

ATTACHMENT A – Housing Action Plan Draft Strategies

December 9, 2020

Strategy 1. Increase development and access to more affordable homes.

- Action 1.1. Identify and evaluate new federal, state and local revenue stream options available to support affordable housing production with a focus on providing housing for low income households.
- Action 1.2. Add criteria to the Redmond Zoning Code to allow for the consistent and predictable implementation of affordable housing impact fee waivers.
- Action 1.3. Review the Inclusionary Zoning Housing and Multifamily Tax Exemption Program regulations and identify amendments that allow deeper affordability and/or a greater number of affordable units.
- Action 1.4. Promote Transit-Oriented Development (TOD) and infill development integrating affordable housing development.
 - Continually assess and evolve TOD best practices for integrating affordable housing development.
 - Assess zoning amendments in targeted areas near major transit routes and in TOD and infill development areas to promote affordable housing development.
- Action 1.5 Consider ways to incentivize deeper/increased affordable housing development (e.g. code amendments and reduced parking).
- Action 1.6 Reform parking regulations around light rail stations and areas of high frequency transit to maximize desired uses like housing at differing affordability levels.
- Action 1.7 Identify possible improvements to the Down Payment Assistant Loan Program which would promote homeownership opportunities.

Strategy 2: Make housing easier to build.

- Action 2.1. Identify payment deferral options for development fees for deeply affordable housing projects and Accessory Dwelling Units (ADUs) (e.g. utility connection fees).
- Action 2.2. Improve the housing development permitting process to make it more predictable and efficient.
 - Support full implementation of the permitting improvement pilot program increasing the predictability in the housing development process, streamlining permit review and reducing submittal requirements at the permit intake stage.

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- Continuous Improvements: Regularly review processes and application procedures to identify opportunities for increased efficiency and streamlining of processes as part of an adaptive management approach to continually improve city customer service outcomes.
- Action 2.3. Establish a Housing Facilitator that specializes in coordinating neighborhood infill housing projects.

Strategy 3: Diversify housing stock.

- Action 3.1. Amend regulations to broaden housing options by promoting the development of missing middle housing.
 - LU-36 Amendment: Review and amend Redmond Comprehensive Plan LU-36 to create more opportunities for higher density development in areas outside urban centers served by frequent transit or where frequent transit is planned and where public infrastructure can support more urban development.
 - Zoning Code Revisions: Evaluate options and amend zoning district regulations to allow for a broader range of housing options including single-family attached housing (such as, triplexes, quad homes) in more single-dwelling zones. Also review code to identify barriers preventing multiplex housing development.
 - Multiplex Code Revisions: Evaluate allowed density in the Zoning Code to ensure that single-family residential zones allow for context sensitive multiplex housing.
- Action 3.2. Promote ADU development. Develop pre-approved ADU plans and a new ADU development guidebook.
- Action 3.3. Review and amend backyard home development code to identify and eliminate barriers. Explore ways to expand this program across neighborhoods.
- Action 3.4 Remove code barriers to developing a wide range of housing types (e.g. residential suites, single room occupancies, etc.). The regulations should address duration of stay, housing affordability, impact and connection fees, parking, open space and other development standards to ensure equitable outcomes.
- Action 3.5 Advocate for revisions to state law that facilitate and support tools for advancing more home-ownership opportunities. Similarly, revise Redmond regulations to provide regulatory tools that create new opportunities for home-ownership.

Strategy 4. Ensure equitable access to find, maintain, and stay in your home.

- Actions 4.1 Invest in key programs, funding, and services in support of this strategy. The programs and services focus for this action include piloting an energy-efficient home improvement grant program, maintaining rental assistance support, exploring resources

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for housing navigator services, and supporting legal services to support tenants facing evictions.

- Action 4.2. Implement a tool to track compliance with fair housing laws and provide technical assistance and education to local landlords and property managers. Develop landlord education, outlining their respective rights and responsibilities and provide online resources.
- Action 4.3. Provide community education in multiple languages to make education more accessible to non-English speakers. The educational opportunities proposed for this action may include tenant rights, fair housing laws, and King County Home Repair program.
- Action 4.4. Streamline processes for people applying for rental assistance to ensure equitable access. Explore innovate technology solutions to create efficiencies.
- Action 4.5. Advocate at state-level for eviction reforms.

Strategy 5. Preserve affordable homes.

- Action 5.1. Increase investments to preserve affordable housing. Identify properties at risk for displacement and evaluate financial feasibility of preservation.
- Action 5.2. Assess displacement risk for residents and identify measures to minimize and mitigate such displacement consistent with PSRC guidance.

Strategy 6. Leverage and expand partnerships to further housing goals.

- Action 6.1. Reach out to partners and provide help including support to increase the affordable housing development potential on suitable property owned by public agencies, faith-based, and non-profit housing organizations.
- Action 6.2. Advance partnerships with transit agencies to promote affordable housing development.
- Action 6.3 Partner with community-based organizations and individuals most impacted by housing affordability challenges to ensure affected parties have access to and are involved in meaningful public participation in updates to housing policies and regulations.