

## *Addressing Redmond's Housing Needs*

### **Progress Update – January 2014**

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.

<b>Action</b>	<b>Progress</b>
Develop housing strategies to increase housing choices and affordability	<p>The City Council selected the Providence/Shelter Resources proposal in June 2013 for the 160<sup>th</sup> Senior Affordable Housing project on City-owned land in Downtown Redmond. The project includes 74 very affordable units to seniors aged 62 and older, along with a PACE medical facility. Applications to public funders were submitted in fall 2013 with a funding commitment from ARCH at this time. Additional applications will be made to other public funders in winter 2014. The PREP process to begin development review began in mid-August 2013, with a complete development application anticipated in spring 2014. The Design Review Board approved the design concept for the project in November 2013.</p> <p>Review of affordable housing opportunities in the Overlake neighborhood continues with the King County Housing Authority and large property owners.</p>
Promote awareness of innovative housing and facilitate housing proposals through the Innovative Housing Program	<p>Home construction for the Sycamore Park innovative project is underway; all but two of the 12 homes are sold. One other innovative project which has preliminary plat approval is not under construction at this time.</p> <p>The Innovative Housing Demonstration Program ended in August 2013, and the Council was briefed in September 2013. An evaluation of the program will be completed in mid-2014. The purpose of the evaluation is to determine what changes to housing policies, regulations, or processes should be considered to facilitate innovative housing development.</p>
Update housing policies and regulations	<p>The City Council adopted Redmond's first Housing Strategy Plan in May 2012. Several of the items identified as High Priority in the Plan were integrated into the review of housing regulations and other topics that were reviewed by the Planning Commission in fall 2013. Items in this review also included follow-up on housing topics that resulted from the Zoning Code rewrite completed in April 2011. A package of proposed housing amendments is scheduled for Council review and approval in February/March 2014.</p> <p>Housing policies for the Southeast Neighborhood Plan Update have been developed with the assistance of the Citizen Advisory Committee and with neighborhood input.</p>

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	The draft neighborhood plan policies will be reviewed by the Planning Commission in February/March 2014.
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	<p>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 260 inclusionary affordable dwellings within Redmond. Over 30 additional affordable units were added in 2013.</p> <p>In March 2014 the City Council will review the recommended contribution to the ARCH Housing Trust Fund for three projects, including the 160<sup>th</sup> Senior Affordable Housing Project in Downtown Redmond. In addition, the Council will consider funds for the Friends of Youth project which provides 10 beds for extended care for foster home youth and funding for a Habitat for Humanity Cottage Home Demonstration Project of 10 homes in Sammamish.</p> <p>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 are now providing affordable options, typically in duplex structures.</p>