

DISCUSSION DRAFT POTENTIAL ACTION LIST	<30% AMI	30% - 50% AMI	50% - 80% AMI	>80% AMI
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A. CITY REGULATIONS & INCENTIVES				
Mandatory/Incentive Zoning Tools:				
1. Require some amount of affordable housing with certain types or sizes of multi-family development.			✓	✓ * (condo)
2. Review/recalibrate code incentives for affordable units in exchange for density increase.			✓	✓ * (condo)
3. Adopt linkage fees for commercial development (either for all or increased commercial capacity).		✓	✓	
Housing Type/Choice:				
4. Zoning and building code provisions to accommodate single-room occupancy units or mini-suites housing in multi-family zones.			✓	
5. Allow additional flexibility along with design guidelines and development standards for small-scale housing types (e.g. cottages, duplexes, accessory dwelling units, shared housing) in single family areas for consideration in neighborhood plans.			✓	✓ *
6. Allow flexible reuse of larger sites (e.g. former school sites, church properties) through a special process to enable denser more diverse forms of housing.	✓	✓	✓	
7. Provide a flexible development process for preserving environmentally constrained property that accommodates alternative building types.			✓	✓ *
8. Ensure that zoning provides appropriate opportunities for special needs housing.	✓	✓		
9. Maintain a family-friendly housing focus when implementing other housing actions (e.g. promote family-sized units in MFTE Program).			✓	✓ *

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Land Use & Building Code Requirements:				
10. Revise regulations and permitting requirements to reduce costs and timing.			✓	✓ *
11. Provide expedited permitting for projects with affordable housing.	✓	✓	✓	
12. Provide staffing contingencies to manage peak permit demand.			✓	✓
13. Amend building codes to allow prefabricated and new building technologies (e.g. cross laminated timber) that can reduce construction costs.			✓	✓ *
14. Modify land use and building codes to maximize economical wood frame construction (e.g. increase building height using Type 5 wood-frame construction)			✓	✓ *
15. Review off-street parking policies (e.g. right-size parking, special studies, parking benefit district). Reduce or eliminate minimum parking when well-served by transit.		(existing)	✓	✓
16. Promote use of Universal Design to increase accessibility for all ages and abilities.			✓	✓ *
17. Encourage energy efficiency and other measures of sustainability in new and preserved housing to reduce costs for residents.			✓	✓ *
18. Implement building and fire codes that reduce construction costs; update development regulations to match.			✓	✓ *
19. Increase zoning height, density and FAR in multifamily zone districts; change density calculation from units per acre to FAR.			✓	✓ *

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B. DIRECT & INDIRECT FINANCIAL SUPPORT

Financial Incentives (other than Direct Support)

1. Review/recalibrate multi-family tax exemption (MFTE) for affordable housing requirements and expand program in additional multi-family and transit-oriented development areas.		✓	✓	
2. Utilize non-cash subsidies, such as credit enhancements and city bonding.	✓	✓	✓	
3. Encourage use of multiple incentives with goal of creating more units or increasing affordability.		✓	✓	

Direct Support (Funding, Land, Infrastructure)

4. Make surplus or underutilized land available at reduced or no cost for affordable housing developments.	✓	✓	✓	
5. Invest in infrastructure (e.g. streetscapes, parks) that supports affordable housing development.		✓	✓	✓
6. Implement a revolving loan fund for acquisition of land.	✓	✓	✓	
7. Create a revolving housing fund to support 4% tax credit projects.		✓		

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C. PRESERVATION OF EXISTING AFFORDABLE STOCK				
1. Implement a rental inspection program.			✓	
2. Promote property maintenance and improvements for energy efficiency in existing affordable housing.			✓	
3. Provide loans for upgrading and weatherization in exchange for covenants to preserve affordable units.		✓	✓	
4. Allow transfer of development rights for preservation of affordable housing.		✓	✓	
5. Limit conversion of rental housing to condominiums.			✓	
6. Pursue opportunities to acquire and preserve existing multifamily housing, and upgrade substandard housing - Identify most strategic opportunities for existing properties (location, condition, bank owned).			✓	
7. Inventory existing Income & Rent Restricted Housing and Affordable Non-Income & Rent Restricted Housing.		✓	✓	
8. Develop a strategy to help preserve housing affordability where public investments indirectly contribute to rising residential costs.			✓	✓
9. Provide subsidies to smaller apartment owners (4 unit or less) to maintain affordability.			✓	

