

ORIGINAL

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 560

A RESOLUTION amending and adopting a revised Three-year Plan for community development programs and projects for block grant funds under the Housing and Community Development Act of 1974, Pub. L. 93-383 for 1981-83, and supporting the use of joint projects funds for interjurisdictional projects.

WHEREAS, King County is an urban county applicant for block grant funds under the Housing and Community Development Act for 1974, Pub. L. 93-383, and an Urban County Consortium has been established by inter-local cooperation agreements between the County and certain local municipal corporations within the County to which the City of Redmond is a party; and

WHEREAS, in furtherance of said interlocal cooperation agreements and to qualify for reimbursement of eligible block grant community development programs under the Act, the Policy Advisory Commission duly held a public hearing on August 13, 1980, and following such public hearing, has established priorities for community development block grant programs and projects within the City of Redmond and has approved the submission of appropriate applications therefore and an amendment to resolutions previously adopted for such program; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Block Grant Community Development Programs for 1981-83 adopted. That certain document entitled, "Three-year Development Plan 1981-83, City of Redmond, July 25, 1980," three copies of which are on file in the City of Redmond Department of Planning and Community Development and Office of the City Clerk, adopted as set forth in Attachment A of this Resolution.

Section 2. Applications approved. The submission of appropriate applications and agreements for block grant funding of the community development programs and projects for the City of Redmond, to implement the Plan as amended in Paragraph 1 of this Resolution, is hereby approved.

Section 3. Supporting use of joint project funds. The City supports the concept of using joint project funds for interjurisdictional projects.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 2nd day of September, 1980.

CITY OF REDMOND



CHRISTINE T. HIMES
MAYOR

ATTEST:



PAUL F. KUSAKABE
CITY CLERK

CITY OF REDMOND

HOUSING & COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM

THREE-YEAR COMMUNITY DEVELOPMENT PLAN
1981 - 1983

July 25, 1980
Department of Planning and Community Development

CITY OF REDMOND
THREE-YEAR COMMUNITY DEVELOPMENT PLAN

I. THE REDMOND COMMUNITY

History/Cultural Setting -

Luke McRedmond and Warren Perrigo, the original settlers of Redmond, arrived in 1871 and established farms by the Sammamish River, 2 miles north of Lake Sammamish.

Agricultural and lumbering opportunities, encouraged by the construction of the Lake Shore Eastern Railroad through the Sammamish Valley, attracted additional pioneers and the population increased.

Although the townsite of Redmond was platted in 1891, the town remained unincorporated until 1912. Agriculture and lumbering were the primary industries, but as nearby stands of timber were harvested the lumber industry decreased in significance. Thereafter, Redmond served mostly as a shopping hub for the surrounding agricultural areas.

Growth Trends

In 1950, Redmond was a small farming center with a population of 600 persons residing in an incorporated area of less than 1/3 of a square mile. By 1980 there were 22,000 persons living within the corporate limits of the City. Annexations had expanded the area of the City to include more than 12 square miles.

The growth of the community has been related to the regional economy, reflecting fluctuations in the primary industries (aerospace, lumbering and shipping). Although increases in population have been steadily upward in the long-term, the growth rates dropped sharply in 1972 due to regional economic setbacks.

The City gained more than 10,000 persons since 1970, 60% of which has occurred in the last four years due to expansion of the regional economy and a high rate of new housing construction. This trend is expected to continue into the next decade.

The City also provides substantial employment within its boundaries, with employment at a ratio of 1 job for every 3 residents.

Demographic Characteristics

Redmond's general population characteristics have been shaped by rapid growth and in-migration. A very high percentage of

persons between the ages of 25-44 and under 17 are living in the community which probably indicates a large number of families with children at home. The elderly population is slightly smaller than more central urban areas which is typical of a suburban community.

The median income is higher than the median for the urban region, as is the median level of education.

II. COMMUNITY PROBLEMS AND NEEDS

Human Resources -

Although families with very low incomes (less than 50% of median income) are not concentrated in Redmond, they are present, representing 8.7% of all households. The County average by census tract is also 8.7%. Families with low-moderate incomes represent about 20% of all families in the community.

Since low-moderate income families are probably similar to all Redmond families, they can be expected to have children living at home. Many of these families may also be headed by a single parent.

Low-moderate income families are less able than affluent families to locate and pay for services needed when family problems arise, since a high percentage of their income must be used for food and shelter. Most medical and social services are sought outside the local community. Family counseling, mental health services and temporary shelter are needs which may not be adequately met locally.

Because there are a large number of young people in the community, some of the needs of this age group are a problem. Young people suffer from lack of job opportunities, insecure or inadequate finances, and transportation difficulties. A high percentage of crimes prevalent in suburban areas, such as theft, are committed by boys between the ages of 15-18.

Redmond's senior population, age 60 and older, is about 7% of the population of the community (1,200 people estimated). However, many elderly persons in the community are living on poverty level or low incomes. As they often live in single-person households, they may be isolated from community resources. Many lack access to adequate transportation, health care, legal services, or social and recreational opportunities. Inadequate nutrition may also be a problem, particularly when elderly persons are living independently.

Redmond's handicapped citizens include at least 26* adults confined to a wheelchair. However, because the range of

disabilities is not limited to persons in wheelchairs, the percentage of handicapped persons living in the community is probably much higher. King County has estimated that 8.3% of the population of the County between the ages of 16 and 65 is handicapped or disabled. Many elderly citizens also suffer from limited mobility.

A very high percentage of the handicapped/disabled population have low incomes. Specific needs of residents of the community will be surveyed in a social service needs study funded by the Block Grant Program, and expected to be completed in August 1980.

