

**Housing Concept Review  
2010-2011 Comprehensive Plan Update  
Housing Element**

April 27, 2011

Summary Issue/Finding	Related Policies	Actions/Policy Direction
<p>1. <b>Stabilizing Communities</b> -Demographic patterns re: household types similar to KC, EKC and have remained stable</p> <p>Redmond has a larger proportion of residents age 20–35 (31% versus 23%), and lower proportion of all other older age groups, especially in the 45–55 age group</p>	<p>HO-2: Promote a mix of new residential units that is designed to meet the targets called for in the King County Countywide Planning Policies for supplying new residential units that are affordable to low-and moderate income households.</p>	<p>-One and two person households are majority – and have been since 2000 – remaining stable -change in housing type to meet needs of smaller households</p>

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<p>2. <b>Single-person households</b> -High proportion of one-person households</p>	<p>HO-11: Encourage construction of a variety of housing types, sizes, and densities throughout the City to accommodate the needs of Redmond residents through changes in age, family size, and various life changes, including:</p> <ul style="list-style-type: none"> <li>-Developments that provide smaller units with a mix of attached and detached housing units</li> <li>-Homes with ground floor master suites</li> <li>-Homes with all living areas on one floor.</li> </ul> <p>Also policies HO-29 – 31 relate to diversity of housing types -</p> <p>HO-29: Encourage and support opportunities to explore new innovative housing styles and creative responses to Redmond’s housing needs for affordability, variety, and housing that is appropriate for different ages and family types and sizes. Examples include, but are not limited to: cottage housing, size limited structures, co-housing, accessory dwelling units, and attached units (two to four units per building) that are designed to fit the general character and bulk of other single-family homes in the neighborhood in which the new housing is located.</p>	<p>Potentially expand to include sustainability and diversity</p> <p>Opportunities for more non-traditional housing types to increase diversity and affordability. Policies HO 29-31 includes this, <i>but listed ideas seem to be for smaller homes in lower density zones, and not necessarily for ideas for higher density areas (e.g. SRO, prefab housing).</i></p> <p>Do regulations or policies encourage or allow the diversity of housing types that could meet needs?</p>

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<p>3. <b>Senior / Special needs Population</b></p> <p>-Can be expected to increase over next 10 to 20 years with initial need for more independent living followed by more service related needs;</p> <p>Of seniors, 50% are 75+</p> <p>For seniors that rent, higher proportion are cost burdened [Is there a more appropriate definition of cost burdened for seniors?]</p>	<p>HO-21: Work with agencies, private developers and non-profit organizations to locate housing in Redmond intended to serve Redmond’s special needs populations, particularly those with challenges related to age, health, or disability.</p> <p>HO-22: Encourage and support the development of emergency, interim, and permanent housing with appropriate on-site services for persons with special needs.</p> <p>HO-23: Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and non-profit organizations</p> <p>HO-24: Encourage the dispersal of special needs housing throughout the City. Some clustering of special needs housing may be appropriate if proximity to public transportation, medical facilities, or other essential services is necessary</p> <p>HO-25: Identify regulatory methods for improving housing opportunities for special needs populations in Redmond</p>	<p>The special needs section has some background text describing the different types of populations with special needs, with the policies being more generic policies covering all special needs.</p> <p>Given some of the recent trends/issues (e.g. seniors, homeless), should any of the policies more explicitly address more specific needs, such as:</p> <p>-Seniors including need for specialized housing to meet needs of seniors 75+ as well as housing for independent seniors.</p>

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<p>4. <b>Increasing Low-income population / Affordable Goals</b></p> <p>-Percentage of population that is very low income (under 30% of median income) and low income (30-50%) has increased</p> <p>- Eastside cities cumulatively have managed to almost meet the combined moderate income goal, using variety of approaches. However, a high proportion of moderate income units are smaller, rental units.</p> <p><i>- Have met only a third of the combined low income goal, and essentially all have needed direct assistance</i></p>	<p>HO-10: Promote a mix of housing for all income levels, including a portion of housing that is affordable to households earning 80 percent or less of the King County Median Income, as well as housing that is affordable to households earning between 80 to 120 percent of median income and above.</p> <p>Also policies HO 32 – 37.</p> <p>Policies HO 42 - 50</p>	<p>-Should this be expanded to clarify need for housing for low income (50% of median) and very low income (30% median)?</p> <p>- Consider something in monitoring regarding physical loss of existing housing that is relatively affordable either through redevelopment or conversion. [And if any signs of significant increase consider additional policies than HO-38 and 39.</p> <p>For several policies may want to discuss some refinement to the language (e.g. HO-35 linking affordability to all increased capacity, HO-46 may need update to address legislative changes-)</p>

