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STRATEGY	(Related Housing Element Policy)	Needs									

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Admin	Land Use Code	Council Action	Priority	*Status

I. LAND USE REGULATIONS AND INCENTIVES

Needs

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
 - Incentives for affordable housing
 - Advance planning and design for assistance/grants for partnerships to provide infrastructure needs
 - Residential density incentives
- 2. Track production of ADUs and if creation of ADUs is low explore other options for encouraging additional creation, such as: (HO-32)
 - community outreach efforts
 - review administrative review requirements.
- 3. Evaluate effectiveness of regulations and approval process to accomplish the following: (HO-29, HO-30, HO-31)

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STRA	TEGY	(Related Housing Element Policy)	Needs									
	•	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	. Allo	w manufactured housing/factory homes in all residential zones.(HO-40)		×	×	×					С	
5	esp	velop programs to encourage/allow a variety of housing types, secially for infill development in established neighborhoods. (HO-11, -31, HO-32, HO-33), including:			×	×					C/O	
	•	townhouses										
	•	SROs: "Tudor Manor", "Vision V"										
	•	cottage housing										
	•	size limited homes/small lot development										
	•	multiplexes										
	•	Innovative Housing Demonstration Projects.										
B. A	fforda	able Housing (HO-34, HO-35, HO-37, HO-38, HO-44, HO-50)										
1		view Residential density incentives and other approaches to achieve ordable housing, including:	×	×							C/O/P	
	•	voluntary density increase provisions										

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STR	ATEGY	(Related Housing Element Policy)	Needs								
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	•	required affordable housing									
	•	modification to development standards									
	•	permit expediting, administrative process									
	•	waived or reduced permit fees.									
	2. R	educe Housing Costs: (HO-46, HO-48, HO-49)	×	×							O/P
	Re	eview regulations and administrative procedures for:									
	•	permit process - ease of administration (HO-29)									
	•	regulations that are redundant or overly restrictive – result in increased housing costs									
	•	fees									
		aluate public/private partnerships for use of surplus, public or private d (HO-54).	×	×	×						O/P
	•	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).									
	4. Pro	omote fair and equal access to housing for all persons.	×	×	×	×			×		C/O
c.	Foste	r Special Needs and Senior Housing (HO-21 through HO-28)			-				•		
	a	eview regulations to provide housing that is affordable and commodates people with special needs. Incentives/activities may clude:									C/O/P

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*Status:		Does the Policy/Action Facilitate Housing for This				Actio	ns Requ	iired		
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STRATEG	GY (Related Housing Element Policy)	Needs								
				I	T 1					
•	ensure that assisted housing and group homes are treated the same as housing of a similar size and density	×	×							С
•	provisions for reasonable accommodation									
•	consider policies and regulations that support special needs housing.									
(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)		×	×	×					C/P/N
•	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 for different levels of need and impact on the community.									
3. F	Review provisions for homeless persons such as: (HO-28)	×	×					×		0
	temporary/transitional shelters/tent city									
	 permanent housing targeted for homeless. 									
D. Crea	ting and Preserving Neighborhood Quality									
ı	rban Centers: Review/evaluate design guidelines to enhance and protect neighborhood quality and character. Address issues such as: (HO-14, HO-15)									
•	pedestrian orientation	×	×	×	×					C/P
	architectural forms and site design									

• provision of amenities

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STRATEGY (Related Housing Element Policy)	Needs								
 design variety, particularly in areas of potential development of larger parcels 									
All Neighborhoods: Evaluate incentives to encourage parks and trails in areas with housing for families with children. (HO-16).	×	×	×	×					Р
 Existing Neighborhoods: Evaluate strategies to ensure compatible infill or redevelopment and preservation of existing housing. (HO-43) 	×	×	×	×					Р
 Review SF housing standards so that bulk and scale of infill construction does not overwhelm existing housing, e.g., how do we measure height? 	×	×	×	×					O/P
 Review existing multiplex regulations to ensure that neighborhood quality 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.									
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DIRECT AND INDIRECT FORMS OF ASSISTANCE

A. Housing Choice

1. Evaluate the effectiveness of investment strategies, including planned and existing infrastructure, for Urban Centers that encourage mixed use and mixed income residential neighborhoods.

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STRATEGY (Related Housing Element Policy)

- Consider public/private partnerships for multiple purposes
- 2. 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. 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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B. Affordable Housing

- 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.
- 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)

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	4.		e potential for a more dedicated revenue source that could be ed toward affordable housing.	×	×	×				×		N
C.	Pro	eserve	Existing Housing Stock									
	1.	neighb	rt organizations that promote quality neighborhoods, including porhood enhancement activities such as housing repair and evation and community improvement projects. City actions may example:	×	×	×	×					0
		р	eview the City's support of neighborhood groups, including rograms such as Neighborhood Planning and Neighborhood letwork.									
		P	artner with the King County Housing Repair and Rehabilitation rogram or other organizations to assist low income residents naintain and repair the health and safety features of their homes.									
	2.	Promo	te strategies with neighborhoods to ensure neighborhood quality.	×	×	×	×					O/P
			ncourage community participation in developing and implementing eighborhood programs, e.g., Neighborhood Matching Fund									
			ducate the community about housing programs through community airs, brochures, City website, etc.									
		• E	ncourage private investment to assist in neighborhood renewal.									
D.	Re	duce H	ousing Costs									
	1.		rt innovative programs to encourage affordable forms of ownership g. Programs may include:		×	×	×					0
		• Ha	abitat for Humanity (assisted by ARCH HTF)									

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	Innovative housing demonstration program					Ī	

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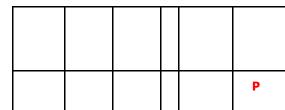
• II	nnovative	housing (demonst	ration	program

- Homebuyer Down payment Assistance Program, e.g. "House Key Plus"/ARCH
- 2. Promote other homebuyer assistance programs offered by lenders and public agencies.

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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F. Implementation/ Monitoring

1. Collect housing information on a regular basis needed for regional,

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Attachment 1

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Needs

STRATEGY (Related Housing Element Policy)

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.

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<u>X</u>	X	×
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