

Housing

Vision Statement (Goals)

In 2050, Redmond's housing inventory has sufficient housing units to, at a minimum, meet the regional and state housing growth targets. In 2050, Redmond's housing inventory is integrated with transit systems, employment centers, and recreational amenities to provide community members with fulfilling walkable communities.

In 2050, Redmond's housing inventory is resilient, both fiscally and physically. Mixed-use and multifamily structures are constructed with safety features and designs that fortify the physical building. These traits create buildings that are less likely to be damaged by earthquakes and other events. These practices create a more resilient Redmond for the buildings and for the community members who patron them.

In 2050, Redmond's housing inventory is equitable and inclusive. Expansion of affordable housing inventory, supportive housing partnerships, and renewed housing programs, help families afford and stay in their homes. The City has a soulful diversity of housing choices. Townhomes and stacked flats are plentiful across the city, crisscrossed by tree-lined streets. Condominiums, cottages, accessory dwelling units, and more provide community members with a range of housing choices at a range of costs. By increasing financial stability, families are more resilient to economic shocks that may have otherwise displaced them. The City has expanded programs and created new programs to foster an inclusive community that serves individuals and families with different language, cultural, financial, special, and other, needs and wants. The City has proactively addressed discriminatory housing and land use policies and practices to reduce inequitable racial disparities. All families enjoy access to safe, dignified, and clean housing. This in turn creates equity in access to well-funded schools, healthy environments, nearby amenities, and neighborhoods of choice.

In 2050, Redmond's housing inventory is sustainable. Clustered development patterns are designed to promote dense, amenity-laden, walkable communities that reduce the need for driving and energy consumption. Reducing vehicle miles travelled by single-occupant vehicles reduces greenhouse gas emissions. Redmond's housing inventory is constructed and designed to achieve high energy efficiency, reduce energy consumption, and minimize negative ecological impacts. Net-zero energy mixed-use and multifamily structures are numerous in the city. The combination of walkable communities with green building practices contributes to an ecologically friendly built environment.

Framework Policies for Element (Objectives)

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.

FW-HO-3 Increase housing choices in more areas of the city.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, and sustainability.

Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• HO-1 through HO-22	<ul style="list-style-type: none">• HO-1• HO-2• HO-5• HO-6• HO-8• HO-10 through HO-16• HO-20• HO-21• HO-22• HO-24	<ul style="list-style-type: none">• HO-1• HO-2• HO-6• HO-10 through HO-18• HO-20• HO-21• HO-23 through HO-26

Existing Conditions

Background

Housing is a fundamental human need. When people can secure stable and affordable housing near locations of jobs and opportunity, they are able to focus on achieving other life goals, such as education, career advancement, health, happiness, and social connections. Without stable and affordable housing, they face significant and sometimes insurmountable barriers to these goals.

The Housing Element describes how Redmond will identify and prioritize local housing problems and how Redmond will address these problems with housing strategies. These strategies are based on best practices and local dialogue to ensure that the strategies are appropriate for the unique needs of our community. Strategies often involve a mix of approaches that can work together to promote development for the kinds of housing that are in greatest need.

Local governments mainly do not provide housing directly. Typically, private developers produce most housing units in a jurisdiction. Local governments set the conditions in place to encourage the market to develop housing affordable to all members of the community. The policies in the Housing Element provide the framework for funding priorities, partnerships, and development regulations related to housing.

The same growth assumptions contained in Table LU-1 in the Land Use Element were used for the Housing Element. Neighboring cities are assumed to develop in a pattern consistent with VISION 2050 and King County Countywide Planning Policies. Land use, housing forecasts, and housing targets for the broader region were developed by the Puget Sound Regional Council, King County, Washington State, and local jurisdictions.

Current Conditions & Future Projections

Households and Growth

	Current	Countywide Growth Allocations for 2044	Total by 2044	Total by 2050
2020 Jobs (PSRC Covered Employment)	97,905	24,000	121,905	127,665
Housing Units (2019 OFM)	29,438	20,000	49,438	54,238
Jobs to Housing Ratio	3.3	1.2	2.5	2.4
Average Household Size (Total)	2.4	n/a	n/a	n/a
Average Household Size (Renter)	2.6	n/a	n/a	n/a
Average Household Size (Owner)	2.2	n/a	n/a	n/a

Redmond must accommodate 20,000 additional housing units by 2044, consistent with King County Countywide Planning Policies. This represents a 68% increase in housing units from 2019. Achieving these housing targets, together with companion job targets, will bring the jobs-to-housing ratio from 3.1 in 2020 to 2.5 in 2044.

