

June 5, 2017

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution approving the final report and recommendation for the Affordable Housing Strategy as revised and presented to the City Council on May 22, 2017.

FISCAL IMPACT

There is no fiscal impact on the City of Bellevue with the approval of the Affordable Housing Strategy (*Strategy*). Fiscal impacts associated with individual actions contained in the *Strategy* will be analyzed and submitted to Council with the proposed implementation of the actions.

STAFF CONTACTS

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POLICY CONSIDERATION

The purpose of the project is to improve affordable housing opportunities across the City, with a focus on action. This is consistent with City Council Priorities, Comprehensive Plan housing policy, and Economic Development Plan Strategies.

Project Goal: Develop a three to five-year affordable housing strategy/action plan that meets the needs of the range of incomes of people living and working in Bellevue.

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.

Stakeholder input to the Economic Development Plan identifies lack of workforce housing for employees as a primary challenge for Bellevue. The plan notes:

To support a thriving economy, there is a need for workers at all income levels; however, the limited range of housing options in Bellevue challenges the availability of a varied workforce. Bellevue needs a City-wide approach to housing options for different income levels in different growth areas of the city.

BACKGROUND

One of the Council's adopted two-year priorities is to "develop an affordable housing plan for the needs of our diverse population." This *Strategy* (Attachment A) is intended to accomplish the Council's priority and it represents a culmination of more than one year of research, analysis, review and input from the technical advisory group (TAG), stakeholders and the public. There is also a separate *Affordable Housing Strategy Appendix, May 2017* (available in Council Document Library) containing foundational background for the *Strategy* including additional information and documents previously presented to the Council on housing need, existing programs, effective practices of other jurisdictions and public feedback.

The *Strategy* consists of five interrelated strategies and a set of actions for each that are designed to address key aspects of this complex issue:

- A. Help people stay in their 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 and local funding for affordable housing

At study sessions on April 24 and May 1, the Council reviewed the draft *Strategy* and provided direction on particular actions and implementation measures. The Council reviewed and approved the revised *Strategy* at the May 22 study session and directed staff to place a resolution on the consent calendar for formal approval of the *Strategy*.

Following approval of the *Strategy*, staff will initiate the implementation phase. Early steps include development of a detailed work program that will assign responsibility for each action and describe interrelationships, resources, schedule, Council actions, public and stakeholder engagement and a prioritization for implementation. The work program will be presented to Council for review and approval in the next quarter.

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately upon Council adoption.

OPTIONS

1. Adopt the Resolution approving the final report and recommendation for the Affordable Housing Strategy as revised and presented to the City Council on May 22, 2017.
2. Do not adopt the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Resolution No. 9274, approving the final report and recommendation for the Affordable Housing Strategy as revised and presented to the City Council on May 22, 2017.

ATTACHMENTS

- A. City of Bellevue Affordable Housing Strategy, June 5, 2017
Proposed Resolution No. 9274

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Affordable Housing Strategy Appendix, May 2017