style="list-style-type: none"> Develop specific recommendations on where and how to reform parking regulations. <p>Challenges:</p> <ul style="list-style-type: none"> Reductions to parking requirements should be made with consideration to: <ul style="list-style-type: none"> Walkability and total walk-score; Gaps in public transit (particularly for shift workers) Average cost of a parking spot in a development is \$70,000 	Yes	Policy Work Phase 1- and regulatory work for OV; Continue implementation in Phase 2
Action 1.7. Explore programs that promote homeownership opportunities such as working with ARCH to evaluate changes to the existing ARCH Downpayment Assistance Program.		Medium/Long Term	PCD, ARCH		\$-\$	<p>Considerations:</p> <ul style="list-style-type: none"> Research and evaluate different programs including cost/benefit. Focus assistance to buyers of affordable homes created through the inclusionary zoning program. 	No	

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						<p>Challenges:</p> <ul style="list-style-type: none"> Cost of home ownership makes down payment programmatic costs significant 		
<p>Action 2.1. Evaluate payment deferral options for development fees for deeply affordable housing projects and Accessory Dwelling Units (ADUs) (e.g., utility connection fees).</p>	Phase I	Short/Medium Term	PCD, FIN, PW	👤👤	\$	<p>Considerations:</p> <ul style="list-style-type: none"> Test out techniques to increase flexibility in the payment of fees to allow for gradual payment during the permitting process (focus on affordable housing and ADU projects). <p>Challenges:</p> <ul style="list-style-type: none"> Tracking payment will represent an administrative burden to staff. 	Yes	<p>Housing Element Policy consideration / Multi-departmental Staff</p> <p>Medium Term Implementation</p>
<p>Action 2.2. Regularly review development review processes to identify opportunities for increased efficiencies.</p>		Ongoing	PCD, PW, TIS	👤👤	\$-\$-\$	<p>Considerations:</p> <ul style="list-style-type: none"> Consider best practices, development community feedback, and available new technology to identify opportunities to improve customer service and reduce permitting process time. <p>Challenges:</p> <ul style="list-style-type: none"> New technology requires both funding and training calling for both city investment and staff resources. 	No	
<p>Action 2.3. Consider updating design standards to provide clarity and flexibility to streamline development review and achieve superior design.</p>	Phase I Phase II	Short/Medium Term	PCD, DRB	👤👤	\$	<p>Considerations:</p> <ul style="list-style-type: none"> Identify minimum design standards needed to achieve desired outcomes while also promoting flexibility and superior design alternatives. <p>Challenges:</p> <ul style="list-style-type: none"> Consultant partners need to work closely with CoR staff to create implementable deliverables. 	Yes	
<p>Actions 3.1. Amend regulations to broaden housing options by promoting middle housing development.</p>	Phase I Phase II Long Term	Short/Medium/Long-term	PCD	👤	\$	<p>Considerations:</p> <ul style="list-style-type: none"> Review and amend Redmond Comprehensive Plan LU-36 Evaluate options for amending zoning regulations to facilitate missing middle housing <p>Challenges:</p> <ul style="list-style-type: none"> Evaluate zoning to allow density to ensure that single-family residential zones allow for context sensitive multiplex housing. This could be of concern to neighborhoods. Thus, it could benefit from a robust community outreach plan including education on how added density can be designed to blend into communities. Changing the zoning to allow more intense housing development can increase the 	Yes	<p>Phase 1 Policy work for LU-36; Phase 2 Implementation and Long Term</p>

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						<p>chances that current residents in the affected neighborhood will be physically displaced to make way for redevelopment. Consequently, safeguards should be added to avoid and mitigate for displacements.</p> <ul style="list-style-type: none"> Changes to the code require research, analysis, public involvement, dedicated staff, and may require consultant support. Limited staff capacity and budget constraints will impact the timeline for implementation. 		
<p>Action 3.2. Promote ADU development by removing code and process barriers; and developing pre-approved ADU plans and a new ADU development guidebook.</p>		Long-term	PCD		<p>-\$-\$</p>	<p>Considerations:</p> <ul style="list-style-type: none"> Inquire about partnering with other cities (Kirkland, Seattle), possibly submit RFP to gather designers capable of articulating ADU design plans. Outline ADU assistance program features and draft educational materials. Pre-approved plans and guidebooks are useful resources but have not generated widespread utilization of this option. <p>Challenges:</p> <ul style="list-style-type: none"> Pre-approved plans do significantly impact cost barriers. ADUs are not often affordable but do provide missing middle types and senior aging in place options. Pre-approved plans will need to be reviewed and updated annually to comply updates to IBC and Fire Code. May need to address short-term vacation rental use of ADUs. ADUs can have spillover effects in terms of parking and service and neighborhood impacts. 	Yes	
<p>Action 3.3. Review and amend backyard home development code to identify and eliminate barriers. Explore ways to expand this program across neighborhoods.</p>		Medium/Long Term	PCD		<p>\$</p>	<p>Challenges:</p> <ul style="list-style-type: none"> Examine regulatory amendments that would expand backyard home development and explore the trade-offs associated with the removal of the affordability and minimum average lot size requirement. Evaluate parcels and development patterns using GIS tools to see where there is potential to add backyard homes in areas where they are not currently allowed. More backyard homes can have neighborhood spillover effects in terms of parking and services. 	Yes	
<p>Action 3.4 Remove code barriers to developing a wide range of housing. The regulation updates should address duration of stay, housing</p>	Phase II	Medium-term	PCD		<p>\$</p>	<p>Considerations:</p> <ul style="list-style-type: none"> Develop code updates for residential suites, Single Room Occupancies, and other 	Yes	

