

Housing Framework

Part 1 of 4

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Presentation Goals

Overall Four-Part Presentation

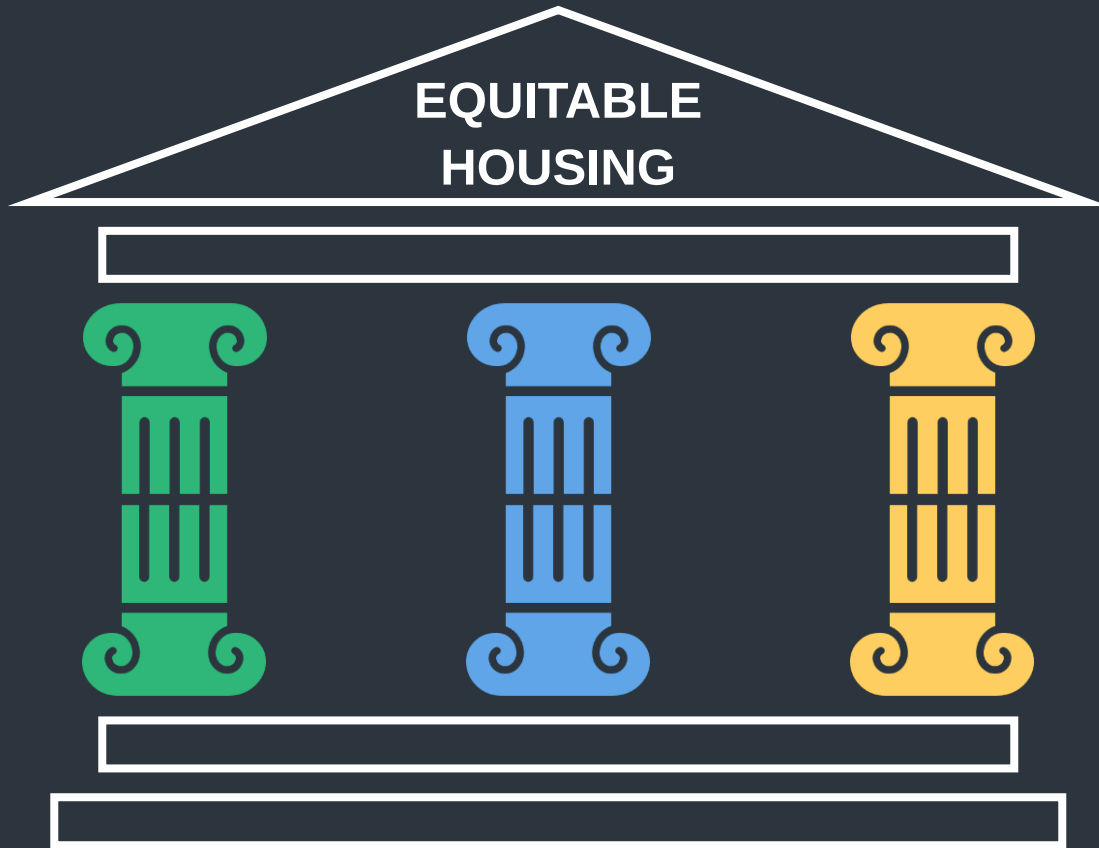
- Share work completed and work underway.
- Identify opportunities, current investments, and gaps.
- Share factors that influence conditions and outcomes.
- Share information to guide future decision-making

This Presentation

- Present Housing framework.
- Provide refresher on existing plans.
- Provide overview of current landscape.
- Receive input from Council on proposed engagement topics.

Housing Framework

Building a strong foundation to support housing for all.



Build More Housing Faster

Facilitate faster delivery of housing to increase supply and variety.

Get People Housed

Address and provide a comprehensive response to homelessness.

