



Memorandum

Date: 1/5/2021
Meeting of: City Council

File No. AM No. 21-007
Type: Staff Report

YTO: Members of the City Council

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
Planning and Community Development	Brooke Buckingham	Senior Planner, Human Services

TITLE:

Draft Housing Action Plan

OVERVIEW STATEMENT:

Project consultant, ECONorthwest, will present the recommended strategies and actions which are part of the first release of the Draft Housing Action Plan. These recommended strategies are a result of nine months of analysis of key 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>>. The draft strategies and actions will guide the City's housing actions over the next 20 years and 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.

☒ **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 the 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, the 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. 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.

OUTCOMES:

Release of the draft strategies and actions represents a key milestone in the development of a Housing Action Plan for the City of Redmond. The Housing Action Plan will ultimately provide Redmond appropriate actionable strategies and an implementation plan to assist the City in meeting its current and future housing needs. The Housing Action Plan will also assist the City in 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.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

Community involvement primarily occurred from May through July of 2020.

Once the draft plan is reviewed by the City Council, staff will follow up with stakeholders and community members to elicit feedback on draft strategies during 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_Summary.pdf) and were presented to the City Council on August 25, 2020.

- **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 Department of 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:

N/A

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

If yes, explain:

Budget impacts are not known at this time. Program costs will be developed and refined based on feedback on the draft strategies that is received from the City Council and stakeholder follow-up. Information regarding anticipated budget impacts and additional costs will be addresses in the final Housing Action Plan.

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	Provide Direction
12/8/2020	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
1/26/2021	Study Session	Provide Direction

Time Constraints:

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

ANTICIPATED RESULT IF NOT APPROVED:

Final disbursement of grant funds is contingent upon the adoption of the Final Housing Action Plan.

ATTACHMENTS:

Attachment A: DRAFT Housing Action Plan

Attachment B: Housing Action Plan Presentation

Attachment C: Council Questions/Response Matrix