

Housing Element Policies Draft 1.0

- No narrative or graphics included in this draft.
- Policies have been re-numbered. "FW" means Framework Policy.

Housing Supply and Diversity	
FW-HO-1	Zone sufficient buildable land to accommodate Redmond’s projected housing need.
HO-2	Monitor progress toward meeting countywide housing growth targets identified in the King County Countywide Planning Policies.
HO-3	<p>Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.</p> <ul style="list-style-type: none"> • Emphasize the creation of affordable homes when meeting housing targets. • Adapt to changing conditions and new information when adopted strategies are insufficient for meeting the countywide need and advancing other housing objectives. • Adapt to changing conditions and new information when adopted strategies result in the perpetuation of the inequitable distribution of affordable housing. • Identify and implement opportunities to rezone low-density detached single-family areas of the City to higher-density zones. • Pursue strategies to meet unique needs for both ownership and rental housing.
HO-4	Provide access to housing types that serve a broad range of household sizes, types, tenures, and incomes by adopting inclusive planning tools, regulations, and policies that increase housing supply and diversity in all neighborhoods.
HO-5	<p>Promote accessible and visitable housing;</p> <ul style="list-style-type: none"> • Housing constructed with universal design principles. • Housing for adults with intellectual and developmental disabilities. • Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.
HO-6	Allow indoor emergency shelters and indoor emergency housing in any zone where hotels are allowed and allow permanent supportive housing and transitional housing in any zone where residential dwellings or hotels are allowed.
Housing Locations	
HO-7	<p>Expand the supply and range of housing types, including affordable housing units, near employment centers and Transit-Oriented Development (TOD) areas, at densities sufficient to maximize use of high capacity and frequent transit.</p> <ul style="list-style-type: none"> • Evaluate and update zoning in transit areas in advance of transit infrastructure investments.

	<ul style="list-style-type: none"> • Support and preserve income restricted housing near high capacity and frequent transit. • Promote dense neighborhoods to support increased transit, cyclist, pedestrian access to local amenities. • Promote connections between housing and amenities (transit, jobs, recreation, education). This includes pathways, trails, and sidewalks that are ADA compliant and built with “universal design” principles.
HO-8	<p>Expand capacity for moderate-density and multifamily housing.</p> <ul style="list-style-type: none"> • Allow, by right, multiplexes, ADUs, backyard homes, and other dense housing choices in all the residential zones within the Single-Family Urban and Multi-Family Urban land use categories. • Reduce barriers to multiplexes, ADUs, backyard homes, and other dense housing choices in all residential zones of the City including single-family zoning districts.
Housing Tools and Processes	
HO-9	<p>Implement strategies to reduce development costs, streamline city processes, and develop standard operational practices to increase the quantity, affordability, and timeliness of new housing:</p> <ul style="list-style-type: none"> • Review and update development standards and regulations to add clarity and minimize unnecessary housing development costs. • Update design standards to streamline development review and achieve superior design. • Add criteria to Redmond Municipal Code to allow for implementation of impact fee waivers for affordable housing. • Regularly assess development review processes to identify opportunities for increased efficiencies. • Develop strategies to increase the supply of affordable housing including development fee payment deferral options for ADUs and changes to existing density incentives to prioritize the provision of housing at the deepest levels of affordability.
HO-10	<p>Identify and implement policies, programs, and regulations that facilitate and support homeownership opportunities. Evaluate the use of financial assistance, property tax relief, and measures to increase housing supply and diversity.</p>
HO-11	<p>Periodically review and refine the inclusionary zoning and multifamily tax exemption programs to consider options that create deeper affordability or more affordable units.</p>
HO-12	<p>Work independently, with community members, and with A Regional Coalition for Housing (ARCH) member cities to pursue dedicated funding for affordable housing to include potential utilization of a local or multi-jurisdictional housing levy.</p>
Housing Justice	
HO-13	<p>Mitigate displacement risk and maintain opportunities for lower-cost housing through preservation and displacement mitigation.</p>

	<ul style="list-style-type: none"> • Consider relocation assistance to low- and moderate-income households whose housing may be displaced by condemnation or redevelopment. • Identify strategies for preservation of manufactured housing communities that are at risk for redevelopment. • Expand protections and supports for low-income renters and renters with disabilities. • Advocate for home repair assistance for households earning at or below 80 percent AMI. • Implement anti-displacement measures prior to or concurrent with development capacity increases or capital investment.
HO-14	<p>Promote equitable outcomes in partnership with communities most impacted from past and current racially exclusive land use and housing practices.</p> <ul style="list-style-type: none"> • Identify and implement targeted actions that repair harms to Black, Indigenous, and People of Color households. • Partner with community-based organizations and individuals most impacted by a lack of affordable housing supply, including extremely low-income households and Black, Indigenous, and People of Color to ensure that affected parties have access to and are involved in meaningful public participation and updates to housing policies and regulations. • Promote anti-displacement, access to opportunity, and wealth building for Black, Indigenous, and People of Color communities. • Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by these disproportionately impacted populations.
HO-15	Identify and remediate barriers that impede the elimination of racial and other disparities in housing and neighborhood choices.
HO-16	Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices. Identify factors, which the City has control over, that cause disparities and remediate these factors.
Housing and the Environment	
HO-17	Increase energy efficiency requirements and/or incentives for larger mixed-use and multifamily units to reduce energy consumption, reduce greenhouse gas emissions, reduce secondary pollution, and increase indoor air quality.
HO-18	Promote residential and mixed-use developments that employ ecologically friendly strategies such as cross-laminated timber, vertical gardens, green roofs, and other technologies, to create climate-smart outcomes as defined by the City's Environmental Sustainability Action Plan.
Housing Partnerships and Regional Collaboration	
HO-19	Identify and remediate gaps in existing partnerships, policies, and resources that impede meeting local or regional housing goals.
HO-20	Explore and expand partnerships with relevant partners to: <ul style="list-style-type: none"> • Assess housing needs;

