

REDMOND HOUSING STRATEGY PLAN

***Status:**

- New: N**
Periodic: P
Ongoing: O
Complete: C

Does the Policy/Action Facilitate Housing for This Group?			
Special Needs	Low	Mod	Mkt

Actions Required				
Admin	Land Use Code	Council Action	Priority	*Status

STRATEGY (Related Housing Element Policy)

I. LAND USE REGULATIONS AND INCENTIVES

A. Housing Choice

1. Evaluate incentives to encourage multifamily development within Urban Centers, e.g. Downtown and Overlake, close to transportation facilities and public services, including: (HO-16, HO-18, HO-37, HO-38, HO-44)
 - Transfer of development rights
 - Encourage housing opportunities in station area planning
 - Shared/reduced parking
 - Advance planning and design for assistance/grants for partnerships to provide infrastructure needs
 - Residential density incentives
2. Track production of ADUs and explore options for encouraging additional creation, such as: (HO-32)
 - community outreach efforts
 - options to make ADU permits easier to obtain.
 - opportunities for increased coordination between the City and building community to provide information and resources that could help

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applicants same time and cost.

3. Evaluate effectiveness of regulations and approval process to accomplish the following: (HO-29, HO-30, HO-31)
 - Integrate different housing types and densities within projects
 - density averaging
 - clustering
 - transfer of residential density: contiguous or non-contiguous project site
 - incentives for affordability.
4. Allow manufactured housing/factory homes in all residential zones.(HO-40)
5. Evaluate programs to encourage/allow a variety of housing types, especially for infill development in established neighborhoods. (HO-11, HO-31, HO-32, HO-33), including:
 - townhouses
 - SROs/efficiency units (e.g. "Tudor Manor", "Vision V")
 - cottage housing

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		X	X

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STRATEGY (Related Housing Element Policy)

- co-housing
- size limited homes/small lot development
- multiplexes
- Innovative Housing Demonstration Projects.

B. Affordable Housing (HO-34, HO-35, HO-37, HO-38, HO-44, HO-50)

1. Review Residential density incentives and other approaches to achieve affordable housing, including:
 - voluntary density increase provisions
 - required affordable housing
 - modification to development standards
 - permit expediting, administrative process
 - waived or reduced permit fees.

2. Reduce Development Costs: (HO-46, HO-48, HO-49)
 Review regulations and administrative procedures for:
 - permit process - ease of administration (HO-29)
 - regulations that are redundant or overly restrictive – result in increased housing costs (ex: street width/fire access).
 - Fees

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3. Evaluate public/private partnerships for use of surplus, public or private land (HO-54).

- Land that is determined surplus and not needed for other purposes
- Explore opportunities/partnerships to provide housing as part of development of public infrastructure (e.g. housing above park & ride).

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C. Foster Special Needs and Senior Housing (HO-21 through HO-28)

1. Review regulations to provide housing that is affordable and accommodates people with special needs. Incentives/activities may include:

- ensure that assisted housing and group homes are treated the same as housing of a similar size and density
- provisions for reasonable accommodation
- consider policies and regulations that support special needs housing.

X	X		

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2. Review senior housing land use regulations. Ensure that regulations encourage senior housing and recognize smaller household sizes, through actions such as: (HO-26, HO-27)

- reduced parking requirements
- regulating intensity of development (e.g. density bonus or relaxed density standard)
- recognize different and emerging types of senior housing and account

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for different levels of need and impact on the community.

- Review provisions for homeless persons (including youth and young adults, families and single adults) such as: (HO-28)
 - temporary/transitional shelters/tent city
 - permanent housing targeted for homeless.

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D. Creating and Preserving Neighborhood Quality

- Urban Centers: Review/evaluate design guidelines to enhance and protect neighborhood quality and character. Address issues such as: (HO-14, HO-15)
 - pedestrian orientation
 - architectural forms and site design
 - provision of amenities
 - design variety, particularly in areas of potential development of larger parcels
- All Neighborhoods: Evaluate incentives to encourage parks and trails accessible to areas where people live. (HO-16).
- Existing Neighborhoods: Evaluate strategies to ensure compatible infill or redevelopment and preservation of existing housing. (HO-43)
 - Review SF housing standards so that bulk and scale of infill construction does not overwhelm existing housing, e.g., how do we

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			X

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measure height?

- Review existing multiplex regulations to ensure that neighborhood character is being maintained.
- Evaluate neighborhood conditions and in particular monitor for deferred maintenance.
- Evaluate code requirements for repair/remodeling of existing housing.
- Encourage active enforcement of code compliance.
- Evaluate periodically the need for other neighborhood serving amenities.

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II. DIRECT AND INDIRECT FORMS OF ASSISTANCE

A. Housing Choice

1. Promote fair and equal access to housing for all persons.
2. Create and develop investment and other strategies that could include public/private partnerships, including planned and existing infrastructure

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	X	X	X

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		X	H	N

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for Urban Centers that encourage mixed use and mixed income residential neighborhoods.

- Examples may include catalyst housing projects in Overlake Village or Downtown; also the provision of infrastructure or other amenities to support housing.

