

AFFORDABLE HOUSING STRATEGY IMPLEMENTATION PROGRAM

PHASING	ACTIONS	TASKS	DEPTS ¹	PRIORITIZATION CRITERIA
PHASE I 2017 2018	C-3. Update existing tax exemption programs for affordable housing to increase participation by developers of new housing.	<ul style="list-style-type: none"> Survey area multi-family developers to identify issues Convene stakeholder working group to review possible changes: ARCH, DSD, developers (including some former TAG members) Review potential to layer with zoning incentives, vouchers Draft amendments to MFTE ordinance Review and analysis of changes (including Finance and some former TAG members) Council review and action Develop program to inform and promote MFTE to developers at pre-application and pre-development meetings 	Lead: PCD and ARCH Partners: FIN CAO, DSD	<ul style="list-style-type: none"> Action directly creates or preserves affordable units Action was identified by Council as a work program priority Action builds on existing city initiatives and programs
PHASE I 2017 2020	C-1. Increase development potential on suitable land owned by these agencies: a: Public agencies b: Faith-based groups c: Non-profit housing entities	<ul style="list-style-type: none"> Refine screening criteria to identify potential properties (e.g. adjacent land uses) and solicit Council direction Contact faith-based property owners and non-profit housing providers to gauge interest in affordable housing with or without change in zoning Compile list of interested properties, including surplus public properties Conduct neighborhood/public outreach program Process comprehensive plan amendments and rezones (in groups or individually) 	Lead: PCD Partners: DSD, CAO, ARCH, CSD	<ul style="list-style-type: none"> Action directly creates or preserves affordable units Action was identified by Council as a work program priority Action leverages affordable housing efforts by partner agencies and non-profits
PHASE I 2017 2018 PHASE 2 2019-2020	C-4. Inclusionary zoning- Provide voluntary density incentives in exchange for providing affordable units. a: Downtown PHASE 1 2017 b: Eastgate PHASE 1 2017 <i>c: East Main PHASE 2, 2018/2019</i> <i>d: Wilburton PHASE 2, 2019 for code amendments, land use vision and affordable housing part of current planning project</i>	<ul style="list-style-type: none"> Compile report of research and direction to date from CACs, Council, ULI, etc. Work with KCHA to explore ways to integrate Section 8 vouchers into incentives to deepen affordability Draft code amendments Planning Commission review; open house/public hearing Council review and action Develop a program to inform and promote incentives to developers at pre-application and pre-development meetings Conduct periodic review and update of all affordable housing incentive systems 	Lead: PCD and DSD Partners: ARCH, CAO	<ul style="list-style-type: none"> Action directly creates or preserves affordable units Action leverages affordable housing efforts by partner agencies and non-profits Action builds on existing city initiatives and programs

1. ARCH = A Regional Coalition for Housing; CAO = City Attorney's Office; CMO = City Manager's Office; CSD = Civic Services Department; DSD = Development Services Dept.; FIN = Finance Dept.; PCD = Planning and Community Development Dept.; PCS = Parks and Community Services Dept.; TR = Transportation Dept.; UTIL = Utilities Dept.