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<p>5. <b>Housing/Cost Burdened Households</b></p> <p>-Significant portion of renter households are very low or low income</p> <p>-Higher rents and sales prices in EKC leads to very low portion of housing affordable to low income (rental) and moderate income (ownership) households.</p> <p>-Over last 10 years, owner prices have gone up significantly more than income. Increase in owner occupied cost burdened households.</p> <p>-Ownership rate in Redmond has decreased over 30 years and is lower than countywide averages.</p>	<p>HO-1: Zone sufficient buildable land, create adequate usable development capacity, and allow for an appropriate mix of housing types to accommodate Redmond’s projected share of King County population growth over the next 20 years.</p> <p>HO-16: Prohibit any rezone that results in a reduction in residential capacity without first approving another rezone or rezones resulting in at least a replacement of the lost residential capacity elsewhere in the City.</p> <p>HO-18: Evaluate opportunities for converting non-residential zones to residential uses when land is suitable for residential development and when such conversion is appropriate to meet the jobs/housing goals of the City.</p> <p>HO-19: Consider the impacts on housing supply and affordability when making land use policy decisions or Development Guide amendments that are likely to affect employment in Redmond and consider the need for mitigation if employment capacity is significantly increased.</p>	<p>--Other approaches to increase supply, affordability?</p>

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<p>6. <b>Jobs/Housing Balance</b>            -Creates an excess demand for housing relative to local supply            -Also puts pressure on the diversity and affordability of housing to match the needs of the workforce</p> <p>Redmond has a unique employment mix. High proportion of Service sector jobs w/relatively high wages. Other sectors similar salaries as countywide figures</p> <p>Lower portion of workforce residing near jobs</p>	<p>HO-1: Zone sufficient buildable land, create adequate usable development capacity, and allow for an appropriate mix of housing types to accommodate Redmond’s projected share of King County population growth over the next 20 years.</p> <p>HO-16: Prohibit any rezone that results in a reduction in residential capacity without first approving another rezone or rezones resulting in at least a replacement of the lost residential capacity elsewhere in the City.</p> <p>HO-18: Evaluate opportunities for converting non-residential zones to residential uses when land is suitable for residential development and when such conversion is appropriate to meet the jobs/housing goals of the City.</p> <p>HO-19: Consider the impacts on housing supply and affordability when making land use policy decisions or Development Guide amendments that are likely to affect employment in Redmond and consider the need for mitigation if employment capacity is significantly increased.</p>	<p>City has several policies related to jobs-housing balance, and addressing potential implications in land use considerations. This is more than most cities include on this topic. Seems pretty well covered, but are any revisions/additions appropriate?</p>

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<p>7. <b>Housing Capacity in Mixed Use Zones</b></p> <p>-Much of the capacity for future housing growth is in these areas</p> <p>-First generation of housing has been relatively expensive compared to MF housing built in the past</p>	<p>HO-17: Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers such as Downtown, Overlake, and SE Redmond.</p> <p>HO-9: Monitor the number of housing units being built annually to ensure consistency with the number of planned housing units, particularly in Mixed-Use zones.</p>	<p>-Develop strategies to increase a range of types and affordability of housing in these centers</p> <p>-Strategies to increase infrastructure and amenities for all housing types including families in Urban Centers</p> <p>-Potentially expand monitoring to consider evaluating other characteristics of housing (e.g. size), access to transit at certain levels of service.</p>
<p>8. <b>Increased Diversity</b></p> <p>The increased ethnic diversity should lead to sensitivity in designing housing regulations/ programs to the increased diversity in communities, especially for linguistically challenged households.</p>	<p>HO-13: Prohibit any activity that results in discrimination in housing</p>	<p>Should language be expanded beyond just saying no discriminating in housing? Consider if additional actions needed for better understanding and accommodating needs of culturally diverse/more linguistically challenged population, e.g:</p> <ul style="list-style-type: none"> <li>- issue of size and configuration of housing</li> <li>- location near services</li> <li>- housing programs to meet diverse needs.</li> <li>- fair housing.</li> </ul>

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<p><b>OTHER IDEAS:</b></p> <p><b>-Employer sponsored housing</b></p> <p><b>-Fair Housing issues</b></p> <p><b>-Affordable housing targets</b></p>	<p>HO-4: Cooperate with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions and housing agencies to assess housing needs, create affordable housing opportunities, and coordinate a regional approach to funding and meeting the housing needs of Eastside Communities.</p> <p>HO-20: Encourage Redmond employers to develop employer-assisted housing programs and provide technical assistance to employers wishing to obtain information on model programs.</p> <p>HO-37: Allow manufactured homes in all zones where residential development is permitted in the City</p>	<p>Given increased involvement of PSRC in broader regional planning issues (e.g. Vision 2040), expand to include PSRC?)</p> <p>The city does have at least 2 manufactured housing communities. Should there be any policy in the preservation or affordability section regarding their preservation through purchase or incentives?</p>