Housing Affordability
City role: Significant

Three measures: number of dwellings constructed per year through inclusionary zoning, number of moderate- and low-income homes permitted between 2001 and 2022, and percentage of households that are cost-burdened or severely cost-burdened.

Number of Dwellings Constructed through Inclusionary Zoning (cumulative)

Baseline ('05):	8	Trend: ⇧
Observed ('12):	247	
Objective:	--	

Redmond's inclusionary program provides for homes affordable to those earning up to 80 percent of the countywide median income in new developments of ten homes or more. The program is implemented on a neighborhood-by-neighborhood basis and is currently effective in: Bear Creek, Downtown, Willows/Rose Hill, Grass Lawn, Education Hill, Overlake, and North Redmond. The City issued permits for 34 affordable homes through inclusionary zoning requirements in 2012.

Number of Moderate and Low-Income Homes Permitted from 2001-2022 (cumulative)

Baseline ('08):	811	Trend: ⇧
Observed ('12):	871	
Objective:	--	

In 2012, 34 new homes affordable to moderate- or low-income individuals or families were permitted in Redmond. All of these were permitted as part of Redmond's inclusionary zoning regulations (see above). This indicator measures three sources of affordable housing: the private market, inclusionary zoning regulations, and the Housing Trust Fund. Redmond obtains this data from A Regional Coalition for Housing (ARCH).

Percentage of Households that are Cost-Burdened or Severely Cost-Burdened (2010)

	Cost-Burdened	Severely Cost-Burdened
Owners	28%	10%
Renters	30%	17%
Overall	29%	13%

Households that pay 30 percent of their incomes toward housing are considered cost-burdened. Households paying 50 percent of income towards housing are considered severely cost burdened. The percentage of cost-burdened and severely cost-burdened households fell slightly in 2011 as compared to 2010.

Source: Planning Department, A Regional Coalition for Housing, American Community Survey; data updated January 2013