



Memorandum

Date: 12/8/2020
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 20-354
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director, Planning and Community Development Acting Manager, Housing and Human Services
Planning and Community Development	Brooke Buckingham	Senior Planner, Housing and Human Services
Planning and Community Development	Sarah Stiteler	Senior Planner, Housing and Human Services

TITLE:
Housing Action Plan - Draft Strategies.

OVERVIEW STATEMENT:
Staff will review the draft strategies that will be integrated into the final Housing Action Plan currently in development.

Based on analysis and findings from the [Housing Needs Assessment](https://www.letsconnectredmond.com/6301/widgets/21590/documents/13165) <<https://www.letsconnectredmond.com/6301/widgets/21590/documents/13165>> and [Public Involvement Report](https://www.letsconnectredmond.com/6301/widgets/21590/documents/13215) <<https://www.letsconnectredmond.com/6301/widgets/21590/documents/13215>>, staff has coordinated with consultant ECONorthwest to develop draft strategies and actions to guide the City’s housing actions over the next 20 years. These strategies will provide a roadmap for creating more housing, diversifying the housing that is built, and focusing on solutions that address issues of disparity and affordability.

A draft Housing Action Plan will be completed in advance of the January 5, 2021 City Council meeting and will be provided in the meeting packet for City Council review.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information
- Provide Direction
- Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**

Redmond Zoning Code, Redmond Municipal Code, Redmond Comprehensive Plan

- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

In fall of 2019, the City of Redmond applied for grant funding through the Department of Commerce for the development of a Housing Action Plan (HAP). On February 18, 2020, City Council authorized the Mayor to execute a contract with ECONorthwest for the development of Redmond's HAP. The City continues to work closely with ECONorthwest and the public engagement subcontractor, Broadview Planning, to deliver the contracted deliverables of the HAP.

OUTCOMES:

This development of draft strategies represents a key milestone in the development of a Housing Action Plan for the City of Redmond. The Housing Action Plan will provide actionable strategies and a plan for implementation to assist the City in meeting its current and future housing needs. The Housing Action Plan will also assist the City addressing the growing need for affordable housing and the need for more and diverse housing choices in the City. Finally, the Housing Action Plan will inform the Housing Element Update required as part of the Redmond 2050 Periodic Review.

Project deliverables include:

- A Housing Needs Assessment *completed*,
- A Public Involvement Plan *completed*,
- A Public Involvement Report *completed*,
- Draft Strategies *completed*,
- A Draft Housing Action Plan, and
- A Final Action Plan.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

Community involvement primarily occurred from May through July of 2020.

Once strategies and the draft plan are reviewed by City Council in January, staff will follow up with stakeholders and community members to elicit feedback on draft strategies during the months of February and early March and will utilize feedback to finalize strategies and timelines that will be included in the final Housing Action Plan.

- **Outreach Methods and Results:**

Outreach efforts included stakeholder interviews, focus groups, and a community questionnaire. Additionally, documents were posted and available for comment on the city's website [Redmond Housing Action Plan <https://www.letsconnectredmond.com/housing>](https://www.letsconnectredmond.com/housing) and for public meetings with both the City Council and the Planning Commission.

The results of these efforts are summarized in the [Public Involvement Report <file:///\\redmond.man\fs\PlanningFolderRedirect\bmesa-zendt\Downloads\Public%20Involvement Summary.pdf>](file:///\\redmond.man\fs\PlanningFolderRedirect\bmesa-zendt\Downloads\Public%20Involvement%20Summary.pdf).

- **Feedback Summary:**

To date, the themes that have emerged from public involvement efforts are:

- Redmond is a highly desirable place to live;
- Public Involvement affirms that housing affordability is an issue for many;
- Homeownership is preferred over renting but seems like an impossible option to many;
- Businesses have concerns over employee retention without affordable housing;
- New housing types could better reflect Redmond’s rich cultural diversity; and
- People face stigmas about their housing that are real, pervasive, and dehumanizing.

BUDGET IMPACT:

Total Cost:

The city was awarded a \$100,000 grant from the Washington State Commerce in October 2019 to complete the Housing Action Plan.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

There is no current offer for this program. The grant funds were accepted by Council in February 2020.

Budget Priority:

Vibrant and Connected Community

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

N/A

Funding source(s):

Grant funds received from State 2019 HB 1923 legislation.

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
9/22/2020	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
1/5/2021	Committee of the Whole - Planning and Public Works	Provide Direction
1/26/2021	Study Session	Provide Direction

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Time Constraints:

The Housing Action Plan must be completed by April 1, 2021 to comply with contractual requirements and Department of Commerce deadline.

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Housing Action Plan Draft Strategies