




**The 2013 Redmond Community Academy**  
**HOUSING**

Session 4 November 7, 2013

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## Housing Planning - Framework

### State 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

### Countywide Planning Policies

- Employment and Housing Targets
- Recognize that local government has a role in housing.
- Emphasizes countywide need for very low (12%), low (12%) and moderate income housing (16%).
- Each jurisdiction take proactive measures to move towards providing a proportionate share of the need.
- Strategies based on local conditions.

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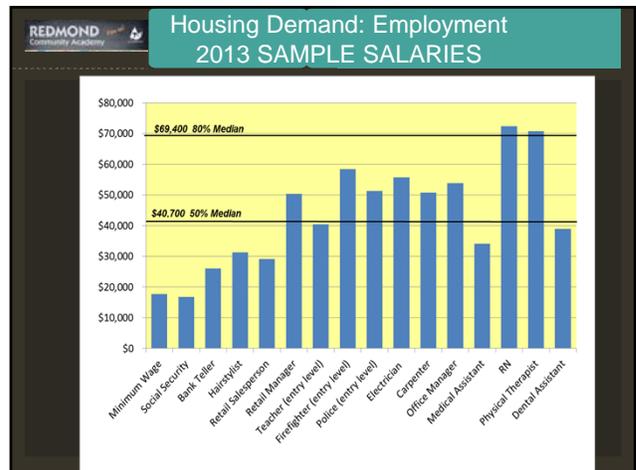
## Redmond Comprehensive Plan - Housing Element

- Overall Goals
  - Increase the supply and diversity of housing
- Major Issues Explored in Housing Element
  - Increasing Housing Production through incentives and regulation
    - Higher density near employment centers
    - 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

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## PLANNING FOR HOUSING NEEDS

- 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
- DEMOGRAPHIC PROFILE OF COMMUNITY
- RESIDENTS WITH SPECIAL NEEDS



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## Housing Needs Demographic Profile

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## Housing Needs - Demographic Profile

- TYPES OF HOUSEHOLDS
- AGE DISTRIBUTION
  - Some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population.
- CULTURAL AND ETHNIC DIVERSITY
  - Ethnicity and Foreign born population has increased significantly since 2000.
- COST BURDENED HOUSEHOLDS
  - The largest portion of cost burdened households are younger and older renters
- HOMELESSNESS
  - On any given night in King County, more than 8,000 people are homeless. Approximately 17% of homeless single adults are from the Eastside.

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## Housing Needs Demographic Profile

Household Type	Percentage
Living Alone	30%
Married, Children	25%
Married, No Children at Home	26%
Other Households	11%
Single Parent, Children	8%

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## Housing Supply:

Housing Capacity in Mixed-Use Zones:

- Much of the capacity for future housing growth is in areas zoned for mixed-use. This can provide opportunities for creating more sustainable communities.

- Have met less than 30% of goals for low-income housing.

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### CITY STRATEGIES/TOOLS

- 1. LAND USE REGULATIONS
  - VARIETY OF HOUSING
- 2. LAND USE INCENTIVES
  - DENSITY BONUS/ HEIGHT INCREASE/TDRS
- 3. DIRECT ASSISTANCE
  - LOCAL FUNDING
  - SURPLUS LAND

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### CITY STRATEGIES/TOOLS

- 1. LAND USE REGULATIONS
  - MIXED USE DEVELOPMENT – Downtown, Overlake
  - SENIOR HOUSING REGULATIONS
  - COTTAGE HOUSING
  - ZERO LOT LINE/SMALL LOT/ MULTIPLEX
  - INNOVATIVE DEMONSTRATION PROJECT

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### MIXED USE DEVELOPMENT



Lionsgate



Frasier Court

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### CITY STRATEGIES/TOOLS

- LAND USE REGULATIONS
  - MIXED USE DEVELOPMENT
  - SENIOR HOUSING REGULATIONS
  - COTTAGE HOUSING
  - ZERO LOT LINE/MULTIPLEX/SMALL LOT
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## COTTAGE HOUSING

