

June 13, 2016

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Possible ratification of proposed amendment to the King County Countywide Planning Policies to address strategies for providing affordable housing.

STAFF CONTACT

Chris Salomone, Director, 452-6191
Dan Stroh, Planning Director, 452-5255
Michael Kattermann, Senior Planner, 452-2042
Planning and Community Development Department

POLICY ISSUES

Bellevue has several policies that speak to the need for and direct actions on providing affordable housing:

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. Monitor quantity, types, and affordability of housing achieved for potential unintended consequences and to determine if the need is being met.

Economic Development Plan Strategy E.1:

Develop a City-wide strategy to expand workforce housing options by exploring all manner of tools, including a multifamily tax exemption program, a revolving fund for transit-oriented development, zoning changes, and other options.

DIRECTION NEEDED FROM COUNCIL

<u>X</u>	Action
<u>X</u>	Discussion
<u>X</u>	Information

Staff is seeking direction from City Council on whether to ratify an amendment to the Countywide Planning Policies. Ratification by Bellevue requires either adoption of a resolution or no action. Action to oppose ratification requires adoption of a resolution.

BACKGROUND/ANALYSIS

The Growth Management Planning Council approved this motion 15-2 at its November 6, 2015 meeting. Councilmember Robertson is Bellevue's representative. The motion added new language to Countywide Planning Policy H-8 to reflect the full range of programs (from optional to mandatory) that could assist a jurisdiction in meeting their share of the countywide need for

affordable housing. The Growth Management Planning Council is responsible for reviewing and recommending policy and map amendments to the Countywide Planning Policies and is composed of elected officials from the King County Council, Seattle, Sound Cities Association and Bellevue.

The amendment to King County Countywide Planning Policy H-8 provides additional policy support for a broad range of possible actions, voluntary or mandatory, that jurisdictions could consider and employ in order to provide more affordable housing. The language does not require jurisdictions to take any specific actions to provide affordable housing. The amended language would support many of the potential actions being considered by the Technical Advisory Group working on Bellevue's Affordable Housing Strategy. A list of potential actions is scheduled to be presented to City Council next month for consideration prior to analyzing the efficacy of those potential actions.

For additional background on the proposed amendment, Attachment A includes a copy of the amendment language in the Growth Management Planning Council Motion and the King County Council Ordinance. A summary of the November 6, 2015, Growth Management Planning Council meeting is provided as Attachment B.

The King County Council approved and ratified the amendment on behalf of unincorporated King County on March 14, 2016. For the amendments to be adopted they must be ratified by at least 30% of city and county governments representing 70% of the population of King County within 90 days of approval by the King County Council. The 90-day deadline for action on these amendments is June 25, 2016. No action is deemed to be the same as ratification. Cities are not allowed to modify the proposals as part of the ratification process.

Staff recommends that Council ratify the amendment to Countywide Planning Policy H-8. If City Council concurs, staff will prepare a resolution for the June 20 Consent Calendar.

ALTERNATIVES

Option 1: Direct staff to prepare a Resolution for ratification of the proposed amendment to Countywide Planning Policy H-8 for Council action on the June 20, 2016 Consent Calendar.

Option 2: Provide alternative direction for staff.

RECOMMENDATION

Option 1.

ATTACHMENTS

- A. March 25, 2016, correspondence from King County regarding ratification, including King County Council and Growth Management Planning Council motions and staff reports.
- B. November 6, 2015, meeting summary for the Growth Management Planning Council.