

# RZC Amendments - Affordable Housing

---

January 25, 2023 - Planning Commission

Ian Lefcourte, Senior Planner



**Redmond**  
WASHINGTON

# Project Overview

- Proposed amendments:
  1. RZC 21.20: clearly define parking requirements for affordable housing units
  2. RZC 21.78: amend definitions to explicitly identify parking as a housing expense.
- Type VI review process
- Initiated by Redmond staff
  - SEPA-2023-00003
  - LAND-2023-00004

# RZC 21.20, Affordable Housing

- Add methodology for parking spaces to affordable units.
- There are two calculations, depending on the project.
  - Projects with parking ratio of **one or more** residential parking spaces per dwelling unit:
    - Must provide a parking space to every affordable unit.
  - Projects with a parking ratio of **fewer than one** residential parking space per dwelling unit:
    - Affordable units receive a financial parking allowance.
    - Allowance amount established by Planning Director.

# RZC 21.78, Definitions

- Proposed amendments update two existing definitions and create one new definition.
  - **New: "Housing Expenses"**
    - The sum of an occupant's costs associated with living in an affordable housing unit.
    - Defines parking as a housing expense (among other inclusions).
  - **Updated: "Affordable Housing Unit"**
    - Simplifies definition and references "Housing Expenses".
  - **Updated: "Low-Cost Affordable Housing Unit"**
    - Simplifies definition and references "Housing Expenses".

# Timeline

<b>January 25</b>	<b>Briefing</b>
<b>February 8</b>	<b>Study session</b>
<b>February 22</b>	<b>Public hearing and study session</b>
<b>March 8</b>	<b>Study session and recommendation</b>
<b>March 22</b>	<b>Report approval</b>
<b>Q2 2023</b>	<b>Council process for adoption</b>



# Thank You



Any Questions?

Ian Lefcourte, Senior Planner