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affordability, impact and connection fees, parking, open space and other development standards to ensure equitable outcomes						<p>identified housing types not addressed fully.</p> <p>Challenges:</p> <ul style="list-style-type: none"> Consider open space, parking, and other related needs and impacts (by tenure and term of stay) to ensure equitable outcomes for residents. 		
Action 3.5 Advocate for revisions to state law that facilitate and support tools for advancing more home-ownership opportunities. Similarly, revise Redmond regulations to provide regulatory tools that create new opportunities for homeownership.		Long-term	PCD, EXEC		\$	<p>Considerations:</p> <ul style="list-style-type: none"> Monitor the repercussions from recently passed reform to the state's condominium liability law to identify whether additional changes should be advocated. 	Yes	
Actions 4.1. Invest in key programs and services in support of equitable access and home preservation.		Long-term	PCD, Partners	👤	\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Evaluate different proposed programs and the cost/benefits associated with establishing each of these different programs. Check whether there are already programs in place that could be expanded. <p>Challenges:</p> <ul style="list-style-type: none"> New programs would need to be developed and they would require staff time. Several of the ideas would require funding and grants and community partner support. 	Yes	
Actions 4.2. Evaluate funding for greater fair housing enforcement efforts, in coordination with other cities in the region, to track compliance with fair housing laws and provide technical assistance and education to local landlords and property managers.		Long-term	PCD	👤	\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> The Fair Housing Center of Washington is the agency that provides fair housing tracking and compliance services because there is no funding for enforcement by a local agency. Identify what should be tracked and develop a tool to track compliance. Develop landlord education, outlining their respective rights and responsibilities and provide online resources. There may be partnership opportunities to build on analysis/studies conducted through King County, PSRC, and Fair Housing Center. <p>Challenges:</p> <ul style="list-style-type: none"> Fair Housing Center of Washington has limited funds and limited capacity because they serve many parts of the state. Requires resources and staff time 	N/A	

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Action 4.3. Provide community education in multiple languages to make education more accessible to non-English speakers. The educational opportunities proposed for this action may include tenant rights, fair housing laws, and King County Home Repair program.		Long-term	PCD, ARCH		\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Identify education topics that would benefit the community and identify translation needs. Develop format and then develop educational materials. Collaborate with regional communities to use ARCH as a hub for information sharing. 	N/A	
Action 4.4. Streamline processes for people applying for rental assistance to ensure equitable access. Explore innovate technology solutions to create efficiencies.		Medium-term	PCD, Partners		\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Explore models that centralize access to local rental assistance resources here in East King County. This could include innovative technology solutions to develop centralized online platform providing access to all the rental assistance programs in one easy-to-access place. This could also include partnerships with faith-based organizations who provide similar support. <p>Challenges:</p> <ul style="list-style-type: none"> Requires significant coordination among partners and resources to implement a software solution that is compliant across programs. Requires resources and staff time 	N/A	
Action 4.5. Advocate at state-level for eviction reforms.		Short-term	EXEC		\$	<p>Considerations:</p> <ul style="list-style-type: none"> Identify potential areas of improvement in the state law. Reach out to partner jurisdictions to find out about advocacy needs. 	N/A	
Action 5.1. Increase investments to preserve affordable housing.		Short-term	PCD, ARCH		\$\$	<p>Challenges:</p> <ul style="list-style-type: none"> Properties at risk for displacement should be identified and the financial feasibility of preservation should be evaluated. 	Yes	
Action 5.2. Minimize and mitigate displacement of residents consistent with PSRC guidance and identify at-risk properties with low-income residents that could be candidates for future acquisition and preservation.		Medium-term	PCD		\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Evaluate the inclusion of a "Right-to-Return" and "Notice of Intent to Sell" policies. <p>Challenges:</p> <ul style="list-style-type: none"> Requires resources and staff time to address and monitor. It is challenging to detect displacement risk. 	Yes	
Action 6.1. Reach out to partners and provide help including support to increase the affordable housing development potential on suitable property owned by public agencies, faith-based, and non-profit organizations.		Medium-term	PCD,		\$\$	<p>Considerations:</p> <ul style="list-style-type: none"> Reach out to partners. Develop steps to facilitate partnerships. Consider ways to build knowledge on affordable housing through training/education and technical support. 	N/A	

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						Challenges: <ul style="list-style-type: none"> Identify parcels to consider for zoning changes. Aim to include proposed Comprehensive Plan amendments in the 2024 update process. 		
Action 6.2. Advance partnerships with transit agencies to promote affordable housing development and maximize affordable housing production on publicly owned properties in Transit-Oriented-Development (TOD) areas.		Ongoing	PCD, ARCH		\$\$	Considerations: <ul style="list-style-type: none"> Advance and leverage existing partnerships 	N/A	
Action 6.3. Partner with community-based organizations and individuals most impacted by housing affordability challenges to ensure affected parties have access to and are involved in meaningful public participation in updates to housing policies and regulations.		Ongoing	PCD, Partners		\$\$	Considerations: <ul style="list-style-type: none"> Explore outreach activities and determine which activities would be most feasible and effective for involving community-based organizations and individuals in housing planning. Challenges: <ul style="list-style-type: none"> Meaningful public involvement requires additional staff time, education, and more public involvement activities. 	N/A	

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