



# Affordable Housing Strategy Update

Bellevue City Council Study Session

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# Purpose

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Council direction on actions for next phase of evaluation

- Potential Action List – Attachment A

# Affordable Housing Strategy

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Council priority for action-oriented strategy by end of 2016 – Council principles

- Focus on action
- Build upon ongoing and recent tools/ strengthen partnerships
- Consider full suite of tools
- Tailor approaches to different areas
- Leverage resources

# Potential Action List (Attachment A)

## Categories

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1. Preservation
  2. Direct & Indirect Public Support
  3. City Regulations & Incentives
  4. Legislative Changes
  5. Do Not Evaluate
- Not a decision about which actions to include in strategy
  - Identifying actions for next phase – evaluate potential productivity & effectiveness
  - TAG – high-level screening, not a recommendation

# Category 1: Preservation

## (Attachment A – p. 1)

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- Expansion of existing programs (e.g. home repair, weatherization)
- Opportunities for acquisition
- Financial support for existing 4 unit or less projects

# Category 2: Public Support

## (Attachment A – pp. 1-2)

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- Potential for reuse/redevelopment of larger sites (e.g. school, churches, surplus public land, existing affordable housing)
- Expand use of funding tools (e.g. MFTE, bonds, revolving funds, housing levy, down payment assistance)
- Partnerships w/employers & other agencies

# Category 3: Regs & Incentives

## (Attachment A – pp. 2-3)

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- Upzones w/requirements & incentives for affordable units, linkage fees
- Flexibility of housing types in certain zones & areas (through neighborhood plans)
- Revise codes to reduce costs & address changes in development type (e.g. review time, parking standards, new construction materials & techniques)

# Category 4: Legislative

## (Attachment A – pp. 3-4)

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- Additional tools &/or expanded revenue sources for local gov (e.g. REET, sales tax, MFTE, condo conversion fee, State Housing Trust Fund)
- Condominium Act warranty provisions



# Category 5: Do Not Evaluate

## (Attachment A – pp. 4-7)

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#1 – Not able to pursue at this time

- Move Linkage fee to Category 2 & evaluate
- Tenant protections – state legislation

#2 – Does not appear to have much potential, could be revisited

#3 – Already being done, additional evaluation not needed

# Next Steps

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- Evaluation of Potential Action List
- Review & refine w/TAG
- Ongoing public engagement
- Draft strategy
- Council deliberation & action