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PHASE I 2017+	C-2. Develop affordable housing on suitable public lands in proximity to transit hubs.	<ul style="list-style-type: none"> Continue working with Sound Transit on ensuring transit-oriented development at BelRed stations includes affordable housing (including the OMFE and 130th sites) Coordinate with city departments and other public and quasi-public entities to identify surplus land with potential for affordable housing Develop policy on using surplus city properties for affordable housing Identify housing partners Amend development code as needed 	Lead: CMO PCD Partners: ARCH, TR, CSD, CAO, UTIL, PCS, DSD	<ul style="list-style-type: none"> Action directly creates or preserves affordable units Action leverages affordable housing efforts by partner agencies and non-profits Action builds on existing city initiatives and programs
PHASE I 2017+	A-1. Partner with non-profit orgs and housing agencies to fund the purchase/preserve existing, affordable, MF housing.	<ul style="list-style-type: none"> Coordinate with potential partners on data needs Partners identify potential housing to purchase and approach current owners Partners request funding assistance for purchase Conduct neighborhood/public outreach 	Lead: PCD and ARCH Partners: FIN, DSD, PCS	<ul style="list-style-type: none"> Action directly creates or preserves affordable units Action leverages affordable housing efforts by partner agencies and non-profits
PHASE 2 2018 2019	E-1. Tap additional local sources to dedicate more funding to affordable housing.	<ul style="list-style-type: none"> Council direction on level of productivity desired Monitor KC/Regional affordable housing funding proposals Develop funding program to achieve productivity level Potential CMO proposal in biennial budget Council review and action Community Outreach / Voter approval (as needed) 	Lead: CMO and PCD Partners: FIN, ARCH, CAO	<ul style="list-style-type: none"> Action directly creates or preserves affordable units Action leverages affordable housing efforts by partner agencies and non-profits Action is timely to city's budget and funding processes
PHASE 2 2018 2019	A-4. Increase funding and expand eligibility for the city's home repair and weatherization programs.	<ul style="list-style-type: none"> Review program requirements and explore ways to strengthen partnerships, increase funding, expand eligibility and include preservation requirements Submit future budget proposal Human Services Commission reviews proposal Council review and action 	Lead: PCS Partner: FIN	<ul style="list-style-type: none"> Action builds on existing city initiatives and programs Action is timely to city's budget and funding processes
PHASE 2 2018 2019	A-5. Promote energy efficiency in design and construction of affordable units to reduce costs for residents.	<ul style="list-style-type: none"> Work with ARCH cities to explore how local and regional funding sources can promote and reinforce greater energy efficiency to reduce operating costs for owners and tenants Identify programs that could be a model for Bellevue Convene stakeholder working group to develop a program tailored to Bellevue 	Lead: ARCH Partners: PCD, UTIL, FIN, CSD, DSD	<ul style="list-style-type: none"> Action builds on existing city initiatives and programs Action is timely to city's budget and funding processes
PHASE 2 2018 2019	A-6. Promote existing utility rate relief, utility tax relief, and property tax relief programs for income eligible residents.	<ul style="list-style-type: none"> Raise issue of property tax relief and amending income threshold for exemptions with King County Regional Affordable Housing Task Force Work with city utilities, PSE and King County to develop message and promotional campaign 	Lead: UTIL Partners: CMO, FIN	<ul style="list-style-type: none"> Action builds on existing city initiatives and programs

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		<ul style="list-style-type: none"> • Work with utility providers to implement early alerts and intervention before residents lose services or housing • Submit future budget proposal, if needed 		<ul style="list-style-type: none"> • Action is timely to city's budget and funding processes
LEGISLATIVE 2018+	A-2. Advocate for state legislation to extend property tax exemptions to existing MF with affordable set-aside.	<ul style="list-style-type: none"> • Coordinate with other jurisdictions (e.g. ARCH cities) and interest groups to develop proposal • Include position in legislative agenda for Council's consideration • Council endorses position • Work with other advocates to pass legislation 	Lead: CMO Partners: FIN, ARCH, PCD	<ul style="list-style-type: none"> • Action directly creates or preserves affordable units
LEGISLATIVE 2018+	D-2. Advocate for amendments to state condo statutes to increase condo development.	<ul style="list-style-type: none"> • Coordinate with interest groups to develop proposal for addressing legal liability and warranty issues • Include position in legislative agenda for Council's consideration • Council endorses position • Work with other advocates to pass legislation 	Lead: CMO Partners: CAO, PCD, ARCH, DSD	<ul style="list-style-type: none"> • Action builds on existing city initiatives and programs
LEGISLATIVE 2018+	E-3. Advocate for legislative actions that expand state and local funding tools.	<ul style="list-style-type: none"> • Coordinate with interest groups to develop proposal • Include position in legislative agenda for Council's consideration • Council endorses position • Work with other advocates to pass legislation 	Lead: CMO Partners: FIN, CAO, ARCH, PCD	<ul style="list-style-type: none"> • Action leverages affordable housing efforts by partner agencies and non-profits
PHASE 2 2019 2020	E-2. Pursue funding partnerships with employers, financial institutions, foundations, and others.	<ul style="list-style-type: none"> • Convene stakeholder working group to define need and partnership opportunities • Coordinate with major employers to identify joint and complementary public/private actions • Work with other ARCH cities and King County Housing Authority to explore ways to employ Section 8 vouchers to deepen affordability • Identify next steps and roles and create vehicle for ongoing public private partnerships 	Lead: PCD Partner: ARCH	<ul style="list-style-type: none"> • Action leverages affordable housing efforts by partner agencies and non-profits
PHASE 2 2019 2020	B-1. Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.	<ul style="list-style-type: none"> • Convene stakeholder working group (including some former TAG members) to identify code changes, including appropriately sized parking • Incorporate provisions into new code sections for Wilburton and East Main and update as necessary for other TOD areas • Conduct public outreach with nearby neighborhoods to evaluate and address impacts as needed. • Draft code changes • Planning Commission and Council review and action 	Lead: DSD Partners: PCD, ARCH	<ul style="list-style-type: none"> • Action directly creates or preserves affordable units

