

Housing and Human Services

Part 4 of 4

Keep People Housed

July 21, 2026

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Tonight's Conversation

Keep People Housed.

Agenda

- Local data and trends
- What we are doing
- Council's Role

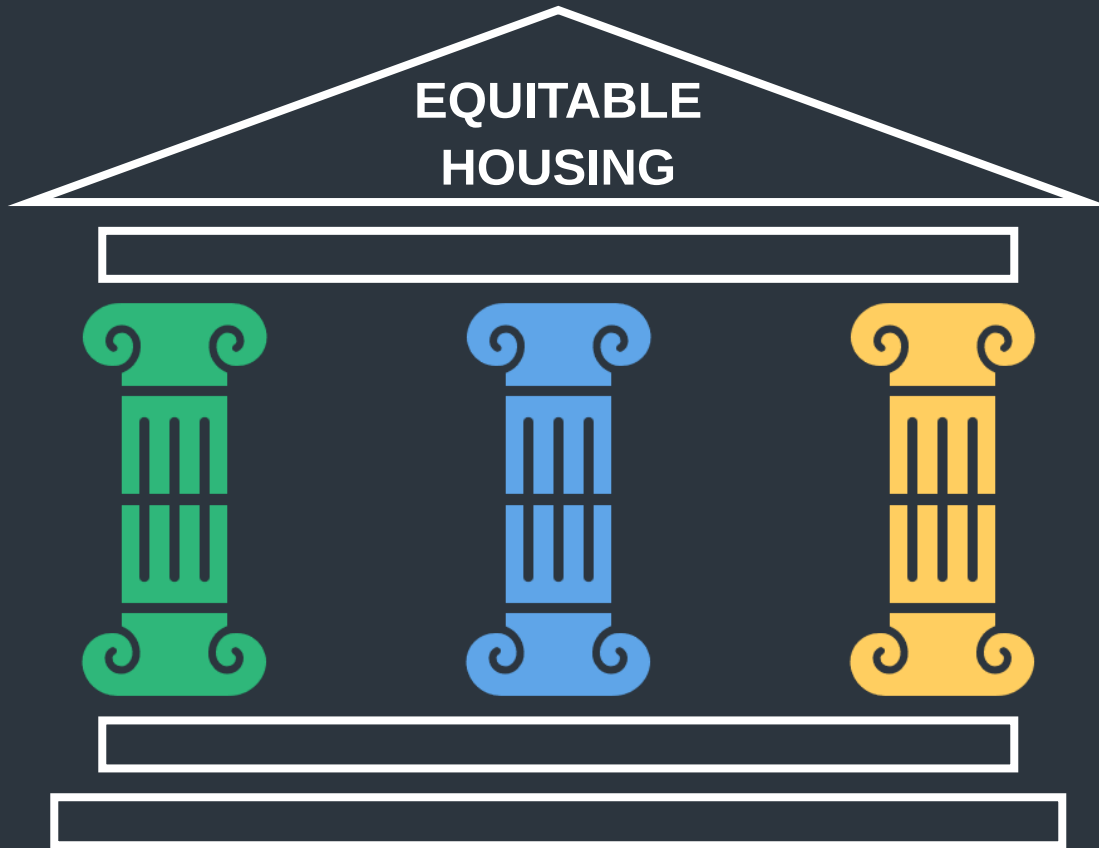
Key Lesson: Housing stability is multifaceted and is influenced by many outside forces, but the City of Redmond can still make a real difference to support residents.



Capella at Esterra Park

Housing Framework

Building a strong foundation to support housing for all.



Build More Housing Faster

Support faster delivery of more housing to increase supply and variety.

