

Addressing Redmond's Housing Needs

Progress Update – March 2013

Planning staff will promote improved housing choices for a diverse population: homeowners and renters, those with special housing needs, and those who are not able to afford market rate homes. Listed below are key activities undertaken by staff since the last progress report.

Action	Progress
Develop housing strategies to increase housing choices and affordability	<p>Staff is working with ARCH to explore opportunities for strategic use of Housing Trust Fund dollars for projects in transit oriented neighborhoods in East King County, including Redmond, in order to support implementation of local comprehensive plans. This is one of the items on ARCH's 2013 work plan.</p> <p>The ARCH Executive Board has committed \$25,000 to fund various technical studies to determine feasibility of a site in Downtown Redmond for affordable senior housing. In February 2013, the City Council approved framework criteria to be included within an RFP for selection of a project proposal and developer in late spring 2013. The RFP was published March 8, 2013, and developer selection by Council will be in June 2013.</p>
Promote awareness of innovative housing and facilitate housing proposals through the Innovative Housing Program	<p>Home construction for the Sycamore Park innovative project will be under way in spring 2013 with final completion of homes in summer 2013.</p> <p>One other Innovative Housing project received preliminary plat approval though has not moved forward.</p>
Update housing policies and regulations	City Council adopted Redmond's first Housing Strategy Plan in May 2012. Several of the items identified as High Priority by the Plan will be integrated into the review of housing regulations and other topics that will be reviewed by the Planning Commission in summer 2013. This includes follow up on housing topics that resulted from the Zoning Code rewrite that was completed in April 2011.
Outreach with the business community to encourage affordable and other housing opportunities near employment	Redmond continues to be a leader among local governments in the region regarding the provision of affordable housing choices. Following adoption of the new Zoning Code, staff developed a "user guide" in response to a City Council request to provide additional information about the City's affordable requirements.
Work with ARCH to administer the City's requirements for affordable housing	The City continues to contribute to the ARCH Housing Trust Fund which enables the creation of a variety of affordable housing types within Redmond and other Eastside jurisdictions. In addition, ARCH assists in the management of the City's inclusionary affordable units which are in Downtown and several other neighborhoods. At this time, there are over 200 inclusionary affordable dwelling units

Action	Progress
	<p data-bbox="630 134 1412 243">within Redmond. Several large residential projects are under construction in Downtown with many additional affordable units to be ready for occupancy later in 2013.</p> <p data-bbox="630 281 1412 571">In February 2013, the City Council approved its contribution to the ARCH Housing Trust Fund for two projects, including the Imagine Housing Phase II affordable senior housing facility, a 95-unit apartment project in the Totem Lake area of Kirkland. In addition, Council approved the use of Community Development Block Grant (CDBG) funds for the Friends of Youth project which provides 10 shelter beds for homeless youth.</p> <p data-bbox="630 609 1412 865">A mixed-use multifamily residential project is currently under construction in Downtown that incorporates 96 “mini-suites,” similar to an existing successful project in Downtown. The Vision 5 project provides small living spaces with larger communal gathering areas. The small living spaces are very affordable compared to standard-sized apartments.</p> <p data-bbox="630 903 1412 1083">Several new single-family projects in the North Redmond neighborhood have met affordability requirements established in the North Redmond Neighborhood Plan. New single-family subdivisions in North Redmond have begun to provide affordable options, typically in duplex structures.</p>