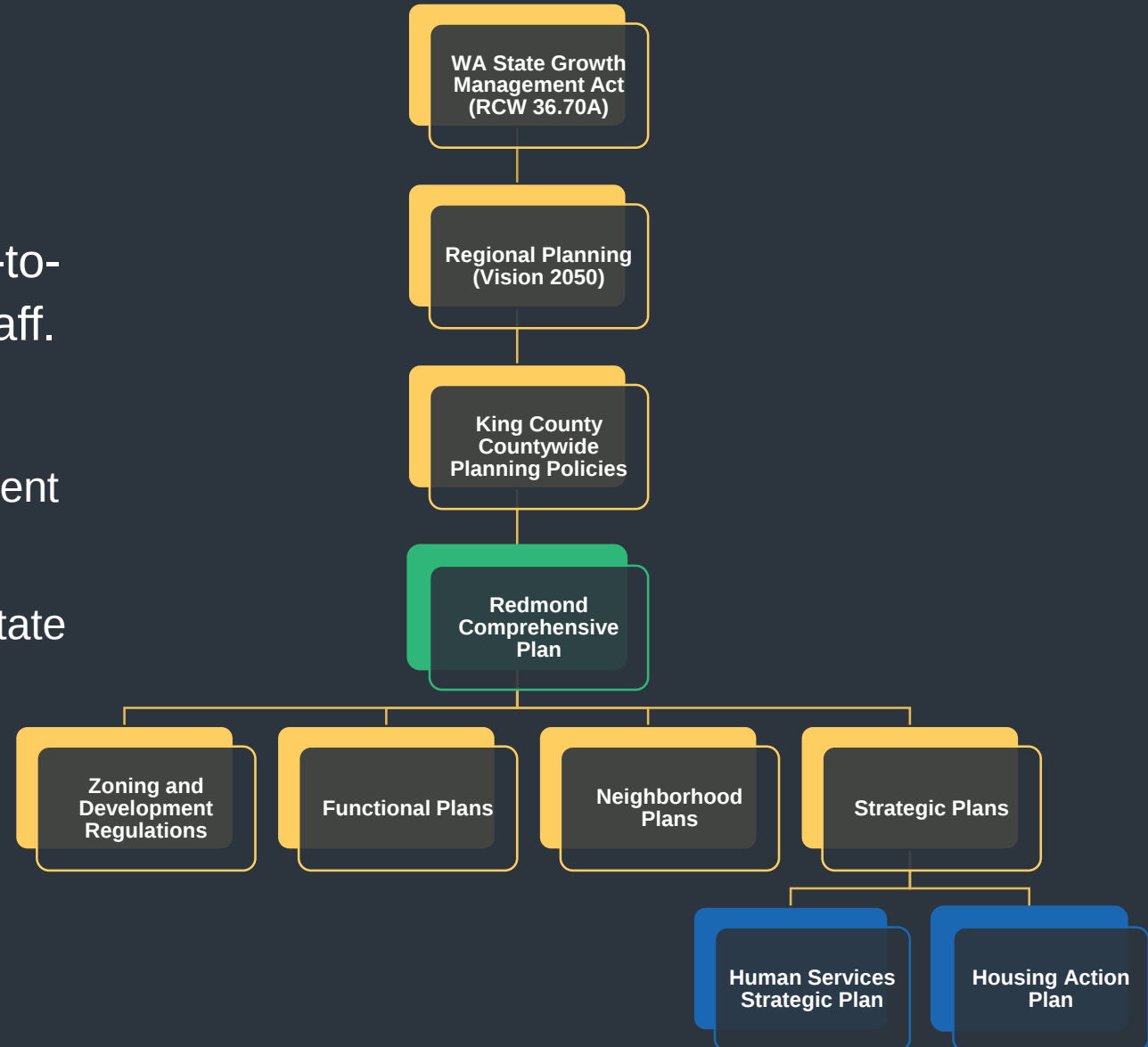
Keep People Housed

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

Redmond 2050

A Comprehensive Plan states goals, policies, and actions that guide the day-to-day decisions of elected officials and staff.

- The centerpiece of local planning efforts.
- All other city components must be consistent with the comprehensive plans.
- Plans must comply with all regional and state requirements.



Redmond 2050

Goals for Redmond

- To foster a sense of **welcoming and inclusion** as we transition from a suburb to an intercultural city.
- To sustain and enhance resilient natural systems and built environment.
- To increase the diversity, supply, and **affordability** of housing.
- To maintain and enhance **vibrant** and well-connected centers.
- To create neighborhoods where people can **meet their basic needs** close to home.
- To support a diverse, sustainable, and **resilient** economy



Redmond 2050

Policies supporting our vision

HO-18 Collaborate with public, non-profit, and other partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.