Population Statistics

Figure: Population by Age Group

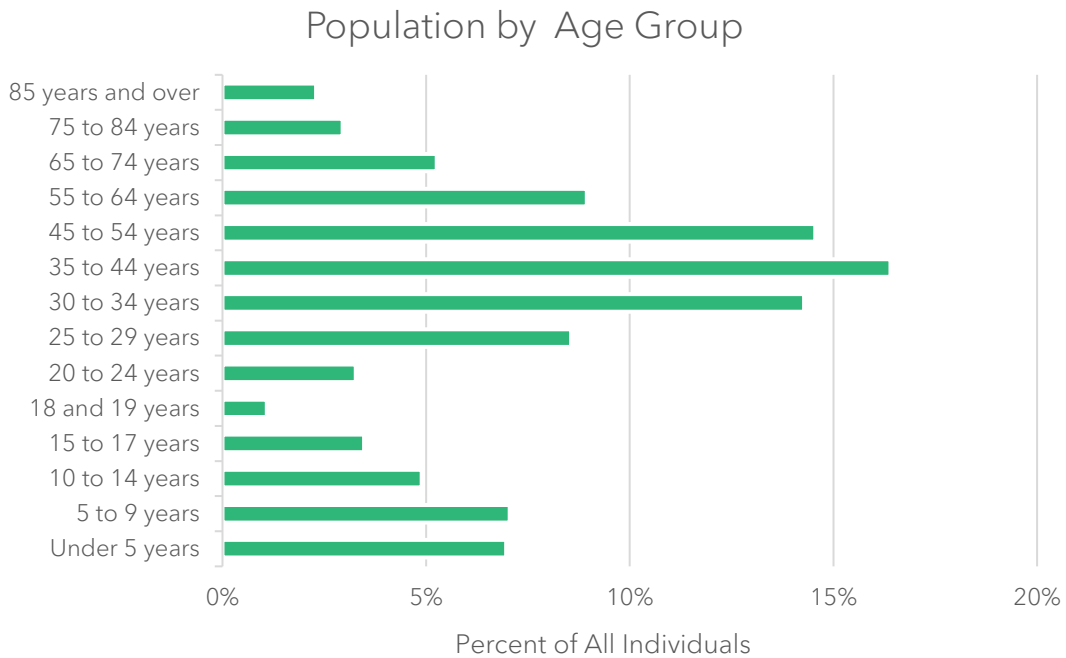
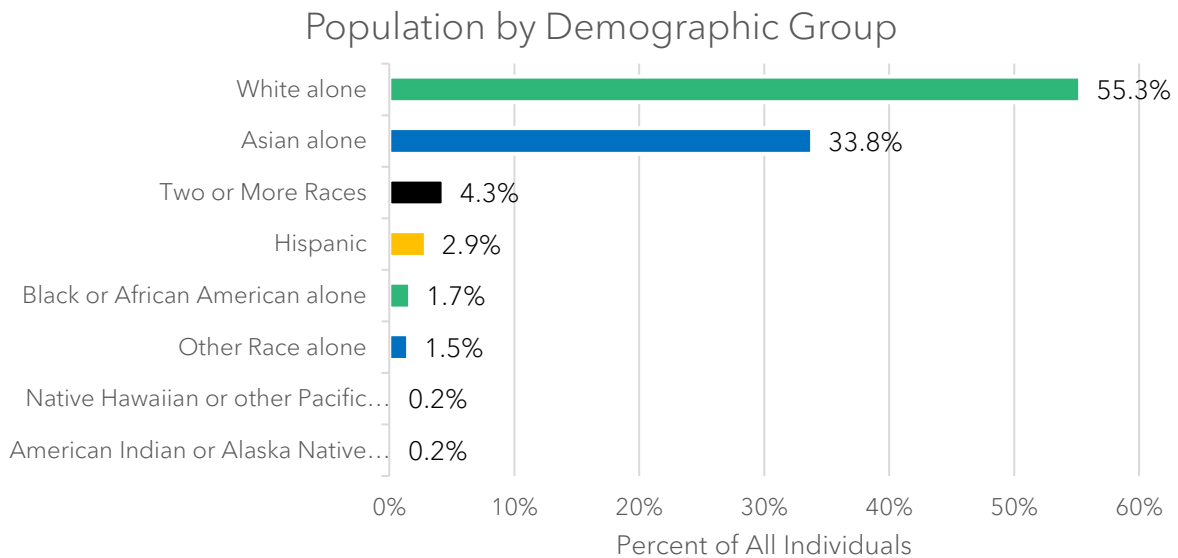


Figure: Population by Demographic Group



2019 census data shows that most people in Redmond have an age between 30 and 64 (54% of the population). Youth aged 0 to 9 represent 14% of the total population. Redmond has a vibrant cultural diversity where 45% of the population identifies as a race/ethnicity other than “White alone”. 6% of all people in Redmond identified as having at least one disability.

Household Characteristics

The area median household income for households in Redmond is \$137,949. This is higher than the area median income for King County households, \$102,594. The area median income represents the “middle” or average income of a household in King County. The area median income is the value separating the higher half of household incomes from the lower half. Every racial and ethnic group in Redmond has a household area median income greater than the King County area median income.

Despite the high area median household incomes, some households still experience financial strain. “Black or African American Alone”, “Hispanic”, and “White alone” households in Redmond are the three groups with the largest percent of households that are cost burdened or severely cost burdened. A household is considered cost burdened when the household spends more than 30 percent of their gross monthly income on housing cost. A household is considered severely cost burdened when the household spends more than 50 percent of their gross monthly income on housing cost.

Across the City, half of households rent, and half of households own their home. Households of historically disenfranchised communities have a much lower ownership tenure percentage than “White alone” households. Homeownership as a percent of all households is much lower for “Black or African American Alone” (18%) and “Hispanic” (27%) households compared to “White alone” (55%) households. There are also area median income discrepancies across tenure. 32% of all renter households have a household income between 0 and 100% AMI, compared to 22% of all owner households. This difference in income has an associated impact on cost burden percentages. 27% of all renter households are cost burdened or severely cost burdened, compared to 23% of all owner households.

