Housing Choice City role: Indirect

Three measures: number of single-family homes permitted by unit size; total number of housing units; number of housing units permitted that are cottages, accessory dwellings, size-limited, senior, mixed-use, or as otherwise allowed through the Innovative Housing Ordinance.

Single-Family Homes less than 2,500 square feet

Baseline ('05): 27%
Observed ('12): 18%
Objective: --

Total Housing Units

Baseline ('00): 20,248
Observed ('12): 24,770
Objective ('30): 36,500

Housing Units Permitted in Innovative Categories

Baseline ('03): 14
Observed ('12): 116
Objective: --

The median new single-family home in Redmond measured 3,026 square feet in 2012, a decrease of 99 square feet from 2011. However, if duplexes, triplexes, and fourplexes (single-family attached housing types) are included, then the median single-family home size decreases to 2,569 square feet. Furthermore, with single-family attached housing types included, the highest number of permits issued shifts from those for homes of 3,500-3,999 square feet to those for homes of 1,500-1,999 square feet. The Redmond community values variety in home type and size. The City undertakes initiatives consistent with that goal, such as allowing cottage homes and attached single-family homes through the neighborhood planning process.

The City issued permits for 696 new homes in 2012, including single-family and multi-family, bringing the total number of net new housing units added since 2000 to 4,522.

There were 116 housing units permitted in innovative categories (cottages, size-limited homes, single-family attached housing, etc.) in 2012. Of these, 96 were "mini-suite" units in the Vision 5 development in Downtown and 20 were duplexes and fourplexes in Education Hill. Since 2003, 288 homes in innovative categories have been permitted.

Source: City of Redmond Planning Department Data updated January 2013