HS-10 Invest in subregional infrastructure and capacity to support people experiencing homelessness or at risk of becoming homeless. This includes coordination with entities responsible for oversight of King County's homeless system to ensure that subregional needs are met.

HO-17 Cooperate with ARCH, the King County Housing Authority, and human service agencies.

HO-6 Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.

HS-9 Use available, and work to increase, external funds and resources in support of affordable housing, human services, and other needed community projects.

HS-12 In coordination with other city departments, foster comprehensive, appropriate, and proactive responses for individuals or households experiencing crisis or instability.

Redmond 2050

Planning for growth

	Total Units	≤30% AMI		AMI	AMI	AMI	AMI	AMI
		Non-PSH	PSH	>30 - ≤50%	>50 - ≤80%	>80 - ≤100%	>100 - ≤120%	>120%
Baseline Housing Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231
KC CPP Net New Housing Needed: 2019-2044	20,000	7,025	3,694	3,870	2,765	348	394	1,904
KC CPP Total Future Housing Needed: 2044	51,739	7,778	3,752	5,274	4,949	9,618	5,233	15,135
Extrapolated KC CPP Net New Housing Needed: 2019-2050	24,800	8,711	4,581	4,799	3,429	432	489	2,361
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592

73% of net new housing at 50% AMI or below (18,090 units)

KC CPP = King County Countywide Planning Policies

Summary of Strategic Plans

Housing Action Plan and Human Services Strategic Plan

Housing Action Plan (2021)

- Created before Redmond 2050.
- Created before the recent “boom” of state legislation related to housing.
- Accompanied by a needs assessment.
- Identified a deficit of needed housing.
- Recommended a variety of actions: programs, regulations, evaluations.

Human Services Strategic Plan (2022)

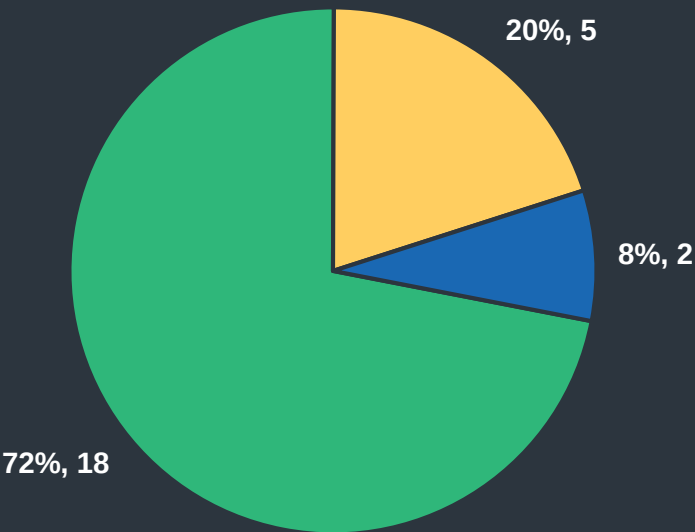
- Created at start of Redmond 2050.
- Accompanied by a needs assessment, with particular attention to impact of COVID-19.
- Five priority areas to accomplish over five years, focused on supporting community recovery and resilience and responding to future needs.

Strategic Plan Status

Most actions in current plans have been completed or are underway.

Housing Action Plan (2021)