Housing Structures and City Inventory

The profile of housing structures in Redmond is largely a tale of two types. 40% of all housing units are in larger structures with 5 to 20 or more units. 41% of all housing units are detached single family homes of 1 unit. Other housing types, like duplexes and mobile homes, make up the remainder.

The number of bedrooms per housing units varies based on tenure. Half of all owner units contain three or more bedrooms compared to 20% of all renter units. The pattern is that ownership units have a greater share of homes with more bedrooms and renter units have a greater share of homes with fewer bedrooms. 11% of all renter housing units in Redmond have no bedroom at all.

The median structure year of construction for all housing units in Redmond is 1989. The median structure year of construction for renter occupied units (1994) is 14 years more recent than owner than the median structure year of construction for owner occupied units (1980). Nearly half (49%) of all housing units were constructed in 1990 and after.

Affordable Housing

Table: Affordable Housing Now and Affordable Housing Needed by AMI Bracket

	0-30% AMI	31%-50% AMI	51-80% AMI	All Units in City
Redmond Total Housing Units by 2050				54,238
Redmond Housing Units by Affordability				
2017 Number of Redmond Units	640	1,325	2,705	27,774
2017 Redmond Affordable Units As Share of Total Units	3%	5%	11%	
Additional Affordable Housing Units Needed (2019-2050)				
King County Countywide Planning Policy Percent Targets	15%	15%	19%	
Additional Housing Units Needed To Address Existing Gap	3,526	2,841	2,572	
Additional Housing Units Needed To Address Gap Through 2050	7,496	6,811	7,600	
Total Affordable Housing Units Needed by 2050 (includes Current Housing Units)	8,136	8,136	10,305	

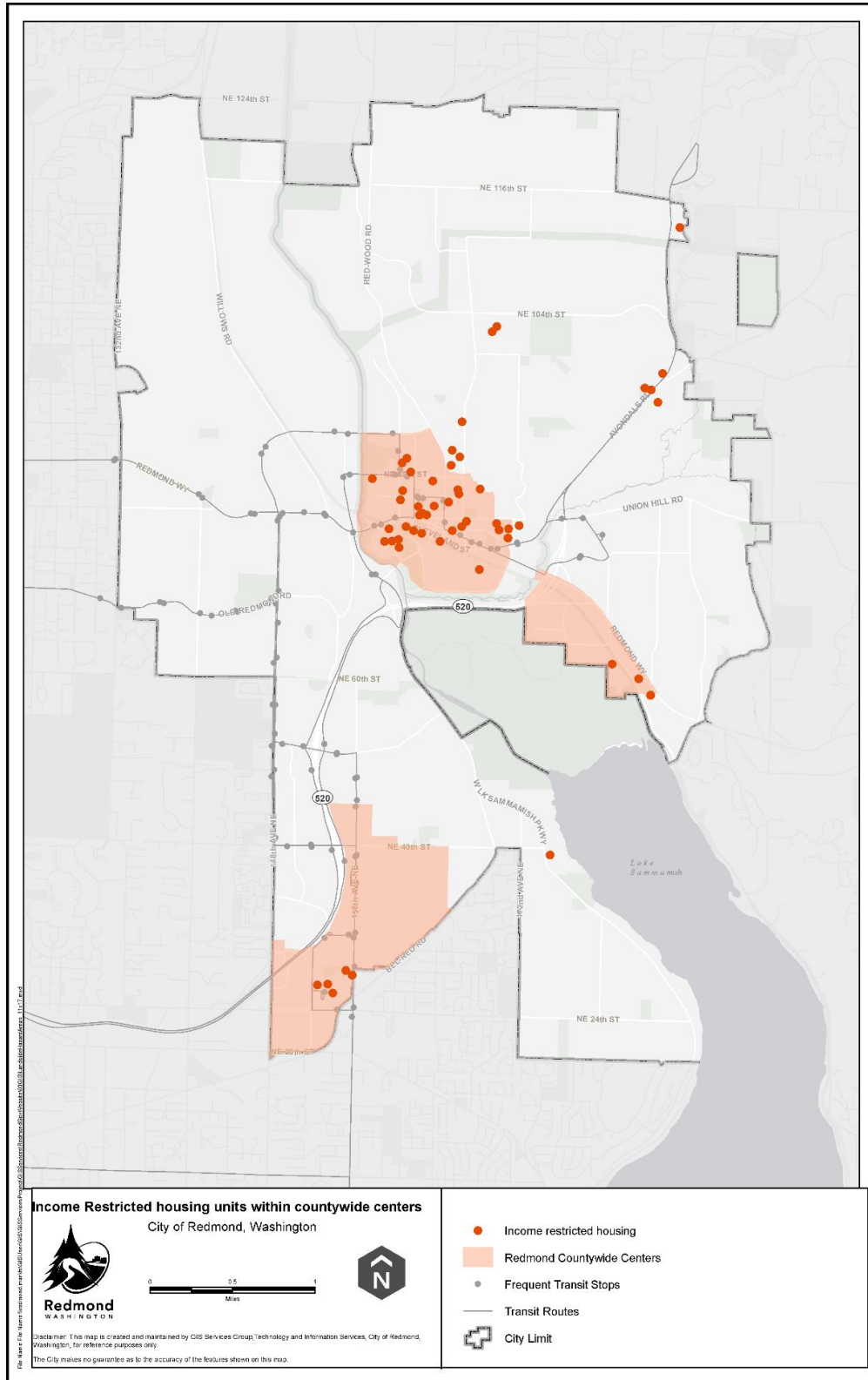
King County has established affordable housing targets for different AMI brackets, as a percentage of all county housing units. Those targets are 15%, 15%, and 19% of all 2044 housing units be affordable at 0 to 30% AMI, 31 to 50% AMI, and 51 to 80% AMI households, respectively. These percentage targets are intended to direct local jurisdictions to conduct long range planning focused on less expensive housing choices. If Redmond were to pursue the same proportional affordable housing targets, the City would need to achieve a total of 7,761 housing units affordable to households earning 0 to 30% AMI by 2044.

