



DATE: November 10, 2016

TO: Technical Advisory Group Members

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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-113 at Bellevue City Hall beginning at 8:45 AM. There will be light snacks and beverages available at that time and lunch will be provided about 11:45. The meeting is scheduled to conclude by 1 PM.** Given the late availability of the packet, staff will take time to review specific materials with the TAG at the meeting before having a discussion and seeking feedback on specific items and questions. The initial discussion questions are embedded in this memo.

Packet Overview

Attachments 1 and 2 are basic meeting materials covering the agenda and minutes from the previous TAG meeting in July. 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 initial set of evaluations for actions in the *Preservation* and the *Direct & Indirect Public Support* strategies that will be the bulk of the discussion on the agenda. Each of these follow the same basic format providing a description of the proposed action(s), how they could be applied, policy considerations (i.e. consistency with Council guiding principles, coordination with existing programs, administrative and fiscal), support and opposition, effective practices from other places and the productivity potential. **The TAG will be asked to provide feedback on the format itself and the initial information in terms of the following questions:**

1. Is the action described accurately and completely?

2. Do the figures in the “productivity potential” box at the end of the document seem feasible and reasonable given the level of analysis?
3. What additional information/analysis would be helpful to the TAG’s review?
4. Are there examples of similar or related actions being done successfully elsewhere that we should research?

As time allows the TAG will be reviewing and discussing some of the other actions in the Council approved “potential action list” and those evaluations will be provided at the meeting. The potential action list was emailed to the TAG in September and copies will be available at the meeting. The email in September included the following questions to help clarify a few of the actions that the TAG will also be asked to discuss at the meeting:

A.2. Review/recalibrate code incentives for affordable units in exchange for density increase.

Which aspects of the incentive systems need to be recalibrated and why? How do you think they could be more effective?

A.10. Revise regulations and permitting requirements to reduce costs and timing.

Which specific regulations and permitting requirements are adding significant development costs and review times for housing? It would be helpful to have rough estimates of how much cost and/or time is being added to the project for the items you identify.

B.1. Review/recalibrate multi-family tax exemption (MFTE) for affordable housing requirements and expand program in additional multi-family and transit-oriented development areas.

Which aspects of the MFTE program need to be recalibrated and why? Should it be expanded to multi-family zones outside of transit-oriented development areas? What else could be done to encourage greater use of MFTE?

Attachment 4 is a working draft report summarizing existing Bellevue affordable housing programs, including projects and programs with the City’s partner organizations and efforts by other local jurisdictions. This draft report is provided as background information for the TAG and it will be incorporated into the Affordable Housing Strategy final report. The draft report is not a discussion item for the meeting, however, it may be used as a reference in discussion about specific actions and potential productivity.

Attachment 5 is a high-level overview of the results of the survey conducted last summer to gauge reaction to some different concepts for providing more affordable housing. The infographic highlights some of the key results in terms of strongest support and opposition as well as themes that emerged from the written comments. Over 900 responses were received; the bulk of them via the online survey. Please let me know if you would like a copy of the more detailed summary provided to the City Council in September.

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 if you have any questions or follow-up about these materials.

We look forward to seeing you at the meeting!

Attachments:

1. Meeting Agenda
2. July 25, 2016 TAG meeting minutes
3. Action Evaluation Forms
4. Summary of Existing Programs Draft Report
5. Infographic Summary of Survey Responses