

# Redmond Affordable Housing Snapshot

Demographic Data		Housing Costs			
<b>Population:</b> 67,678 East King County <b>Owners:</b> 50.5% <b>Renters:</b> 49.5%	<b>Land Zoned Residential:</b> N/A (including mixed-use) <b>Single-Family Zoning:</b> N/A <b>Multifamily Zoning:</b> N/A	<b>Median Estimated Rent:</b> \$2,746 <b>Median Rent Change (2018-19):</b> 4.77% <small>Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</small>	<b>Median Estimated Home Value:</b> \$830,100 <b>Median Home Value Change (2018-19):</b> -3.06% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>		
<b>People Experiencing Homelessness:</b> Sheltered (East King County): 569 people Unsheltered (East King County): 337 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1 2018 &amp; owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us In report</small>		<b>Cost burdened</b> - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> <li>• <b>31% of rental households</b> are cost-burdened</li> <li>• <b>30% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2011 American Community Survey estimates</small>			
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> <li>• Support actions to secure grants and loans for the provision of special needs housing.</li> <li>• Maintain a city housing trust fund.</li> <li>• Use all available options to finance affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Prohibit any rezone that results in a net reduction in residential capacity.</li> <li>• Consider mandatory inclusionary zoning as part of any upzoning.</li> <li>• Allow manufactured homes in all residential zones.</li> <li>• Give priority surplus, publicly owned land for AH.</li> <li>• Support development of diverse housing, affordable for rental and ownership at all income levels, dispersed throughout the city.</li> </ul>	<ul style="list-style-type: none"> <li>• Support the development of emergency, transitional, and permanent housing with appropriate on-site services for persons with special needs.</li> <li>• Support aging-in-place.</li> <li>• Prevent displacement of low-income families in areas with high redevelopment pressure.</li> </ul>	<ul style="list-style-type: none"> <li>• Use incentives to offset the increased costs of affordable housing for builders.</li> <li>• Use exemptions to offset the increased costs of affordable housing for builders.</li> <li>• Promote development of ADUs.</li> <li>• Streamline and/or expedite the permitting and design review processes for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate a regional approach to housing needs &amp; homelessness.</li> <li>• Work with both private and nonprofit developers</li> <li>• Meet affordable housing targets in King County Countywide Planning Policies.</li> </ul>
POLICIES	<ul style="list-style-type: none"> <li>• City Housing Trust Fund</li> <li>• Eastside Housing Trust Fund</li> </ul> *Adopted <a href="#">HB 1406</a> State sales tax pass-through for affordable housing (Ord. <a href="#">2985</a> )	<ul style="list-style-type: none"> <li>• One ADU/DADU permitted on single-family lots. Requires owner occupancy, &amp; paved off-street parking. (<a href="#">21.08.220</a>)</li> <li>• Mandatory Inclusionary Zoning in most areas of city. (<a href="#">21.20.030</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• New Senior Housing Developments with 10+ Units must contain 10% affordable units. (<a href="#">20D.30.10-010</a>) (<a href="#">21.20.070</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• MFTE in residential target areas (<a href="#">3.38.060</a>)</li> <li>• One bonus market rate unit permitted for each affordable unit provided. Up to 15% above max density (<a href="#">20D.30.10</a>)</li> <li>• Impact fee exemption for ADU/DADUs (<a href="#">3.10.060</a>)</li> </ul>	<ul style="list-style-type: none"> <li>• A Regional Coalition for Housing Member (ARCH)</li> <li>• Eastside Human Services Forum (EHSF)</li> <li>• Sound Cities Association (SCA)</li> <li>• Association of Washington Cities (AWC)</li> </ul>

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NUHSA	North Urban Human Services Alliance
SCA	Sound Cities Association
SKC	South King County
TDR	Transfer of Development Rights