Table: Existing Income-Restricted Affordable Housing

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

Redmond has 2,017 income-restricted cost-controlled affordable housing units. This represents approximately 7% of all housing units in Redmond. The biggest gap in Redmond’s affordable housing stock is for the 0 to 30% AMI income bracket. Consequently, the City is prioritizing the generation of affordable housing at the 0 to 30% AMI income bracket. 64% of all income-restricted cost-controlled affordable housing units are located within centers. 68% of Redmond’s Existing Income-Restricted housing units are within a half mile walkshed of high-capacity transit.

Map: Existing Income-Restricted Affordable Housing within City Centers



Map: Existing Income-Restricted Affordable Housing within Half Mile Walkshed of Transit

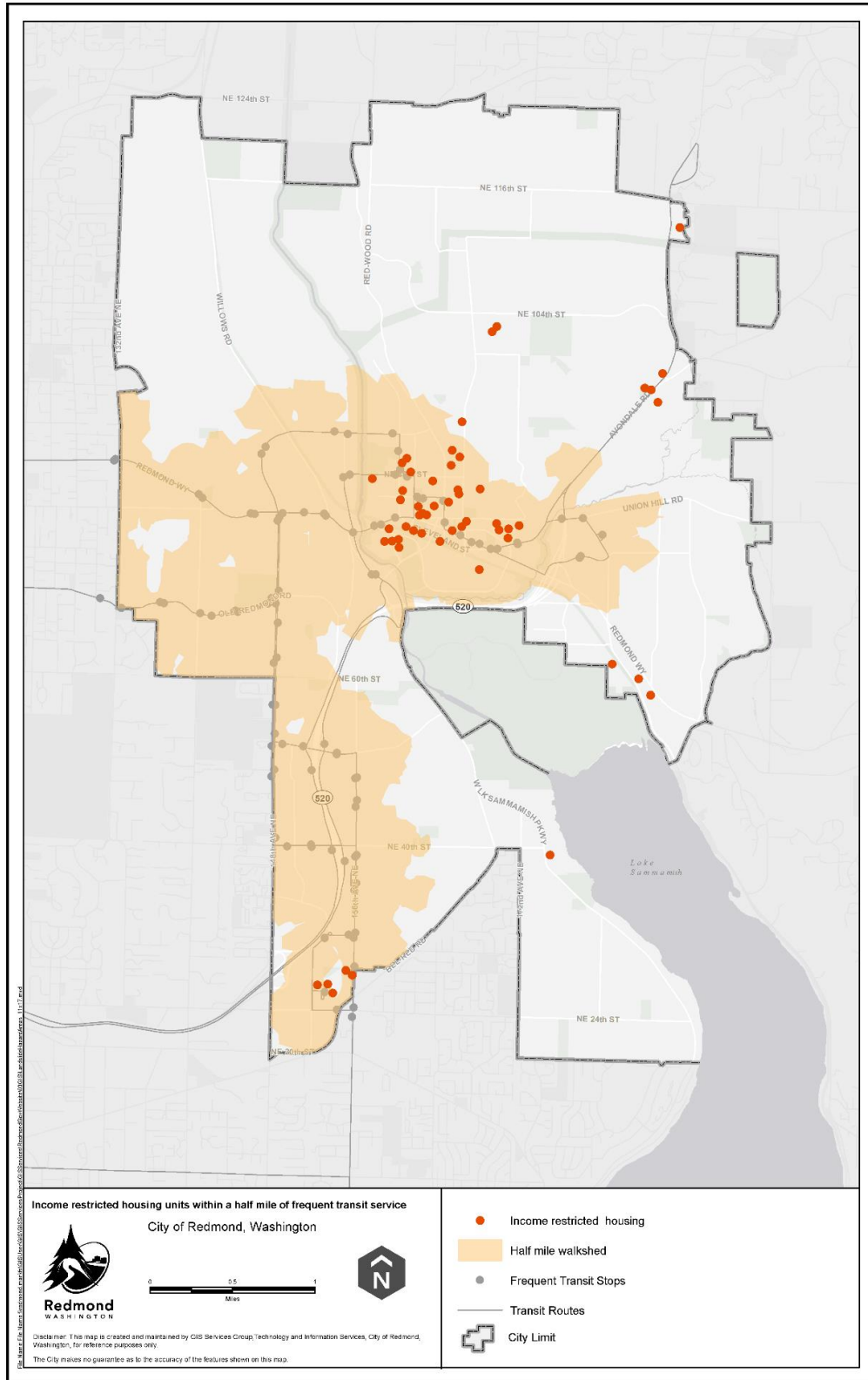


Table: Existing Special Housing

Special Housing	Beds
Transitional Housing	72
Emergency Shelter	52
Permanent Supportive Housing	58

Redmond contains a variety of special housing to support community members experiencing challenges with secure housing. Another type of special housing is group quarters. A total of 173 people in Redmond were identified as living across four group quarters housing facilities.

