



# Affordable Housing Strategy Implementation



## Bellevue City Council Study Session

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# Overview

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- Previous Council Direction
- Implementation Work Program
  - Scoping of tasks, lead & partners, resources, Council actions
  - Phased Program
  - Outreach & Performance Monitoring

# Existing Policy Direction

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## **City Council Priority:**

*Develop an affordable housing plan for the needs of our diverse population.*

## **Comprehensive Plan Policy HO-24:**

*Develop and implement an effective strategy to ensure affordable housing opportunities are available in Downtown and throughout the city at a range of affordability levels....*

## **Economic Development Plan Strategy E.1:**

*Develop a city-wide strategy to expand workforce housing options by exploring all manner of tools....*

# Bellevue Housing Costs

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Our region has been at or near the top for increasing housing costs for more than a year.



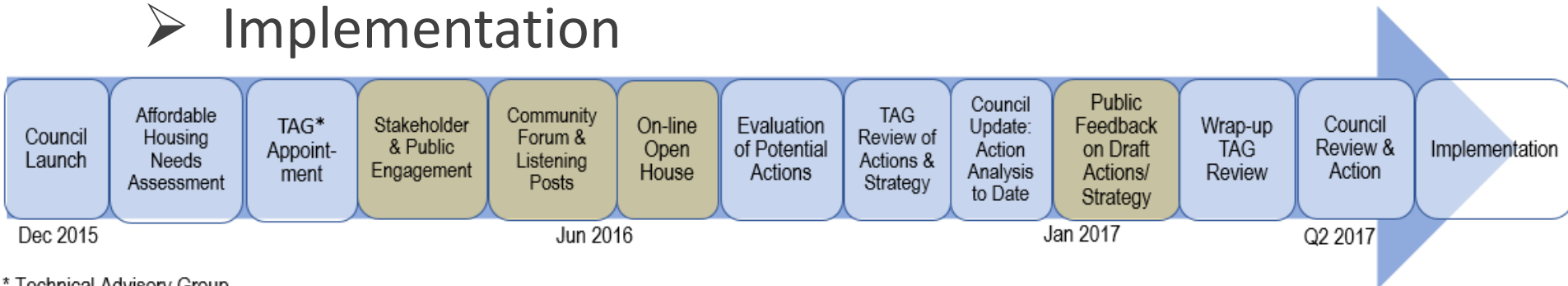
*Bellevue median rent  
\$2,721*

*Median sales price for  
single family:  
East Bellevue: \$895,000  
West Bellevue: \$1,950,000*



# Strategy Development

- Council launch, guiding principles
- Technical Advisory Group (TAG)
- Stakeholder & Public Engagement
- Draft Potential Action List & analysis
- Stakeholder & public feedback
- Draft recommendation
- Council direction & approval
- Implementation



\* Technical Advisory Group

# Guiding Principles

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1. Recognize that the City has a sizable affordable housing problem and we are committed to addressing our local challenges....
5. Build upon ongoing and recent tools the City has developed while strengthening partnerships with relevant organizations....
9. Leverage resources.
10. Monitor results and adjust as needed.
11. Ensure robust public outreach and engagement.

# 5 Interrelated Strategies

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- A. Help people stay in affordable housing
- B. Create a variety of housing choices
- C. Create more affordable housing
- D. Unlock housing supply by making it easier to build
- E. Prioritize state, county & local funding for affordable housing

# Phased Work Program

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*Phasing aligned to the City's budget process*

