

MEMORANDUM

To: Planning Commission

From: Ian Lefcourte, Senior Planner 425-556-2438
Planning and Community Development

Date: February 22, 2023

Subject: Redmond Zoning Code Amendment - Affordable Housing

PURPOSE

The Planning Commission will hold a public hearing and continue its review of proposed amendments to Redmond Zoning Code (RZC) 21.20, Affordable Housing and RZC 21.78, Definitions.

The purpose of these amendments is to update affordable housing terms, add parking expenses as a component of affordable housing costs, and clarify parking requirements for affordable housing units.

BACKGROUND

The current code lacks clarity surrounding parking requirements for affordable housing units. This lack of clarity has, on occasion, created challenges to reaching consensus with developers for affordable housing obligations and binding documents. The proposed amendments will remove ambiguity from the parking requirements.

The Planning Commission received a briefing on this topic at its January 25, 2023 meeting and held a study session on February 8, 2023.

SUMMARY OF AMENDMENTS

RZC 21.78 - Affordable Housing

RZC Amendment - Affordable Housing

Proposed amendments add methodology for allocation of parking spaces to affordable units. There are two different calculations depending on the project.

- Projects with a 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 must receive a financial parking allowance, which the Planning Director will establish from time to time.

RZC 21.78 - Definitions

Proposed amendments update two existing definitions and create one new definition.

- **New:** “Housing Expenses”
 - New term to capture the sum of an occupant’s costs associated with living in an affordable housing unit. Explicitly identifies parking as a housing expense, among other considerations.
- **Updated:** “Affordable Housing Unit”
 - Simplifies definition and references “Housing Expenses”.
- **Updated:** “Low-Cost Affordable Housing Unit”
 - Simplifies definition and references “Housing Expenses”.

PROPOSED REVIEW SCHEDULE

The proposed review schedule is below.

Date	Meeting
January 25, 2023	Planning Commission - briefing
February 8, 2023	Planning Commission - study session
February 22, 2023,	Planning Commission - public hearing and study session
March 8, 2023	Planning Commission - study session and recommendation
March 22, 2023	Planning Commission - report approval
Q2 2023	Council process for adoption

ATTACHMENTS

- A. Issues Matrix
- B. Presentation