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D. ASSISTANCE TO RESIDENTS/ PARTNERSHIPS WITH AGENCIES				
1. Explore ways to increase usage of HUD vouchers.		✓		
2. Support housing options and services that enable seniors to stay in their homes or neighborhoods.		✓	✓	✓ *
3. Periodically review and revise regulations to assure they meet state and federal fair housing requirements.			✓	✓
4. Partner with employers to provide affordable housing for their employees.				✓ *
5. Partner with other agencies to provide affordable housing in conjunction with transit-oriented development at light rail and other transit centers.		✓	✓	
6. Provide relocation assistance consistent with State RCW 59.18.440 (Tenant Relocation Assistance).		✓		
7. Increase local rental/operating subsidies to serve the lowest income population.	✓	✓		
8. Increase funding for tenant counseling and landlord education so they can work together to ensure sustainability		✓	✓	
a. Provide assistance to tenants with language barriers, mental illness or other challenges				
b. Explore solutions to housing for people exiting incarceration				
c. Provide 'Community Service Officers' (civilian intermediaries to resolve conflicts among landlords, tenants)				
9. Expand Bellevue's Major Home Repair Program to assist low-income residents with maintaining their homes.			✓ *	
10. Down Payment Assistance - Evaluate and as needed update existing program (effectiveness, design features and, funding levels).			✓ *	
11. Develop financing products that comply with faith-based requirements.				✓ *

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12. Support coordinated, culturally appropriate homebuyer education (including financial literacy) and require for all homebuyer assistance programs.			✓ *	✓ *
13. Consider ways to support ownership models such as land trusts, 'sweat equity', limited equity condominium / coops.			✓ *	✓ *
14. Provide resources to homeowners facing foreclosure such as financial support to homeowner counseling program; funding for higher risk home repair loans; and helping homeowners with temporary financial hardships.			✓ *	✓ *
15. Provide resources to tenants facing eviction because of a temporary financial hardship.		✓	✓	
16. Support organizations that offer services and facilities to those who have special housing needs including capacity building and technical assistance.		✓	✓	
17. Support funding applications by local groups seeking other public/private funders.		✓	✓	
18. Explore ways to support efforts by affordable housing providers to develop investment funds from socially-minded private investors.		✓	✓	
19. Cooperate with regional efforts to do an ongoing analysis of the regional housing market.				✓ *
20. Work with housing advocates, neighborhood planning groups, property owners etc. to address negative perceptions related to homeless housing, and other housing for special needs.	✓	✓		
21. Explore and evaluate formation of a housing authority in Bellevue.	✓	✓	✓	
22. Support programs that increase access to homeownership <ul style="list-style-type: none"> • Financial literacy and first time homebuyer classes • Expand low interest loan programs such as Veterans and FHA 				✓ *
23. Support mortgage programs that allow homebuyers that live near their work or transit to qualify for higher mortgage amount				✓ *
24. Support education and training programs that provide a means for low income residents to increase their incomes		✓	✓	

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E. LEGISLATIVE ACTIONS/PARTNERSHIPS				
1. Explore options for dedicated local revenue sources that provide direct monetary assistance for affordable housing. Examples include: <ul style="list-style-type: none"> a. Affordable Housing Property Tax Levy b. Establish a Growth Fund funded by sources resulting from new growth (e.g. sales tax) c. Real Estate Excise Tax for Affordable Housing d. Transfer tax charged on capital gain ('anti-flipping') e. Property tax generated by sold public sites. f. Enact Local Option Sales Tax HB2263 g. Hotel Tax on Short-Term Rentals h. Local Voluntary Employers Fund 		✓	✓	
2. Support revisions to state law to expand the multi-family tax exemption – MFTE (e.g. duration, preservation of existing housing).			✓	
3. Encourage self-help and volunteer programs that create or preserve affordable housing.			✓ *	
4. Support expansion of the State Housing Trust Fund and federal housing programs.	✓	✓	✓	
5. Support state legislation or enact local provisions to address tenant protections, such as: <ul style="list-style-type: none"> a. Eliminate “Source of Income” discrimination (e.g. spousal support) b. Require longer period for notice to vacate (currently 20 days) when multiple tenants are being displaced c. Require Notice of Rent Increase d. Enact a Just Cause Eviction Ordinance e. Allow for local portability of Tenant Screening Reports to reduce expense of multiple applications for tenants f. Amount of, or process for rent increases of existing residents. 		✓	✓	

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6. Evaluate and consider efforts to remove barriers to condo development such as revisions to state Condominium Act warranty provisions.				✓ *

MISC POLICY STATEMENTS/NON-STRATEGIES/ALREADY IN PLACE

1. Continue membership in ARCH or similar programs to assist in the provision of affordable housing on the Eastside.
2. Provide adequate capacity to accommodate 20-year housing target.
3. Provide for housing in mixed-use neighborhoods with transit access.
4. Support preservation of existing affordable stock.
5. Create and update a database of publicly and privately owned underutilized and/or derelict properties that could be used for affordable housing.
6. Develop robust community outreach concurrent with development of strategies to increase public awareness of need for affordable housing, in order to increase acceptance of affordable housing. Include listening to the community, telling the stories of the people who are affected, considering how traffic issues affect perceptions of denser housing, and being respectful of the neighborhoods.

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