3. Promote innovative and affordable housing design concepts. City actions may include:

- housing tours for public officials and interested citizens that recognize good quality design, reasonable construction costs, and community acceptance in housing projects.
- provide information/education to increase developer awareness of City programs/regulations and interest for innovative, well designed infill housing and affordable housing. Examples include staff assistance with project proposals, hand-outs, and workshops.
- residential design awards that recognize good quality design, reasonable construction costs, and community acceptance in housing projects.

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	X	X	X
	X	X	X

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B. Affordable Housing

1. Continue to participate in local, inter-jurisdictional programs, such as the ARCH Housing Trust Fund, to provide funding and coordinate distribution of funding of affordable and special needs housing.

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2. Explore options for addressing impacts of affordable housing that would allow for reductions in permit and/or impact fees paid directly by affordable housing development.
3. Evaluate tax relief programs including multifamily property tax exemption in mixed use areas to provide incentives for housing, including affordable housing, particularly in the Urban areas. (HO-46)
4. Explore potential for a more dedicated revenue source that could be targeted toward affordable housing, such as linkage fees from real estate construction or transactions, a portion of sales, business or other taxes, or gifts of housing through estate planning, for example.
5. Explore incentives to assist homeowners in creating ADUs.
6. Explore relocation assistance for low and moderate income households whose housing may be displaced through City action (HO-50).

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X	X	X	
X	X	X	
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	X	X	

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			H	N
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C. Preserve Existing Housing Stock

1. Encourage efforts by organizations that promote quality neighborhoods, including neighborhood enhancement activities such as housing repair and preservation and community improvement projects. City actions may include:
 - review the City's programs that support neighborhood groups, including programs such as Neighborhood Planning and

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STRATEGY (Related Housing Element Policy)

Neighborhood Network.

- partner with the King County Housing Repair and Rehabilitation Program or other organizations to assist low income residents maintain and repair the health and safety features of their homes.
2. Promote strategies with neighborhoods to ensure neighborhood quality.
 - Encourage community participation in developing and implementing neighborhood programs, e.g., Neighborhood Matching Fund
 - Educate the community about housing programs through community fairs, brochures, City website, etc.
 - Encourage private investment to assist in neighborhood renewal.
 3. Consider programs that offset loss of housing through conversion such as purchase of existing housing for higher priced apartments or condominiums, purchase of Section 8 (subsidized) projects for non-Section 8, conversion of mobile home parks to other purposes, etc.

X	X	X	X
X	X	X	X
			X

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D. Reduce Housing Costs

1. Support innovative programs to encourage affordable forms of ownership housing. Programs may include:
 - Habitat for Humanity (assisted by ARCH HTF)
 - Innovative housing demonstration program
 - Homebuyer Down payment Assistance Program, e.g. "House Key Plus"/ARCH

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2. Promote other homebuyer assistance programs offered by lenders and public agencies.
3. Promote programs to retrofit existing housing to improve energy efficiency and reduce long term operating and maintenance costs.
4. Encourage employer assistance for employee housing, such as no/low interest revolving loan programs and technical assistance, for example .

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E. Participate in Regional and Sub-Regional Forums

1. Review, and as appropriate, comment on and/or support county, state and federal legislation affecting housing in Redmond. (HO-4)
2. Coordinate with regional and countywide housing policy and analysis, such as updates to the Puget Sound Regional Council VISION 2040 and the Countywide Planning Policies and Committee to End Homelessness (CEH). (HO-2)
3. Work cooperatively with other jurisdictions to achieve a regional fair share for:
 - Distribution and availability of type and affordability of housing throughout the region and sub-region
 - distribution of housing resources that support affordable housing, e.g. ARCH, CDBG County, State. (HO-53)
4. Seek and participate as appropriate in other forums such as faith-based groups, business or other non-governmental groups.

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X	X	X	X
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F. Implementation/ Monitoring

1. Collect housing information on a regular basis needed for regional, county, state and city reports, e.g., Buildable Lands, OFM housing reports, Community Indicators and Budgeting by Priorities. (HO-3)
2. Inventory and evaluate existing housing, especially innovative housing types and affordable housing. (HO-7)
 - Periodically survey housing and neighborhood conditions to identify maintenance and reinvestment needs.
 - Evaluate effectiveness of City efforts to create housing, including affordable housing throughout the community.
3. Maintain an inventory of surplus and underutilized public lands. (HO-54)
 - Review to determine if such lands are suitable for housing and other public uses
 - Consider selling/leasing appropriate surplus land at below market value for affordable housing.
4. Complete a Housing Strategy Plan and update regularly. (HO-7, HO-8)
5. Create user guides to assist users in understanding affordable housing requirements and density bonus programs.

X	X	X	X
	X	X	X
X	X	X	X
X	X	X	X
	X	X	X

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X				L	O/N
		X		M	O/N
		X		Done	N/C
X				H	N

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- 6. Provide information/education for consumer awareness of affordable housing and variety of housing types available in the community; especially those resulting from City programs/regulations to increase variety of housing choices. (e.g., ADUs, efficiency units, cottages, multiplexes.)

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Approved 5-15-12