

### Housing Planning - Framework

- Q Growth Management Act
  - Encourage availability of affordable housing to all economic segments - provide for existing and projected needs
  - Promote a variety of residential densities and housing types
  - Identify sufficient land for housing
- **Q** Countywide Planning Policies
  - Housing Targets:
  - 41% of all new housing should be affordable to households earning 80% or less of King County Median Income

## Redmond Comprehensive Plan

- Adopted in 1995 (1995-2012)
- Major Update Completed (2004-2022)New Target 9,200 additional
- Recent Update Completed Dec. 2011(2022-2030)

## Public Input from all - significant to success

- - Diversity in housing types, incomes, age
    - Cottages
    - ADUs good fit in neighborhoods
    - Affordability as percent of all new housing ok
    - Flexible zoning, some higher density, e.g.,
       Duplex permitted

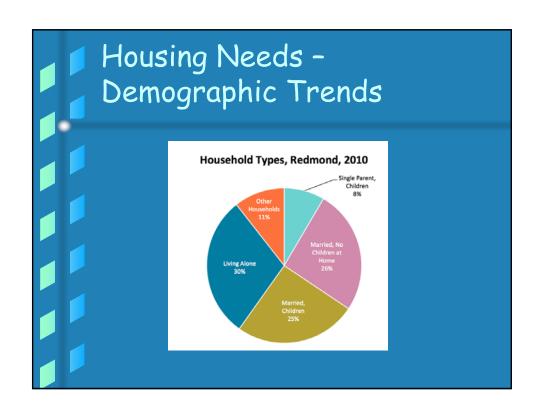
### Redmond Comprehensive Plan

- શ Overall Goals
  - Increase the supply and diversity of housing
  - Manage traffic associated with growth

### Comprehensive Plan Update

- - Increasing Housing Production through incentives and regulation
    - Higher density near employment centers
    - Evaluate parking needs in multi-family developments
    - Look at setback and design standards to allow greater flexibility
  - Affordability incentive programs
    - Density bonuses, expedited permit review
  - Incentives for innovation
    - Cottages, ADU's, duplexes, innovative program

# PLANNING FOR HOUSING NEEDS DEMOGRAPHIC PROFILE OF COMMUNITY LOCAL AND REGIONAL EMPLOYMENT Amount of employment (Jobs/Housing) Income of Employees (Affordable Housing Targets mirror normal income profile: 20+% at < 50% median income 17 % at 50% - 80% median income RESIDENTS WITH SPECIAL NEEDS



### Housing Affordability vs Affordable Housing

- Nousing is considered affordable if 30% of income (or less) is spent on housing expenses.
  - For Ownership, includes mortgage, insurance, homeowners dues
  - · For rental, includes rent and utilities.

## Housing Affordability vs Affordable Housing

- Affordable housing is defined as housing that is affordable to households earning 80% or less of King County Median Income
  - Median Income (100%) \$86,700 / \$2,168
  - Moderate Income (80%)- \$69,360 / \$1,734
  - Low Income (50%) \$43,350 / \$1,084
  - Very Low Income (30%) -\$26,010 / \$ 650

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City	of Redmond 3-year a	overages/estimates (2008	3-2010):	
Dat	a from the 2010 ACS			
Cos	st-burdened	Renter Households	Owner Households	Renters & Owners
		(estimates)	(estimates)	Combined (estimate
Red	lmond, WA	3,350	3,617	6,967
		31%	30%	31%
Say	erely cost-burdened	Renter Households	Owner Households	Renters & Owners
JC V	cicly cost baracilea	(estimates)	(estimates)	Combined (estimate
		1,959	1,277	3,236
Red	lmond, WA		11%	14%
Red	lmond, WA			





### DIRECT ASSISTANCE LOCAL FUNDING VIA ARCH TRUST FUND PROJECTS FUNDED 1993 - SPRING 2012 Housing Type # Units/Beds Funding **Family** 1,932 \$22,900,000 \$ 5,896,000 Senior 417 Transitional 260 \$ 6,482,000 Special Needs 134 \$ 2,617,600 TOTAL 2,743 \$37,895,600

## CITY STRATEGIES/TOOLS 2. LAND USE INCENTIVES DENSITY BONUSES LAND USE FLEXIBILITY - (e.g. height increases, parking modifications)





## CITY STRATEGIES/TOOLS 3. LAND USE REGULATIONS INCLUSIONARY REQUIREMENTS ACCESSORY DWELLING UNITS SENIOR HOUSING REGULATIONS COTTAGE HOUSING ZERO LOT LINE/SMALL LOT/MULTIPLEX

