



DATE: July 25, 2016

TO: Technical Advisory Group Members

FROM: Mike Kattermann, Senior Planner, 425-452-2042
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Planning & Community Development Department

SUBJECT: Bellevue's Affordable Housing Strategy

The purpose of this memorandum is to provide members of the Technical Advisory Group (TAG) for Bellevue's Affordable Housing Strategy (AHS) with an overview of the information provided in this packet. The **meeting will be held in room 1E-120 at Bellevue City Hall**. Go down the same corridor as the last time we met and continue around the corner to the right and the room is the next to last door on the left. **Please let me or Janet know if you cannot attend the meeting and we will make arrangements to meet or talk with you before or after the scheduled time.**

Please note that light rail construction has begun next to City Hall and 110th Avenue NE is closed between NE 6th Street and the City Hall driveway. Access to visitor parking is from NE 6th Street or 110th Avenue NE but only coming from the south (NE 4th Street). If asked, inform the parking attendant you are attending the TAG meeting. If you are using transit, City Hall is still accessible from the Bellevue Transit Center across 110th Avenue NE.

Meeting Objectives

The three objectives of this meeting of the TAG are:

1. An overview of project status;
2. Prioritization of the *Potential Action List* for evaluation; and
3. Discussion of criteria for development of the evaluation tool.

Packet Overview

Attachments 1 and 2 are basic meeting materials covering the agenda and minutes from the previous TAG meeting in May. The minutes are provided for your information only and do not require review or action by the TAG. If there are questions or inaccuracies please let staff know and we will note the requested edits (date, who requested) in track changes. Meeting minutes are published on the project website.

Attachment 3 is an updated version of the Potential Action List presented to the TAG in May. It includes the additional actions from the TAG, a table of which income levels are likely to be served by the actions, and the results of the TAG's "dot exercise." The purpose of the dot exercise was to provide staff with your initial thoughts on the list. NOTE: the dot exercise did not include the additions shown in this list. At this next meeting the TAG will be asked to further discuss and refine the list. There were concerns expressed by the TAG at that meeting about "eliminating" potential actions from the list. It is also important to keep in mind that the TAG is not making a recommendation on "THE LIST" of actions and you do not need to have a consensus on which should be included. The TAG is being asked to prioritize the actions that have the best potential, based on your individual and collective experience and expertise, to result in more affordable housing in Bellevue over the next 10 years.

The purpose is not to eliminate potential actions, rather it is to focus the analysis and evaluation in the next phase of the project on those actions with the greatest potential to make a difference. The entire list will remain intact throughout the project, including additional actions added during the project. This is important because these actions could be evaluated and included in subsequent analyses and updates of the strategy. It is also possible, based on preliminary conversations with the project consultant, that many of these actions could be analyzed as a group with similar variables and outcomes.

There were also requests at that meeting and subsequently to provide the TAG with information about the resources that are currently available and how those have been used to date. **Attachment 4** is a summary of the information compiled by Bellevue and ARCH staff in response to those requests. The information in the attachment is an overview of what resources have been used and the number of affordable units the various actions have produced in Bellevue over the past 10 to 20 years. The purpose of the next phase of the project is to conduct a more in-depth analysis on the prioritized list of potential actions to measure potential efficacy, identify assumptions and variables that could affect outcomes, and determine how best to measure the effectiveness over time.

Evaluation Criteria

There was not enough time at the previous meeting to begin the discussion about criteria that could be applied to the evaluation tool for the purpose of evaluating the actions. The evaluation tool is expected to produce up to five outcomes for each action for a comparative review by the TAG, the public and ultimately the City Council. The five proposed outputs for comparison are:

- How many new or preserved affordable units are produced?
- Which income level is served by the affordable units?
- In what time frame are the units anticipated to be available?
- What is the approximate cost of providing the units?
- Who will bear the cost – public or private?

Conclusion

Information about the Affordable Housing Strategy is available on the project webpage, found here: <http://www.bellevuewa.gov/affordable-housing.htm>.

Thank you again for your time and commitment to this project. Staff appreciates the value of your time and expertise and we will do our best to make the most efficient and effective use of both. If you have questions, comments, suggestions or concerns at any time during the process, please contact me (mkattermann@bellevuewa.gov, 425-452-2042) or Janet Lewine (jlewine@bellevuewa.gov, 425-452-4884). Likewise, contact either of us prior to the meeting if you have any questions about these materials.

We look forward to seeing you at the meeting!

Attachments:

1. Meeting Agenda
2. May 23, 2016 TAG meeting minutes
3. TAG Potential Action List
4. Memorandum on Housing Resources