

# REDMOND »»» 2050

# Housing Element Draft 2.0

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Planning Commission  
August 24, 2022



# Housing | 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.**

# Housing | 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.**

# Housing | HO-5

**Ensure that land use, zoning, and regulations support human services, shelters, permanent supportive housing, emergency housing, and similar entities, to effectively operate.**

# Housing | HO-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 residential zones to higher-density zones, **for areas outside of agricultural preservation areas and critical areas.**
- Pursue strategies to meet unique needs for both ownership and rental housing.

# Housing | HO-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.**

# Housing | HO-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.

# Housing | HO-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.**



# Housing | HO-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 | HO-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.

# Housing | HO-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 | 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.**

# Housing | 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).

# Housing | HO-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.

# Housing | HO-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 | HO-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.**



# Housing | HO-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.**

# Housing | HO-22

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* **identify and potentially adopt financing tools to support affordable housing efforts, such as, but not limited to,** a local or multi-jurisdictional housing levy.

# Housing | HO-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.

# Housing | HO-26

**Identify and evaluate regulation and incentive opportunities to increase net tree canopy for new developments.**

# Other Policies: Land Use | LU-36

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 Prioritize** high-density housing on land that is:

- In or within half mile of the Downtown, Overlake, or Marymoor Village Centers; or
- In or within a quarter mile of areas where high levels of frequent transit service is present or planned, or where there is adequate access to an arterial; or
- Any land that was designated as Multifamily Urban before January 1, 2022.

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.

# Other Policies: Education Hill | N-EH-16

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.*

# Other Policies: North Redmond | **N-NR-45**

Allow the construction of multiplex housing units in Single-Family Urban zones, **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.**

*Note: The above bolded text is existing language from the currently adopted comprehensive plan. The text was proposed for removal in 1.0 and has been added back for 2.0.*



# Thank You

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**Ian Lefcourte, Senior Planner**

[ilefcourte@redmond.gov](mailto:ilefcourte@redmond.gov)

[www.redmond.gov/Redmond2050](http://www.redmond.gov/Redmond2050)