*Source: Washington State Department of Social and Health Services

Transportation -

Rapid growth and development have contributed to problems with pedestrian circulation and traffic safety. Heavy traffic through the City, and traffic generated by new commercial developments have contributed to local congestion. The result has been a dramatic increase in accidents, particularly those involving pedestrians and bicycles.

Older streets and county roads incorporated into the City were constructed without walkways, and are hazardous for walking or bike-riding, particularly for elderly people or children. Bicycles must share crowded arterials with automobiles and trucks. Obstacles to movement of wheelchairs such as curbs and medians exist at many locations.

Although the City is served by Metro with frequent service to Kirkland, Bellevue and Seattle, local transportation within the City is a problem for young people or elderly persons without access to automobiles. Lack of safe walkways and bicycle routes limits the use of alternative methods of transportation for short trips, contributing to local traffic congestion and inhibiting energy conservation.

Housing -

Because the City has grown rapidly since 1950, the majority of housing units have been produced since that date, and few could be classified as substandard. Some substandard housing is concentrated in the central business district or older County neighborhoods on the fringe of the City. Generally, rehabilitation needs are related to the normal aging of the housing stock, and minor repairs may be required such as roof, gutters and plumbing. Families or elderly persons with low incomes may need assistance in making repairs which are important to help maintain the quality of the housing stock.

The most severe housing problems in the community are related to the high cost of housing for renters. Housing costs have dramatically increased in the last decade, rising more rapidly than personal income in the last 2 years. At the same time demand for housing has increased locally contributing to low vacancy rates, particularly in multi-family dwellings.

Because the predominate type of housing in the community is newer single-family housing, few lower cost rental units are available, and multiple-family rentals are even scarcer. Elderly persons or low-moderate income families are discouraged from entering or remaining in the community and tend to locate in areas where low cost housing is concentrated.

III. GOALS AND OBJECTIVES

Human Resources -

20B.20.020 Goal: Improve the safety and welfare of senior citizens and low-income families.

Objectives (Policies):

20B.20.020(05) 1. Improve the delivery of counseling and mental health services for youths, senior citizens, and low income families.

20B.20.020(10) 2. Provide a community center to facilitate senior citizen activities and programs.

20B.20.020(15) 3. Support programs for senior citizens which will improve nutrition, improve access to services, and provide recreational opportunities.

20B.20.020(20) 4. Prevent environmental health problems which will contribute to blight and health hazards.

Transportation -

20B.60.060 Goal: Remove obstacles to mobility for handicapped, elderly and low-income citizens.

Objectives (Policies):

20B.60.060(05) 1. Reduce traffic hazards and improve pedestrian circulation in the vicinity of housing occupied by low-moderate income families or elderly persons.

20B.60.060(10) 2. Remove physical obstacles for handicapped and elderly persons in pedestrian facilities and public buildings.

THREE-YEAR COMMUNITY DEVELOPMENT PLAN

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20B.60.060(15) 3. Provide local transportation services for senior and handicapped citizens.

Housing -

20B.30.030 Goal: Provide housing opportunities for low-moderate income families and elderly persons.

Objectives (Policies):

20B.30.030(05) 1. Provide assistance with housing rehabilitation for low-moderate income homeowners in order to protect health and safety, and prevent neighborhood deterioration.

20B.30.030(10) 2. Work with the King County Housing Authority and private developers to provide assisted rental housing for low-income families and elderly persons.

20B.30.030(15) 3. Participate in innovative programs to reduce housing costs and produce energy-efficient housing.

IV. ACTIVITIES/STRATEGIES RELATED TO THE BLOCK GRANT PROGRAM

1. The Senior Adults Transportation Program (van service) for senior citizens will be continued.
2. Local social service programs for seniors, youths and low-income citizens will be evaluated for potential participation by the City as a joint or direct sponsor.
3. The Redmond Home Repair Program operated by the King County Housing Authority will be continued as long as need exists.
4. Street repairs, walkways, and other needed public improvements will be provided where low cost housing exists or will be built, and where there is significant use by low-moderate income families.
5. Innovative housing programs and other activities related to housing will be examined to determine if they are feasible for block grant funding.

V. CITIZEN PARTICIPATION PLAN

News Releases, Publicity -

Information concerning Redmond's Block Grant activities will be publicized through news releases and articles in the two newspapers that serve Redmond: The Sammamish Valley News and the Journal American

Whenever possible, interested persons and community groups will be notified by mail.

Meetings, Public Hearings -

The Block Grant Program will be reviewed by the Policy Advisory Commission and by the City Council in Public Hearings before adoption. All interested persons will be encouraged to participate in the meetings.

Legal notice of the hearing will be provided as required.

Public Involvement in Project Development

Citizens will be encouraged to present proposals and ideas for projects suitable for Block Grant funding. A staff member in the Planning Department will be available to assist citizens in development of proposals. Types of assistance may include identification of needs, feasibility studies and information gathering.

Complaints -

Complaints related to the Block Grant Program will receive answers within two weeks. Under normal circumstances oral responses will be provided immediately or within the next working day. A written response will be provided within one week and maintained in the Block Grant file.

Program Evaluation -

Citizens' comments assessing performance on Block Grant activities will be solicited through publicity and direct contract.

Program Amendments -

Whenever projects are added or changed in mid-year, citizens will be notified by newspaper publicity.

Records -

All the records of Redmond's Block Grant proposals and project activities are kept in the files of the Department of Planning and Community Development by chronological and activity order. This information is available to the public at any time during office hours.