Conover Commons (Redmond)

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## Conover Commons Cottages

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## CITY STRATEGIES/TOOLS

- LAND USE REGULATIONS
  - MIXED USE DEVELOPMENT
  - SENIOR HOUSING REGULATIONS
  - COTTAGE HOUSING
  - ZERO LOT LINE/MULTI-PLEX/SMALL LOT
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## MULTIPLEX

Woodbridge, Redmond (Tri-plex)      Silverleaf, Bellevue (Duplex)

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## SMALL LOT DEVELOPMENT

Issaquah Highlands

Leschi - Seattle

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## CITY STRATEGIES/TOOLS

- LAND USE REGULATIONS
  - INCLUSIONARY REQUIREMENTS
  - ACCESSORY DWELLING UNITS
  - SENIOR HOUSING REGULATIONS
  - COTTAGE HOUSING
  - SMALL LOT/ MULTIPLEX/ BACKYARD HOME
  - INNOVATIVE DEMONSTRATION PROJECT

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## INNOVATIVE PROJECTS

- DEMONSTRATION – 3 years (sunset August, 2013)
- ALLOW FLEXIBILITY – density, other site requirements are flexible
- Limited to lower density residential areas

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## Sycamore Park

Innovative Housing Demonstration Project

Woonerf – access

North Redmond,  
facing 122<sup>nd</sup> Avenue NE

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## CITY STRATEGIES/TOOLS

- 2. LAND USE INCENTIVES
  - INCLUSIONARY REQUIREMENTS
  - DENSITY BONUSES
  - LAND USE FLEXIBILITY
    - (e.g. height increases, parking modifications, Accessory Dwelling Units /ADUs)

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## INCLUSIONARY - Downtown



Avalon Park                      Frazer Court

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## CITY STRATEGIES/TOOLS

- 2. LAND USE INCENTIVES
  - INCLUSIONARY REQUIREMENTS
  - DENSITY BONUSES
  - LAND USE FLEXIBILITY
    - (e.g. height increases, parking modifications, Accessory Dwelling Units /ADUs)

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## LAND USE INCENTIVE

### Rezone/ Density Bonus



Meadows at Marymoor

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## CITY STRATEGIES/TOOLS

- 2. LAND USE INCENTIVES
  - INCLUSIONARY REQUIREMENTS
  - DENSITY BONUSES
  - LAND USE FLEXIBILITY
    - (e.g. height increases, parking modifications, Accessory Dwelling Units /ADUs)

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## LAND USE INCENTIVES

### Parking Adjustment



Village at Overlake Station, Redmond

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## ACCESSORY DWELLING UNITS

### (Additions)



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## ACCESSORY DWELLING UNITS

### (Detached)



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## ACCESSORY DWELLING UNITS

(Remodel - Existing Space)



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## CITY STRATEGIES/TOOLS

- 3. DIRECT ASSISTANCE
  - FUNDING ASSISTANCE
    - General Funds - ARCH / CDBG - ("Block Grants")
    - Tax Credits, Tax Exemption programs
  - FEE WAIVERS
    - Permit fees
    - Impact fees
  - SURPLUS LAND

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## DIRECT ASSISTANCE



- FUNDING ASSISTANCE
- FEE WAIVERS
- SURPLUS LAND



Former Coast Guard Site  
Hoplink Emergency and Transitional Housing

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## DIRECT ASSISTANCE



Avon Villa  
Manufactured Home Community

Parkway Apartments

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## DIRECT ASSISTANCE

LOCAL FUNDING VIA ARCH TRUST FUND

PROJECTS FUNDED 1993 - SPRING 2012

<u>Housing Type</u>	<u># Units/Beds</u>	<u>Funding</u>
Family	1,932	\$22,900,000
Senior	417	\$ 5,896,000
Transitional	260	\$ 6,482,000
Special Needs	134	\$ 2,617,600
<b>TOTAL</b>	<b>2,743</b>	<b>\$37,895,600</b>

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## Housing Discussion Issues

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