Get People Housed

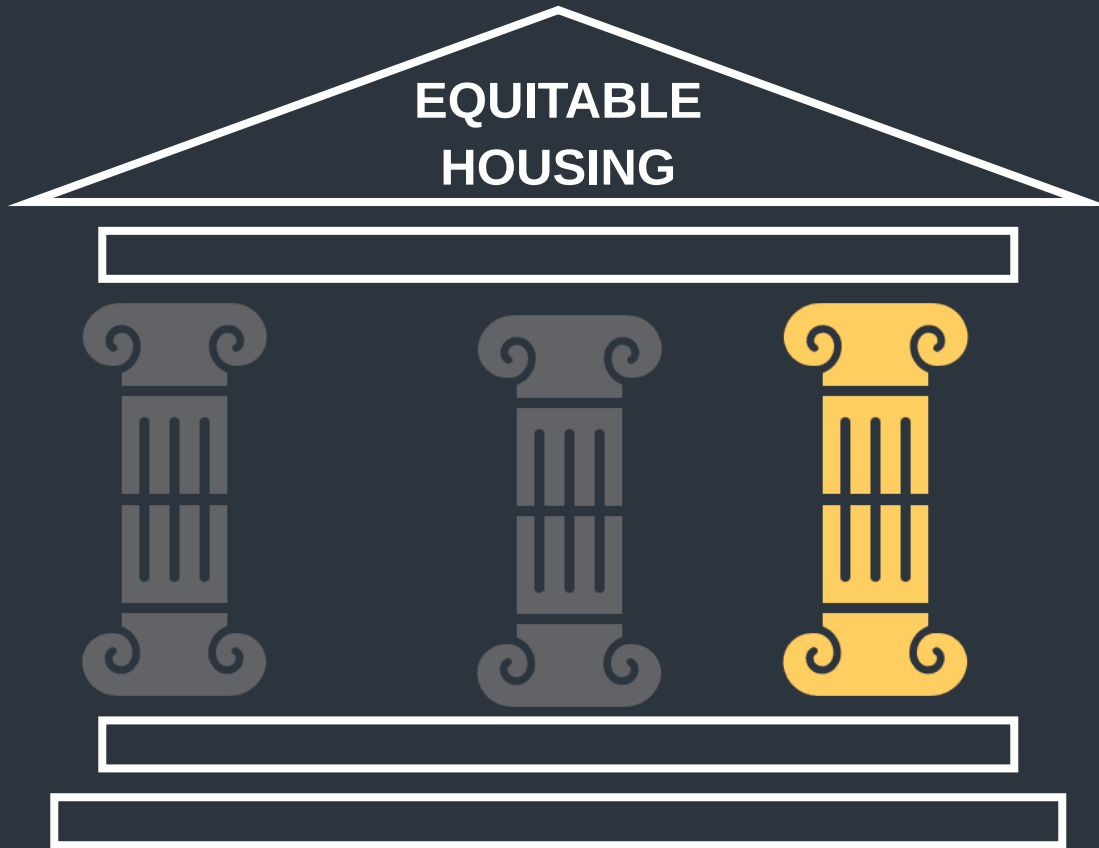
Address and provide a comprehensive response to homelessness.

Keep People Housed

Improve housing stability for those at risk of losing their housing.

Housing Framework

Helping community members stay housed.



Keep People Housed

Affordability

Housing costs growing fast.

Housing Cost Increases Since 2015:

- +57% median rent
- +116% median home sale

2025 Affordability:

- Median Redmond rent: ~\$2,500
- Annual income needed to afford rent:
~\$100,000 (95% of Area Median Income)



Videos • Virtual Tours

\$3,115+
1 Bed

\$3,060+
2 Beds+

✓ Total Monthly Price

2 MONTHS FREE

Pets Allowed, Fitness Center,
Dishwasher, Kitchen, In Unit Washer &...
(425) 215-0125

Email

Avignon

15850 NE 98th Way, Redmond, WA 98052

GREYSTAR
THE GREYSTAR LIVING BY THE GREYSTAR COMPANY





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\$3,540+
2 Beds

\$4,576+
3 Beds

✓ Total Monthly Price

Pets Allowed, Fitness Center, Pool,
Dishwasher, In Unit Washer & Dryer,...
(425) 522-8557