Land Use and Market Conditions

Table: Land Capacity Analysis within half-mile of Transit (Housing Development Capacity)

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,550	14,060
Vacant	1,450	1,450
Total	15,000	15,510

The analysis assumed capacity based on proportional distribution of zone-level capacity to parcels, minus existing units on parcel.

Table: Land Capacity Analysis Citywide (Housing Development Capacity)

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,974	14,584
Vacant	1,629	1,629
Total	15,604	16,213

Zoning as of 2019 has insufficient land capacity to meet the total residential housing unit targets of 20,000 units by 2044. The Redmond 2050 Comprehensive Plan includes revisions to zoning and land use in the City to increase the capacity for residential units. A significant portion of these zoning and land use revisions will occur in the Overlake Center, in near proximity to transit.

Table: Market Metrics

Topic	Value
Median Owner-Occupied Housing Value	\$788,500
Housing units with a mortgage as % of all Owner Units	72%
Housing units without a mortgage as % of all Owner Units	28%
Median Monthly Payment for Owner Units with Mortgage	\$2,918
Median Rent	\$2,009
Homeowner vacancy rate	1.2%
Rental vacancy rate	3.4%

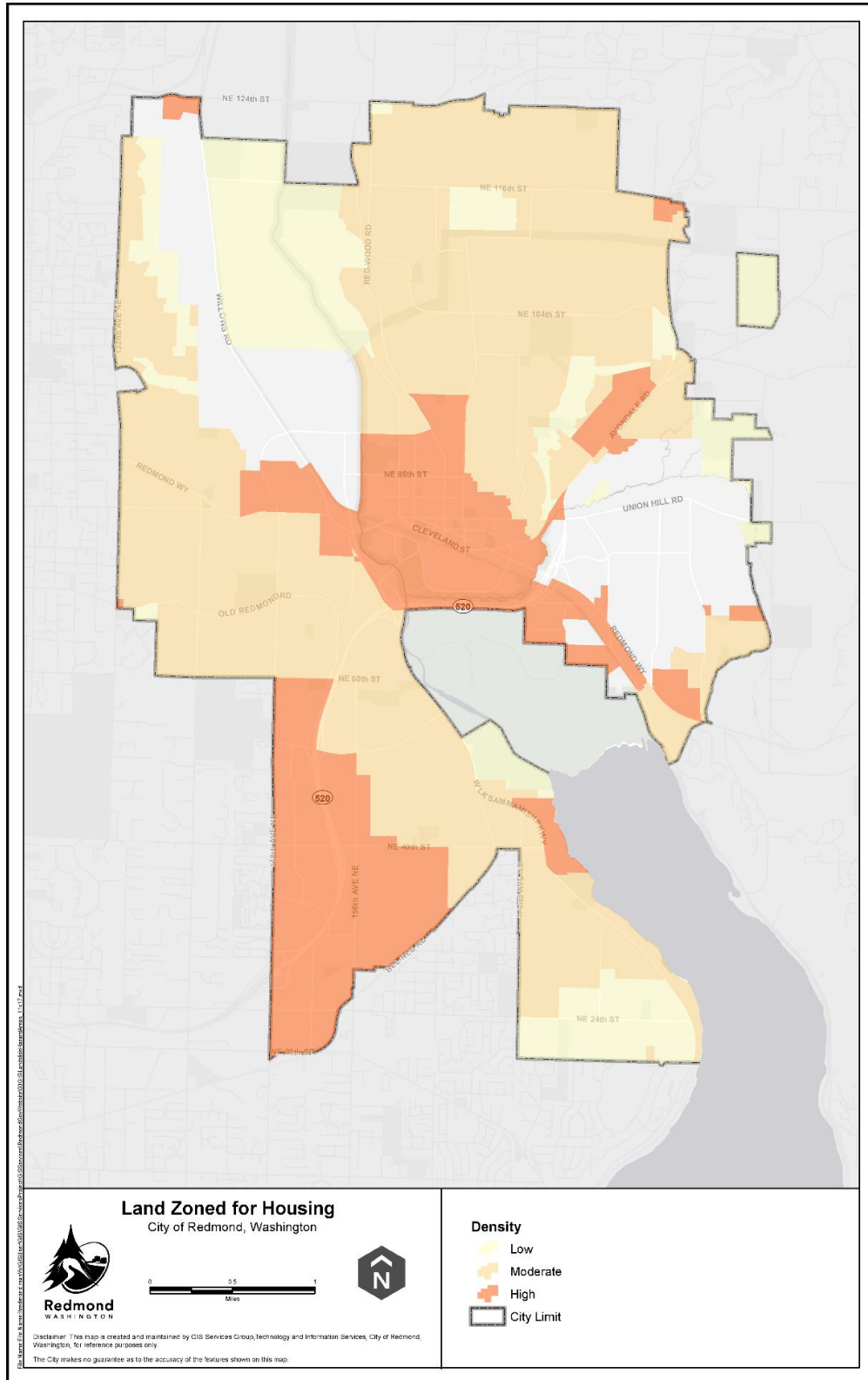
The median owner-occupied home value in 2019 was \$788,500. Across the nation and especially in the greater King County area, housing prices continue to increase rapidly. 28% of all owner occupied units have no mortgage. The 2019 median rent of \$2,009 has also continued to increase.