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PHASE 2 2019 2020	B-4. Consider changes to the down payment assistance program for low-income and first time homebuyers.	<ul style="list-style-type: none"> Consider review by ARCH Citizens Advisory Board Research similar programs, including separate from current state program Propose changes and/or new program, including additional partners Amend existing and/or implement new program Work with employers, RE partners to implement 	Lead: ARCH Partner: PCD	
PHASE 2 2019 2020	C-5. Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city-funded street improvements).	<ul style="list-style-type: none"> Identify current standards and potential changes Convene stakeholder working group to identify areas for cost savings Draft code and policy changes (e.g. parking) as needed Explore opportunities for reducing development costs to non-profit developers - e.g. increase loan award and/or offset construction costs Planning Commission and Council review and action Develop program to inform and promote changes to developers 	Lead: DSD Partners: PCD, CAO, ARCH, TR, UTIL	<ul style="list-style-type: none"> Action is timely to city's budget and funding processes
PHASE 2 2019 2020	B-3. Promote design in affordable units that ensures accessibility for all ages and abilities (e.g. "universal design").	<ul style="list-style-type: none"> Work with ARCH cities to explore how local and regional funding sources could promote universal design Identify current standards and potential changes Convene stakeholder working group to recommend accessibility standards Consider accessibility standards in funding criteria Develop program to inform and promote to affordable housing developers 	Lead: ARCH Partner: CAO, DSD	
PHASE 2 2019 2020	A-3. Promote programs that provide social and physical support to allow seniors and disabled persons remain in their homes.	<ul style="list-style-type: none"> Convene stakeholder working group in cooperation with other ARCH cities to identify how cities can assist and support these programs Coordinate with Human Services Commission and Bellevue Network On Aging for input on program options Integrate into department work programs through 2019 - 2020 budget 	Lead: PCS Partner: PCD, ARCH	<ul style="list-style-type: none"> Action is timely to city's budget and funding processes
PHASE 2 2019 2020+	B-2. Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods.	<ul style="list-style-type: none"> Review and implement through neighborhood planning program when supported by neighborhoods Convene stakeholder working group to identify concerns and needs and optional ways to address both Draft changes to city code (e.g. development requirements, permits and fees, connection charges) Planning Commission review; open house/public hearing Council review and action 	Lead: DSD and PCD Partners: CAO, ARCH	<ul style="list-style-type: none"> Action directly creates or preserves affordable units
PHASE 2 2019 2020	D-3. Change the city's approach to density calculation in multi-family zones to allow more flexibility in unit size and type.	<ul style="list-style-type: none"> Identify zones for amendment, analyze potential effects Draft code and policy amendments Community workshop Planning Commission review; open house/public hearing Council review and action 	Lead: PCD and DSD Partners: CAO	

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PHASE 2 2019 2020	D-1. Revise code to reduce costs and process time for building multi-family housing.	<ul style="list-style-type: none"> • Identify current standards and potential changes • Convene stakeholder working group to identify areas for cost savings • Draft code and policy changes • Identify a demonstration project to evaluate and refine code changes • Planning Commission review; open house/public hearing • Council review and action 	Lead: DSD Partners: PCD, CAO	