Email

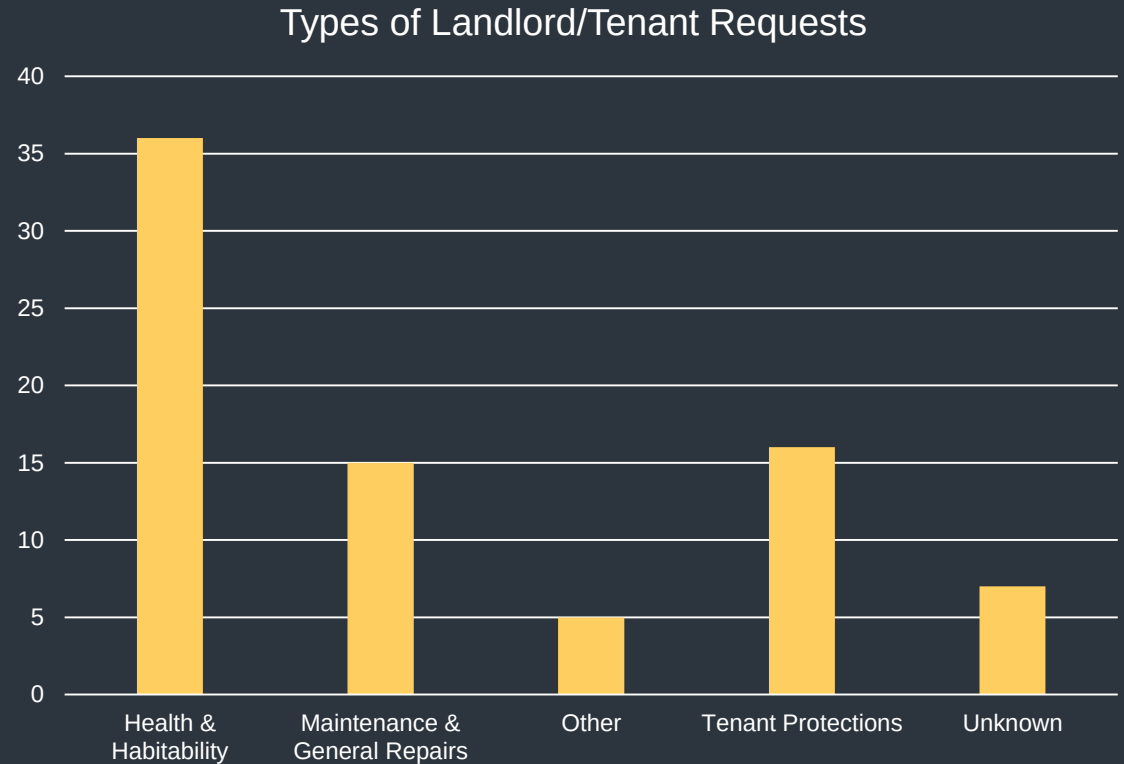
Affordability

- Cost-burdened households have less money for other daily needs and emergencies.
 - Economic security and housing stability are impacted by many factors.
- Nearly **one out of four** Redmond households are financially stretched.
 - 12% *severely* cost-burdened
 - Pay $\geq 50\%$ of income on housing
 - 12% cost-burdened
 - Pay between 30-49% of income on housing



Tenant Supports

- In 2025, Eastside Legal Assistance Program (ELAP)
 - Provided 268 hours of legal support
 - Served 52 Redmond households
- Your Redmond Requests for Service
 - 45 landlord/tenant requests in 2025
 - Complaints regarding maintenance and repair, habitability, and notice violations.



Source: Landlord/tenant requests submitted through Q-alert December 2023 – April 2026.

Financial Assistance

Within the last year, how often have you struggled to pay rent?

“A few times, I don't have a credit card so if something comes up I struggle to budget for that amount. Sometimes I've had to borrow money to cover it. Plus the rent has increased a lot since we moved here.”

- Capella resident

- Capella Pilot Results (2024)
 - \$144,000, 55 households
 - 35% identified loss of income/reduced income as challenge
 - 40 remained housed after six months
- Survey Findings*
 - Average rent owed - \$2,000
 - Hopelink reported 5 served for every 112 requests each month

*Source: Informal Agency Survey, 5 respondents

Evictions

Loss of income is one of the biggest drivers for evictions.

- From 2024 to 2025, eviction cases grew by 12% to 8,732 in King County
- 9 in 10 cases statewide in 2025 were due to nonpayment of rent

Evictions disproportionately affect communities of color.

70%

% of eviction cases who
identify as people of color
(Source: Housing Justice Project)

Redmond's Response

How can we support people in maintaining housing stability?

- Human Service Investments
 - Financial assistance
 - Legal assistance
- Education
- Staffing
 - Code Enforcement
 - Housing Stability Coordinator
- Tenant Protection Code

WORRIED ABOUT LOSING YOUR HOUSING?

Explore resources that can make a difference, including financial assistance programs, landlord-tenant laws, mediation services, housing navigation, legal support, and more. Acting now can help you stay housed and reduce stress.

Behind on rent? Don't wait!
Falling behind on rent due to unexpected situations can be stressful. It's important to act quickly and document communications.

01 Communicate Right Away
If you're having trouble paying your rent, let your landlord know as soon as possible. You might be able to work out a solution together, such as setting up a payment plan. Be sure to document every interaction with your landlord, including those that happen in person or over the phone.

02 Seek Help
You may be able to get help with your rent and other supportive services. Many agencies have limited funds, operate on a first-come, first-served basis, and require documentation of past-due rent or a 30-day notice.

03 Plan Ahead
If rent is stretching your budget, review your expenses and make changes. Local resources, such as food banks, can help ease the burden during tough times.

Have you received an eviction notice?
You're not alone, and there are steps you can take.

01 Don't Ignore It!
Eviction notices have deadlines. Read the paperwork carefully and respond as soon as possible.

02 Document Everything
Be sure to document all communications and agreements with your landlord.

03 Learn About Your Rights and Legal Resources
Low-income renters facing eviction in Washington state can get free legal help. It's important to understand your rights as a renter.

For eviction-prevention resources scan QR code or visit redmond.gov/HousingResources

Redmond WASHINGTON

Council's Role

Continue to prioritize investments and advance solutions that reduce housing instability.

Provide Direction to Staff:

- Tenant Protection Subcommittee
- Community Health Subcommittee

Set Priorities:

- Legislative Agenda

Approve/Adopt:

- Housing and Human Services Plan Refresh
- Housing Funding Recommendations
- Human Services Funding Recommendations



Thank You

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