Table: Area by Allowed Housing Density

Housing Density Zone Category	Area in Acres	As Share of All Residential Zone Land
High-Density	2,045	22%
Moderate-Density	4,785	53%
Low-Density	2,277	25%
Total	9,107	100%

53% of all land zoned for at least some type of residential use contains the potential for moderate-density housing.

Map: Land Zoned for Significant Housing, by Density



Partnerships, Resources, Regulations, Incentives, and Strategies (Existing and Proposed)

Per the King County Countywide Planning Policies, Redmond must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This helps us identify the need to adjust current policies and strategies or implement new ones. Some of these partnerships, resources, and regulations, are listed below.

Regulations and Practices: Inclusionary Zoning and Multifamily Property Tax Exemption

The two greatest contributors to cost-controlled income-restricted affordable housing are the City's mandatory Affordable Housing Inclusionary Zoning (IZ) requirements (RZC 21.20) and the City's voluntary Multifamily Property Tax Exemption (MFTE) program (RMC 3.38). To date, IZ and MFTE strategies have resulted in 549 income-restricted affordable housing units.

Various iterations of the IZ regulations have existed in Redmond going back to the 1990s. The MFTE program was adopted in 2017. The IZ requires that, for new developments of 10 housing units or more, in most geographic areas of the City, a certain amount of the housing units must be designated cost-controlled income-restricted affordable housing. These affordable units are bound to the project via covenants. The optional MFTE program allows new developments in Redmond's three Residential Targeted Areas (RTAs) the opportunity to obtain tax exemptions if affordable housing units are created at the new development. The MFTE program has a higher obligation of affordable housing units than the regular IZ. The MFTE is designed so that a project which meets the requirements of the optional MFTE will also fulfill the requirements of the mandatory IZ.

This evaluation must also identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice. This exercise helps a jurisdiction understand what other strategies it should pursue beyond updating the comprehensive plan to meet the goals of this chapter. Some strategies, like inclusionary housing or new dedicated resources, will be easier to evaluate a quantitative impact and for others, it may be more qualitative.

Partner: A Regional Coalition for Housing

ARCH supports its members to develop housing policies, strategies and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. Compliance for affordable housing units is ensured through covenants. Projects with affordable housing units located in Redmond are maintained at affordable levels through covenants. These affordable units are managed and monitored by ARCH.

- Down Payment Assistance Loan Program: The ARCH East King County Down Payment Assistance loan program provides down payment loans for borrowers purchasing a home or condominium in an ARCH member city.
- Direct Funding from Redmond to ARCH. Redmond and other member cities contribute to the ARCH administrative budget, to support ARCH operations, and to the Housing Trust Fund, to support the creation and preservation of affordable housing. Since its creation in 1993, the Trust Fund has supported roughly 5,000 units. Most of these units are affordable to households earning less than 50% of median income. Over the life of the program, the Trust Fund has leveraged \$10 for every \$1 of local funding.

Table: Redmond Funding to A Regional Coalition for Housing (ARCH)

Redmond Contributions to ARCH (Year)	Administrative Budget	Housing Trust Fund
2020	\$123,104	\$731,303
2021	\$123,104	\$508,300
2022	\$156,381	\$572,700

Partner: Hopelink Services

Hopelink is a federally designated Community Action Agency focused on providing transportation services in all of King and Snohomish Counties and community services in north and east King County. Hopelink as five centers – one located in Redmond. Programs are provided at 15 locations and include food banks, energy assistance, housing, family development and adult education.

Hopelink manages several types of housing in the City of Redmond:

- Homeless/Transition Housing: Avondale Park (18 units)
- Avondale Park Redevelopment (60 units)
- Dixie Price Transitional Housing Apartments (4 units)

Partner: Sound Transit

Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD), where housing is affordable at a range of income levels, as well as new retail, restaurants, offices, and community spaces, contribute to creating vibrant neighborhoods with direct access to transit.

Equity, Special Needs, and Social Justice

The City of Redmond values equity and actively plans to meet the housing needs of people have special needs or have experienced disproportionate harm of housing inequities.

Housing Needs of People who Need Supportive Services

Quantifying a direct amount of need of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults, is difficult. *[At the time of this element draft, Washington State Department of Commerce has not released their housing targets for counties and is not expected to release the targets until the end of 2022 at the earliest.]* As such, the Redmond plans to provide for these communities by prioritizing 0 to 30% AMI cost-controlled affordable units. This income bin contains many individuals from these populations who need supportive service. For example, the Developmental Disabilities Administration (DDA), within the Washington State Department of Social and Health Services, reports that people with intellectual and developmental disabilities (IDD) have incomes that are usually below 30% AMI, many with an income below 15% AMI. Strategies to support these community members include partnerships with service providers, concentrating housing around transit, generating as many affordable units as possible, and applying universal design principles to foster built environments with more accessibility and equity. Redmond aims to provide for as many of these people as possible, while recognizing that the need for housing does not end at City limits.