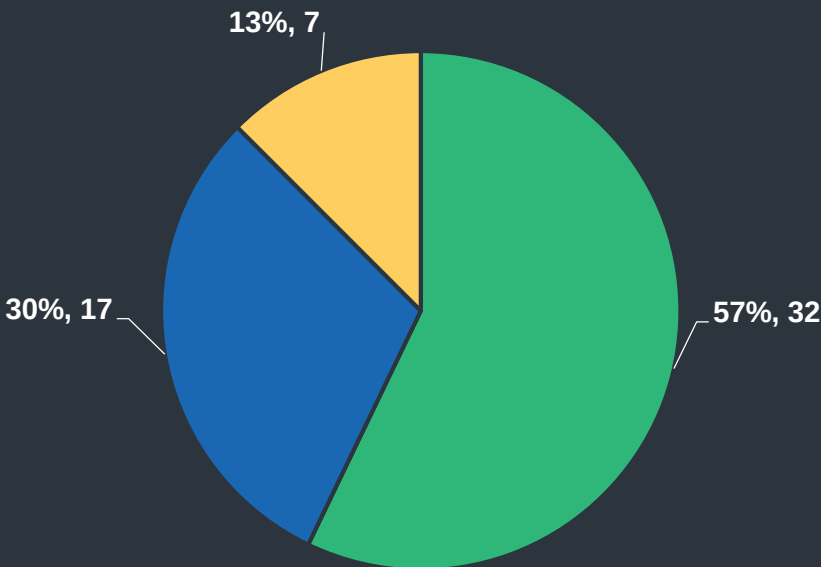
HAP Action Status



■ Done ■ Partial / Underway / Perpetual ■ Not Begun / Re-evaluate

Human Services Strategic Plan (2022)

HSSP Action Status



■ Done ■ Partial / Underway / Perpetual ■ Not Begun / Re-evaluate

Significant Accomplishments

Redmond is recognized as a leader locally and nationally.



Build More Housing Faster

More land capacity from Redmond 2050

New Multifamily Tax Exemption areas

Inclusionary Zoning updates

Increased funding for affordable housing

Redmond 2050 simplified Development Code

Leader in regional housing production



Get People Housed

Health Through Housing Initiative

Expanded outreach capacity to individuals experiencing homelessness, internally and sub-regionally

Plymouth Housing Project

Will provide permanent supportive housing to 100 individuals.



Keep People Housed

Capella Pilot Project

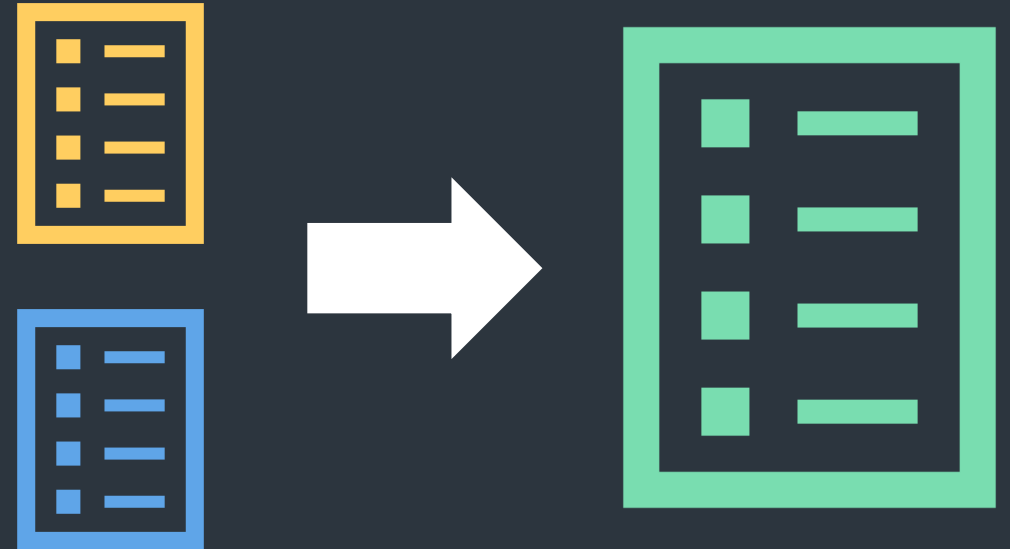
Maintained funding investments, absorbing loss of COVID-response dollars.

Tenant Protection Ordinance

Strategic Plans Next Steps

Proposal: Merge Housing and Human Services into one plan

- Rational nexus between housing and human services.
- Focus on tangible actions.
- Focused refresh to update plans.
- Unlikely to need consultant support.
- Propose to start in Q1 2026.



Current Conditions

Many changes since adoption of strategic plans.

