

February 12, 2018

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Discussion of the ARCH (A Regional Coalition for Housing) 2018 Administrative Budget and Work Program as recommended by the ARCH Executive Board.

STAFF CONTACTS

Mac Cummins, Planning Director, 452-6191
Arthur Sullivan, ARCH Program Manager, 861-3677
Janet Lewine, Associate Planner, 452-4884
Department of Planning and Community Development

POLICY ISSUES

Interlocal Agreement:

The ARCH Interlocal Agreement provides that each year Council must review and approve ARCH's Budget and Work Program.

Comprehensive Plan:

Continued support of ARCH is consistent with Comprehensive Plan policy HO-22 to promote regional cooperation to create affordable housing.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



No action is requested tonight. With Council concurrence staff will prepare legislation to approve the ARCH 2018 budget and work program at a future meeting.

BACKGROUND/ANALYSIS

2018 ARCH Administrative Budget

Consistent with the ARCH Interlocal Agreement, each year the ARCH budget and work program comes before all ARCH member councils for approval. The attached budget and work program has been reviewed and recommended by the ARCH Executive Board.

ARCH's 2018 Administrative Budget (Attachment A) is proposed at 3.48 percent (\$23,518) over the 2017 budget primarily due to increased cost of staff salary (based on Bellevue's approved Cost of Living Adjustment) and benefits. Bellevue's share of the ARCH Administrative Budget is through an in-kind contribution of \$179,531. This represents a \$4,379 (2.5 percent) increase from 2017 and represents approximately 26 percent of the overall ARCH contributions of \$699,535. Bellevue's contribution is accounted for in the 2017-2018 Planning & Community Development Department General Fund budget.

2018 ARCH Work Program

The ARCH Work Program describes the ARCH Executive Board's recommended work activities for 2018 (Attachment B). The work program includes these items of special interest to Bellevue:

- Assist City with implementation of Phase One tasks of Bellevue's Affordable Housing Strategy, including:
 - Review of Multifamily Tax Exemption (MFTE) to increase participation by developers of new housing;
 - Increase development potential on suitable land owned by public agencies, faith based groups, and non-profits housing entities;
 - Assist with items for Wilburton and East Main Plans, including affordable housing density incentives;
 - Develop affordable housing on suitable public lands in proximity to transit hubs including 130th TOD parcels and TOD parcels at the OMFE;
 - Advocate for legislative actions that expand state and local funding tools and other opportunities to increase affordable housing; and
 - Pursue opportunities to use KCHA administered Housing Choice Section 8 vouchers in new market multifamily development.
- Assist City staff with implementing administrative procedures for the Bel-Red, Eastgate, and Downtown land use incentive program and Citywide MFTE program.
- Assist in Neighborhood Planning to consider more affordable housing types on a neighborhood-by-neighborhood basis, such as small lot neighborhood infill and detached accessory dwelling units.

In addition, work items of benefit to all member jurisdictions include:

- Shelter. Support efforts by Eastside shelter providers, Human Services Forum, and cities to develop an East King County sub-regional strategic approach to shelter and related services for homeless adults and families. In 2018, for the men's shelter, expected work will include continued community outreach, additional site identification and feasibility and potentially structuring land conveyance documents. For the women/family shelter, efforts are expected to focus around finalizing concept and design, securing funding and potentially start of construction.
- Transit Center Sites. Assist cities with advancing and coordinating projects seeking King County TOD funds and work with Sound Transit and King County Housing staff to develop opportunities for affordable housing along transit corridors.
- Long-Term Funding Strategy. Continue work on a long-term funding strategy for the ARCH Trust Fund. Work in 2018 is expected to focus on working with councils to review and consent to the inflationary/technical update of the Parity Goals, to further discussion regarding an additional aspirational goal, and to work on the state legislature to expand tools available to cities.

OPTIONS

1. Pursuant to the ARCH Interlocal Agreement stipulation that each year ARCH member councils review and approve ARCH's budget and work program, direct staff to prepare legislation approving the ARCH 2018 Administrative Budget and Work Program.
2. Do not approve and provide alternative direction to staff.

RECOMMENDATION

Option 1

ATTACHMENTS

- A. ARCH proposed 2018 Administrative Budget
- B. ARCH proposed 2018 Work Program

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A