Housing Needs of Communities Experiencing Disproportion Harm of Housing Inequities including Black, Indigenous, and People of Color (BIPOC)

Structural racism present in many American institutions has harmed BIPOC communities in ways that compound to create inequities. While many of these structural components are beyond the scope of a municipal government, Redmond is committed to proactively fostering equity.

One challenge of identifying the housing needs of communities who experience disproportionate harm in housing inequity is that Redmond has already experienced much displacement due to the high cost of housing due both to regional market trends and the historical preponderance of exclusive single-family zoning. As such, the Housing Element calls for providing affordable and family-sized housing units to help meet the needs of these specific communities.

Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

Of the approximately 12 census tracts that make up most of City limits, all but three were rated as “low” for displacement risk. All three of the census tracts that were not rated as “low” were rated as “moderate” displacement risk. Despite this “moderate” displacement risk, two of those three census tracts that were identified as “very high” by the Opportunity index. Census tracts do not align perfectly with City neighborhoods, but these tracts roughly include the following neighborhoods; Downtown, Sammamish Valley, Willows / Rose Hill, and the southern portion of Overlake.

Table: Areas of Risk and Areas of Opportunity

Census Tract	Opportunity Index	Displacement Risk	BIPOC as Share of Total Population	Black or African American alone as Share of Total Population
53033022605	Moderate (3 of 5)	Moderate (2 of 3)	49%	2%
53033032331 AND 53033032330 ¹	Very High (5 of 5)	Moderate (2 of 3)	49%	1%
53033022803	Very High (5 of 5)	Moderate (2 of 3)	56%	0%

¹ These two census tracts were previously one census tract (53033032309). The risk and opportunity analyses were conducted before the split.

Policies (Policy)

The policies below set a framework for individual and collective action and accountability to meet regional housing needs and local housing unit growth allocations. The policies seek to expand the supply and diversity of housing, expand the location of housing types, eliminate inequity in social justice housing choice, strengthen partnerships to meet housing goals, optimize housing tools and processes, and foster a more sustainable built environment.

Housing Justice and Equity

One of the guiding themes of Redmond 2050 is “Equity and Inclusion”. Across the United States of America, some historical land use and housing policies contributed to creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the greater Puget Sound region. Redmond housing policies are determined to include, accommodate, and empower groups of people who have historically been excluded because of their gender, race and/or ethnicity, LGBTQIA+, age, religion, disabilities, or their socioeconomic, immigration, or veteran status, or as a member of any historically marginalized group. The Housing Justice and Equity policies seek to identify and remediate inequitable policies, processes, or regulations and remove barriers to equity and inclusion.

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

HO-1 ~~Mitigate~~ Proactively reduce displacement risk and ~~maintain~~ promote opportunities for lower-cost housing through preservation and displacement mitigation.

- 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 Explore opportunities for programmatic home repair assistance for households earning at or below 80 percent AMI Area Median Income.
- Implement anti-displacement measures prior to or concurrent with development capacity increases or capital investment.
- Identify and implement methods of funding anti-displacement tools and programs.

HO-2 Promote equitable outcomes in partnership with communities most impacted from past and current racially exclusive land use and housing practices.

- 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.
- [Develop processes to ensure that fair housing laws and best practices are conducted.](#)

H0-3 Identify and remediate barriers that impede the elimination of racial and other disparities in housing and neighborhood choices.

H0-4 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.

H0-5 [Ensure that land use, zoning, and regulations support human services, shelters, permanent supportive housing, emergency housing, and similar entities, to effectively operate.](#)

Housing Supply and Diversity

Housing needs are not one-size-fits-all and instead should be thought as a menu of different options with enough variety for different household incomes and sizes, life stages of people, and community location needs. The Housing Supply and Diversity Policies encourage improved availability of diverse housing types, price points, sizes, and preferences.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.

~~**H0-2** Monitor progress toward meeting countywide housing growth targets identified in the King County Countywide Planning Policies.~~

H0-6 Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.

- Emphasize the creation of affordable homes when meeting housing targets.
- [Prioritize housing affordable to households at or below 30 percent AMI.](#)
- 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, [prioritize](#), and implement [with urgency](#), opportunities to rezone low-density detached single-family areas to higher-density zones, [for areas outside of critical areas and agricultural preservation areas.](#)

- Pursue strategies to meet unique needs for both ownership and rental housing.
- H0-7** 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 across the entire city](#).
- H0-8** [Promote accessible and visitable housing; Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.](#)
- 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.
- H0-9** 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.
- H0-10** [Foster the creation of 10-minute walkable communities through housing, transportation, economic planning, to create clustered places where residents have easy access to homes, jobs, and recreation.](#)
- H0-11** [As part of any rezone that increases residential capacity, require a portion of units to be affordable to low- and moderate-income households.](#)

Housing Locations

The Housing Locations policies seek to create geographic housing equity by spreading out different housing choices and opportunities across the City. This means that a wider variety of household sizes, incomes, and lifestyles can choose from a variety of housing options in a variety of geographic areas.

FW-H0-3 Increase housing choices in more areas of the city.

- H0-12** 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.
- Evaluate and update zoning in transit areas in advance of transit infrastructure investments.
 - Support and preserve income restricted housing near high capacity and frequent transit.
 - Promote dense [neighborhoods—local communities](#) 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.
- H0-13** Expand capacity for moderate-density and multifamily housing.

- 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.
- Pursue strategies that promote multiplex structures across the city to increase geographic equity.

