

MEMORANDUM

DATE: November 19, 2018

TO: Mayor Chelminiak and Fellow Councilmembers

FROM: Deputy Mayor Robinson

SUBJECT: Item 7 – Council Business and New Initiatives – Request for Waiver of 8-Hour Rule

I am requesting Council support to waive the Council's 8-hour rule in order to have staff complete additional work in support of affordable housing. The work would include:

- A review of the progress of the Affordable Housing Strategy. Specifically, I would propose that staff produce a report of how many affordable housing units have been built, permitted, and are in project review in the City; and more specifically, within ½ mile radius of light rail transit stations since the adoption of MFTE program and the affordable housing strategy.
- A proposed timeframe for when we will implement the affordable housing strategies that have not yet been implemented. This should coincide with the adoption of any new land use code for transit-oriented development areas are likely to be finished and adopted by the Council. (Wilburton and Bel Red lookback for example) – Implementation Table 3 of the Affordable Housing Strategy is attached for Council reference.
- Based on the findings of the production of units to date under the strategy, as well as the updated implementation plan, ask staff to prepare an analysis on whether the adopted strategies are on track to produce the goals adopted by Council (2500 affordable units over 10 years), specifically including an assessment of where those units are likely to be generated (in TOD areas, other multi-family zones, or in single-family zones).
- Specific analysis regarding the progress of implementing the strategies contained within the affordable housing strategy (including analysis of inclusionary housing versus incentive-based strategies) and projected timelines of when they will be implemented. If the progress is not sufficient to produce the affordable housing units over the term of the housing strategy, ask staff to bring forward recommendations on whether the Council should consider modifications to certain strategies specifically around the creation of affordable units near light rail TOD opportunities, or adoption of new strategies to ensure the goal is met within the identified timeframe, including review of:
 - Strategy B-1: Encourage micro apartments around light rail stations through actions such as reduced parking requirements
 - Strategy C-2: Develop affordable housing on suitable surplus public lands in proximity to transit hubs

- Strategy C-3: Update existing tax exemption programs for affordable housing to increase participation by developers of new housing
- Strategy A-5: Promote energy efficiency in design and construction of affordable units to reduce costs for residents
- Strategy C-4: Inclusionary Zoning: Increase zoning as an incentive to provide affordable housing in new development

MOTION:

I move to direct staff to initiate additional work to be conducted relative to affordable housing and to provide a report to the City Council on the progress of creating affordable housing units under our currently adopted affordable housing strategy as well as recommendations about any modifications to Strategies B-1, C-2, C-3, A-5, and C-4 that may achieve the City's goal over the 10 year life of the affordable housing strategy, specifically in TOD Areas.

Attachment:

1. Affordable Housing Strategy, Adopted June 5, 2017, Implementation Table 3