## Phase I

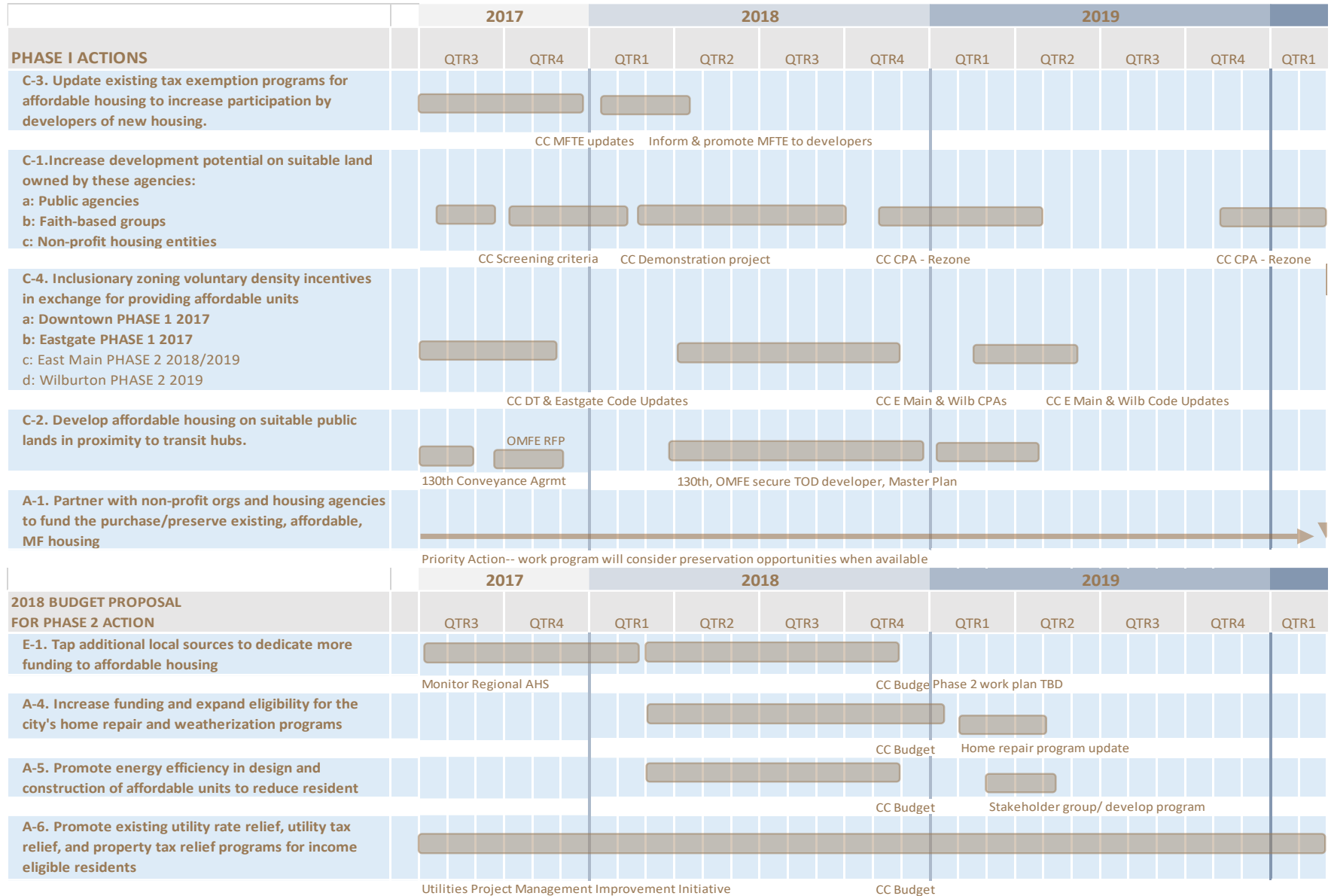
- Jump-start actions
- Explore potential 2018 budget proposals

## Phase 2

- Legislative advocacy
- Actions require increased resources, additional lead time or more coordination with partners



# Phase 1 Work Program



# Phase 2 Work Program

	2018				2019				2020			
PHASE 2 ACTIONS	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2	QTR3	QTR4	QTR1	QTR2
A-2. Advocate for state legislation to extend property tax exemptions to existing MF with affordable set-												
D-2. Advocate for amendments to state condo statutes to increase condo development												
E-3. Advocate for legislative actions that expand state and local funding tools.												
E-2. Pursue funding partnerships with employers, financial institutions, foundations, and others.												
B-1. Encourage micro-apartments around light rail stations through actions such as reduced parking requirements												
B-4. Consider changes to the down payment assistance program for low-income and first time												
C-5. Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city funded street improvements)												
B-3. Promote design in affordable units that ensures accessibility for all ages and abilities (e.g. "universal design")												
A-3. Promote programs that provide social and physical support to allow seniors and disabled to stay in their homes.												
B-2. Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods												
D-3. Change the city's approach to density calculation in multi-family zones for more flexibility in unit size												
D-1. Revise code to reduce costs and process time for building multi-family housing												
Performance Monitoring												

# Jump Start - Phase 1 Actions

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C-3 Update Multifamily Tax Exemption

C-1 Criteria for potential public, faith based and non-profit properties for housing

C-4 Incentives Downtown & Eastgate

C-2 TOD affordable housing- 130<sup>th</sup> & OMFE

A-1 Partner to preserve existing affordable MF housing

# Phase 2 Actions

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## *Actions that may explore budget proposals*

- E-1 Funding for affordable housing
- A-4 Expand home repair program
- A-5 Energy efficiency to reduce resident costs
- A-6 Promote utility rate and tax relief programs

# Phase 2 Actions

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## *Actions that advocate for housing legislation*

A-2 Extend tax exemptions to existing MF with affordable units

D-2 Amend state condo statutes

E-3 Expand state and local funding tools

# Phase 2 Actions

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*Actions require increased resources, additional lead time or more coordination with partners*

- E-2. Pursue funding partnerships
- B-1. Encourage micro-apartments around light rail
- B-4. Update the down payment assistance program
- C-5. Reduce costs of building affordable housing
- B-3. Promote universal design in affordable units



# Phase 2 Actions

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A-3. Promote programs to allow seniors and disabled to stay in their homes.

B-2. Update ADU standards, consider detached in self-selected neighborhoods through neighborhood planning process

D-3. Expand MF density calculation from du/acre to FAR

D-1. Reduce costs and process time for building MF housing

# Community & Stakeholder Outreach

- Public engagement will be tailored to the 21 actions
- Working with community, stakeholders & TAG
- Public Engagement Framework is a flexible set of tools to assess & deliver engagement appropriate to each action.

Public Engagement Level
Inform
Consult
Involve
Collaborate
Empower

# Performance Monitoring

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- Develop objectives and metrics for each action
- Continually assess progress towards objectives
- Adjust actions as needed
- Check-ins with Council



# Next Steps

- “Jump start” – MFTE, Screening analysis
- Continue code updates
- Work with local & regional partners
- Community & stakeholder outreach
- Monitoring & regular reporting to Council