	<ul style="list-style-type: none"> • Create affordable housing opportunities; • Coordinate a regional approach to addressing housing need and homelessness; • Engage with ARCH cities on potential adoption of new revenue streams, and advocate for additional local revenue options to support affordable housing production and preservation; and • Pursue creative methods to provide and leverage funds for construction of affordable housing.
HO-21	<p>Cooperate with ARCH, the King County Housing Authority, and social and health service agencies to:</p> <ul style="list-style-type: none"> • Advocate for state-level eviction reforms and tenant protections; • Advocate for revisions to state law that facilitate and support tools for advancing more home-ownership opportunities; • Track compliance and advocate for greater enforcement of fair housing laws and provide technical assistance to landlords and property managers; • Promote tenant rights awareness and education in multiple languages; and • Promote tenant programmatic awareness and education in multiple languages (e.g., ARCH affordable housing and King County Home Repair program).
HO-22	<p>Collaborate with public and non-profit partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.</p> <ul style="list-style-type: none"> • Identify suitable property owned by public agencies, faith-based, and non-profit organizations that can be utilized for affordable housing; • Combine public and private resources to provide the subsidies required to provide housing at deepest levels of affordability; and • Dedicate funds for land acquisition.

Housing Policies in Other Elements

Only policies where a change is proposed (revision, addition, deletion) are shown. All other Housing-related policies are documented in the Housing Change Matrix and will be addressed in Redmond 2050 Phase 2.

#	Text
Land Use	
LU-36 (edit)	<p>Multifamily Urban Designation. Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities. Focus high-density housing <u>on land that is:</u></p> <ul style="list-style-type: none"> • In or near within half mile of the Downtown, Overlake, or Marymoor Local Village Centers in support of Redmond's centers; or • Near other employment and commercial nodes; and • <u>In or within a quarter mile of areas where high levels of frequent transit service are is present or planned likely, or where there is adequate access to an arterial; or</u> • <u>Any land that was designated as Multifamily Urban before January 1, 2022.</u> <p>Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross. Permit multifamily residences, and, in suitable locations, detached or attached single-family homes.</p>
Neighborhoods	
Bear Creek	
N-BC-38 (edit)	<p>Permit single-family attached housing in all Single-Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.</p>
Education Hill	
N-EH-16 (edit)	<p>Encourage cottages in the Education Hill Neighborhood. Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 - Cottage Housing Development.</p>
N-EH-17 (edit)	<p>Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single-Family Urban and higher densities, subject to the provisions of RZC 21.08.260 - Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board.</p>
N-EH-18 (delete)	<p>Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling</p>

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	units for the zone in which the site is located, exclusive of any bonuses allowed on the site.
N-EH-19 (delete)	Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings... Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above-named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single-family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.
N-EH-23 (edit)	Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. Permit “backyard homes” on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii - Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.
North Redmond	
N-NR-45 (edit)	N-NR-45 Allow the construction of multiplex housing units in Single-Family Urban zones, with the exception of the Wedge subarea, particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area’s other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.
N-NR-46 (delete)	Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.
Willows / Rose Hill	
N-WR-E-2 (edit)	Duplexes Multiplexes shall be allowed on individual lots in the Willows/Rose Hill Neighborhood in locations designated for low-moderate density residential and higher densities.
N-WR-E-3 (delete)	Duplexes shall maintain the appearance of single-family houses and should maintain a character similar to nearby single-family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single-family dwellings on the site.

<p>N-WR-E-4 (delete)</p>	<p>Redmond, the Willows/Rose Hill Neighborhood, and private and nonprofit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single-family dwelling, such as visible single entries, pitched roofs, window frames, and porches, while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply:</p> <ul style="list-style-type: none"> • Site design shall be approved through a Type III permit process with the participation of the neighborhood, particularly neighboring property owners and residents: • The project should include a neighborhood park. • Allowed density shall be calculated using the gross site area, including a neighborhood park if located on the project site. • Dwelling unit type does not affect the allowed density on the gross site area. For example, a duplex structure is equivalent to two dwelling units. • Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether and under what conditions triplexes and fourplexes shall be permitted in other locations in the neighborhood.
<p>N-WR-E-5 (delete)</p>	<p>A minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. The City and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semiannually, coordinating these evaluations with reviews provided for in Policy N-WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.</p>
<p>Grass Lawn</p>	
<p>N-GL-10 (edit)</p>	<p>Encourage duplexes, triplexes and fourplexes <u>multiplexes</u> on individual lots in the Grass Lawn Neighborhood in locations designated Single-Family Urban and higher densities.</p>
<p>N-GL-11 (delete)</p>	<p>Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.</p>
<p>N-GL-12 (delete)</p>	<p>Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the</p>

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	plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first: