

## MEMORANDUM

**To:** Planning Commission

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

**Date:** March 08, 2023

**Subject:** Redmond Zoning Code Amendment - Affordable Housing

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### PURPOSE

The Planning Commission will continue to review public hearing comments at this March 8<sup>th</sup>, 2023, meeting. The Planning Commission will continue its review of proposed amendments to Redmond Zoning Code (RZC) 21.20, Affordable Housing and RZC 21.78, Definitions.

The Planning Commission held a public hearing for this item on February 22<sup>nd</sup>, 2023. At this public hearing, the Planning Commission received one (1) written comment and one (1) verbal comment. The written comment expressed concerns about the amendments and the verbal comment expressed support. The written comment was added to the Issues Matrix to be reviewed with the Planning Commission at the March 8<sup>th</sup>, 2023, meeting. The Planning Commission voted to close the verbal comment period for the public hearing but kept the written comment period open.

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.

#### **City Hall**

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## RZC Amendment - Affordable Housing

### SUMMARY OF AMENDMENTS

#### RZC 21.78 - 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* *Verbal Comment Period closed; Written Period remained open.
March 8, 2023	Planning Commission - public hearing (continued), study session and recommendation
March 22, 2023	Planning Commission - report approval
Q2 2023	Council process for adoption

### ATTACHMENTS

- A. Issues Matrix