

## **AGENDA**

**Redmond Affordable Housing Task Force  
Wednesday, March 21, 2007  
Community First Bank Building - Top Floor Training Room  
821 S.W. 6<sup>th</sup> Street  
4:00 – 6:00 p.m.**

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| <b>4:00 – 4:10 p.m.</b> | Introductions<br>Recap of 2/28 Meeting           |
| <b>4:10 – 4:15 p.m.</b> | Review Meeting Agenda                            |
| <b>4:15 – 5:15 p.m.</b> | Task Force Member Presentations                  |
| <b>5:15- 5:40 p.m.</b>  | Roundtable Comments/Discussion                   |
| <b>5:40 – 5:55 p.m.</b> | Outline Affordable Housing Strategies for Review |
| <b>5:55 – 6:00 p.m.</b> | Next Steps/Meeting                               |



**TO: Affordable Housing Task Force**

**FROM: Laura Fritz, Affordable Housing Consultant  
Nick Lelack, City of Redmond Planning Manager**

**RE: March 21, 2007 Affordable Housing Task Force Meeting**

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The next meeting of Redmond's Affordable Housing Task Force will be held from **4-6 p.m. at the Community First Bank Building in the Training Room** located on the top floor. Please note the change of venue from our last meeting. Meetings will begin promptly at 4 p.m. and end at 6 p.m.

At our meeting several members of the task force will make brief presentations about what services/programs/projects they provide that are relevant to affordable housing in Redmond. Following the formal presentations, all other task force members will be given a brief (up to 3 minutes) opportunity to discuss why they are participating on the task force and what issues are important to them regarding affordable housing.

After the presentations and roundtable comments, the task force will begin discussing which affordable housing strategies it would like to investigate in more detail. In order to facilitate this discussion we strongly encourage you to take the time to review the Affordable Housing Options Report prior to attending the meeting. This report provides general background on the most commonly utilized affordable housing tools and strategies, and was included in the packet for the first meeting.

We look forward to your participation at the next meeting. If you are unable to attend, please notify Nick Lelack at [nickl@ci.redmond.or.us](mailto:nickl@ci.redmond.or.us) or 923-7718 at your earliest convenience and send a replacement from your organization or industry.



## CITY OF REDMOND

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# MEMORANDUM

DATE: March 21, 2007  
TO: Redmond Affordable Housing Task Force  
FROM: Nick Lelack, Planning Manager  
SUBJECT: Affordable Housing Regulations

## REPORT IN BRIEF:

In 2006, City Council approved major amendments to the Comprehensive Plan and Redmond Development Code (RDC). Several provisions in the amendment were intended to expand opportunities for affordable housing in the City.

## NEW AFFORDABLE HOUSING OPPORTUNITIES/REQUIREMENTS:

- Expanded UGB to accommodate a 20 year population forecast (2300 acres for a population of 45,000). Committed to evaluating UGB every 3-7 years.
- Allows “duplex lot partitions”, making each half of a duplex ‘purchasable’ on its own lot.
- Allows Cottage developments, enabling small individually owned homes on small lots. Homes are limited to 1000 square feet with an additional 300 square foot garage.
- Allows Cluster developments, enabling townhouses to be built on small sellable lots. This is a single use (residential) planned unit development that allows homes to be clustered together with the provision of 30% open space.
- Allows guest houses (1200 square feet) and accessory dwelling units (800 square feet) in higher density zones.
- R-5, High Density Residential Zoning District requires a minimum of 8 dwelling units per acre.
- Comprehensive Plan
  - New density ranges: medium density zones 4-12 units per acre and high density zones 8 units per acre.
  - Great Neighborhood Principles in Urbanization Element – required for new annexations – one of the requirements is for new development to provide a mix of housing types and densities.
  - Chapter 10 Housing policy revisions.

**2007 OPTIONS/RECOMMENDATIONS:**

- Neighborhood Overlay Zoning District – allow density bonuses in exchange for meeting great neighborhood principles.
- Make single family residential units a conditional use in the R-5 zoning district (high density zone) per Planning Commission recommendation March 19, 2007.