Local

- Housing production remains strong, with signs of regional downward trend.
- Council has maintained and increased investments.
- Housing costs continue to rise.

King County

- Anticipated population increase.
- Limited, highly competitive funding available for programs and projects.
- County budget deficit.

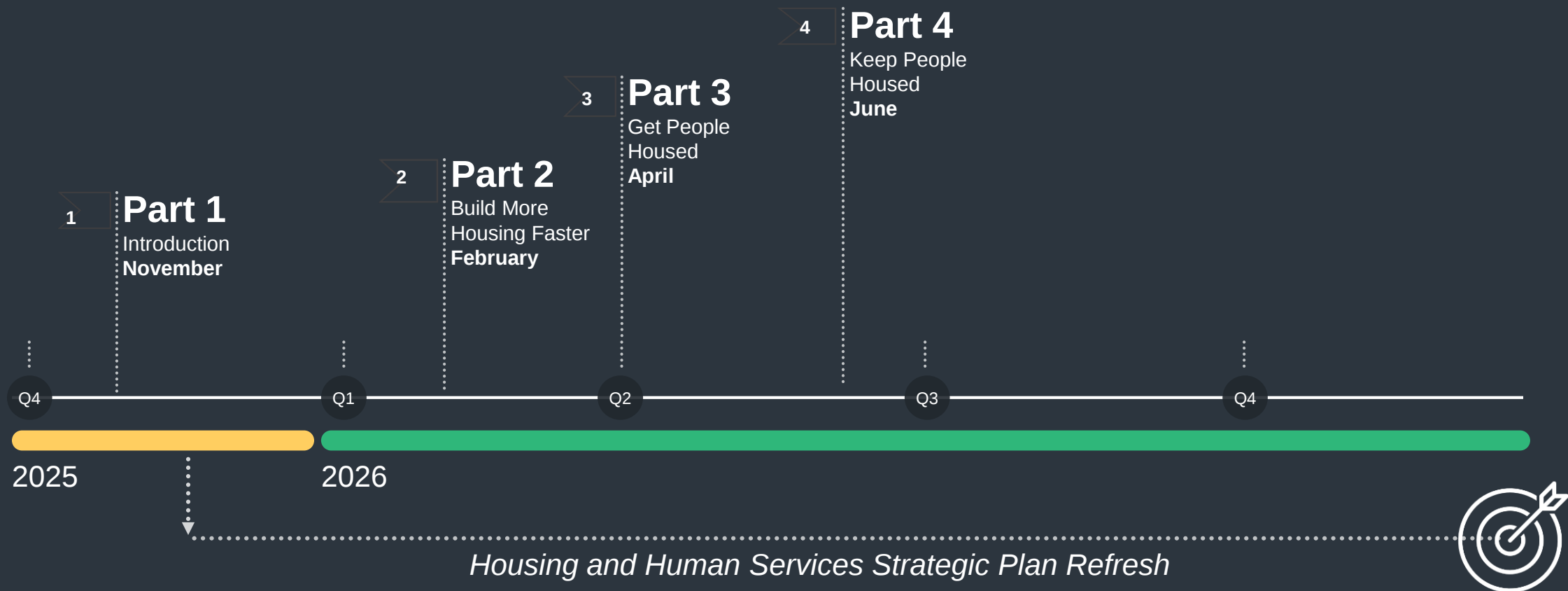
State

- Legislative wins: tenant protection, etc.
- State budget deficit.

Federal

- Tariffs/inflation.
- Uncertainty and unpredictable.
- Funding cuts to benefits (SNAP, etc.)

Council Engagement Timeline



Proposed Engagement Topics

Build More Housing Faster

- Process Streamlining
- Multifamily Tax Exemption (MFTE)
- Incentives
- Flexible Zoning
- Reduced Parking
- Program Investments

Get People Housed

- STEP: Shelter, Transitional, Emergency, Permanent Supportive Housing
- KCRHA and Homeless System
- Partnerships
- Program Investments

Keep People Housed

- Financial stability interventions (e.g. rent assistance)
- Tenant Protections and Education
- Housing Precarity
- Legal Support
- Program Investments



Thank You

Questions?

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