Housing Partnerships and Regional Collaboration

Just as housing needs rarely recognize jurisdictional boundaries, housing issues are not likely to be solved by only one community. For these reasons, it is important that Redmond's policies for housing support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the individual cities in King County and the region as a whole will fail to meet established housing goals. Eastside jurisdictions and A Regional Coalition for Housing (ARCH) coordinate with Redmond to serve local housing concerns. In addition, the most affordable housing is often provided by non-profits or housing authorities while most housing units are created by private sector developers. All these partners are vital in helping Redmond achieve our Housing goals.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

HO-14 Identify and remediate gaps in existing partnerships, policies, and resources that impede meeting local or regional housing goals.

HO-15 Explore and expand partnerships with relevant partners.

- Assess housing needs.
- 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.
- Pursue creative methods to provide and leverage funds for construction of affordable housing.
- Share successes and challenges with partners to increase regional knowledge and increase collaborative efficiencies.

HO-16 Cooperate with ARCH, the King County Housing Authority, and social and health service agencies.

- Advocate for state-level eviction reforms and tenant protections.
- Adopt and maintain equitable tenant protections.
- Advocate for revisions to state law that facilitate and support tools for advancing more home-ownership opportunities such as, but not limited to, condominium reforms.

- 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.
- Promote tenant programmatic awareness and education in multiple languages (e.g., ARCH affordable housing and King County Home Repair program).

H0-17 Collaborate with public, non-profit, and other partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.

- Identify suitable property owned by public agencies, faith-based, and non-profit organizations that can be utilized for affordable housing.
- [Remove barriers which prevent faith institutions, community-based organizations, and non-profits from hosting shelters.](#)
- Combine public and private resources to provide the subsidies required to provide housing at deepest levels of affordability; and
- Dedicate funds for land acquisition.

H0-18 [Collaborate with local artistic and cultural organizations and individuals to further integrate art projects into larger housing developments. Consider incentives, requirements, and flexible standards.](#)

Housing Tools and Processes

A clear and consistently applied set of tools and process will benefit housing outcomes in multiple ways. Shorter and more consistent permit processing will save applicants time and money, which means housing projects can be completed sooner and at less cost. Streamlined processes also strengthen community involvement because it is easier to observe the process of a project going through review. To achieve its vision, Redmond will improve various tools and processes to produce housing.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

H0-19 Implement strategies to reduce development costs, streamline city processes, and develop standard operational practices to increase the quantity, affordability, and timeliness of new housing.

- 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.
- Regularly assess development review processes to identify opportunities for increased efficiencies.
- Add criteria to Redmond Municipal Code to allow for implementation of impact fee waivers for affordable housing.

- 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.
- Create flexible design standards to accommodate the wide variety of architectural preferences in the community.
- Structure design standards to ensure that new growth is developed in a manner to create equitable communities
- Revise the processes and practices of the design review process and remove capacity to prevent creation of housing projects.

H0-20 Explore using programs that require or encourage public agencies, private property owners, and developers to build housing that helps fulfill City housing policy goals.

- 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.
- Encourage a shared responsibility among the private and public sectors for addressing affordable housing needs through programs such as, but not limited to, programs for commercial development to contribute funds toward affordable housing goals.
- Explore opportunities to support the production of cooperative housing.

H0-21 Periodically review and refine the inclusionary zoning and multifamily tax exemption programs to consider options that create deeper affordability or more affordable units.

H0-22 Work independently, with community members, and with A Regional Coalition for Housing (ARCH) member cities to pursue dedicated funding for affordable housing to identify and potentially adopt financing tools to support affordable housing efforts, such as, but not limited to, include potential utilization of a local or multi-jurisdictional housing levy.

Housing and the Environment

The environment is a high priority to the Redmond Community. The built environment must be mindfully managed to reduce negative environmental impacts. Sustainable development is a approach where communities balance environmental protection, economic development, and social justice, while meeting local needs. Green building practices in the housing stock provides an opportunity to create environmentally-sound and resource-efficient buildings through an integrated approach to design. The ongoing global climate challenges highlight the importance of sustainable development and green building practices.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

H0-23 Increase energy efficiency requirements and/or incentives for larger mixed-use and multifamily units to, [among other environmental factors](#), reduce energy consumption, reduce greenhouse gas emissions, reduce secondary pollution, [increase water conservation](#), [increase renewable energy share](#), and increase indoor air quality.

H0-24 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.

H0-25 Identify and explore energy benchmark tracking for building energy performance.

H0-26 [Identify and evaluate regulation and incentive opportunities to increase net tree canopy for new developments.](#)

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.</p> <p><u>Focus-Prioritize</u> high-density housing on land that is:</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</u>, or where there is adequate access to an arterial; or • <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 acre. Permit multifamily residences, and, in suitable locations, detached or attached single-family homes.</p>
Neighborhoods	
Bear Creek	
N-BC-38 (Delete)	<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</p>

	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.
N-EH-18 (delete)	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 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)	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.
N-WR-E-4 (delete)	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: <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: <ul style="list-style-type: none"> • 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.
N-WR-E-5 (delete)	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.
Grass Lawn	
N-GL-10 (edit)	Encourage duplexes, triplexes and fourplexes multiplexes on individual lots in the Grass Lawn Neighborhood in locations designated Single-Family Urban and higher densities.

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N-GL-11 (delete)	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.
N-GL-12 (delete)	Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first.