

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

July 20, 2020
6:00 p.m.

Virtual Meeting
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Nieuwenhuis, and Councilmembers Barksdale, Lee, Robertson, Stokes, and Zahn

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:01 p.m., with Mayor Robinson presiding.

2. Roll Call

City Clerk Charmaine Arredondo called the roll. All Councilmembers were present and participating remotely.

(a) Americans with Disabilities Act (ADA) Celebrates 30 Years Proclamation

Mayor Robinson said she is proud of the many projects that have been completed in Bellevue to provide the same experience for individuals of all abilities. She noted the universal design elements incorporated into the development of Meydenbauer Bay Park.

Deputy Mayor Nieuwenhuis read the proclamation celebrating the 30th anniversary of the ADA. He noted that the Diversity Advantage plan, adopted in 2014, articulates the City's commitment to full access and inclusion in the City's programs and services.

Mayor Robinson proclaimed the week of July 26-August 1, 2020, as Americans with Disabilities Act Week, and encouraged all residents to recognize and support the contributions of people with disabilities in our community.

Blayne Amson, ADA/Title VI Administrator, thanked the Council and noted that The Kindering Center sponsored the request for the proclamation. He said the organization was founded in 1962 by five families with children with disabilities. The Kindering Center is the largest, most comprehensive early intervention program for children of diverse abilities and their families. Mr.

Amson referred the Council and the public to the City's web site for more information regarding programs, policies, and services focused on persons of all abilities and the use of universal design. Mr. Amson noted that all pedestrian signals in Bellevue will be audible by 2022. He said the City is working every day to support the spirit of the ADA.

3. Approval of Agenda

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

4. Written Communications

City Clerk Charmaine Arredondo said the Council received four emails related to tonight's agenda. She said she would read the written communications for up to three minutes each.

Ms. Arredondo read an email received from Sally Lawrence, Franja Bryant, Rayma Norton, Michael Intlekofer, Randy and Dana Gaddy, and Susanna Speer. The email said they are a group of residents and environmental advocates who appreciate the many parks in Bellevue. The email asks the Council to direct the Parks and Community Services Board to explore whether there are potential property acquisitions that would expand, enhance, and protect the public's and wildlife's use of the Coal Creek Natural Area. The emails suggests that the City should look for opportunities for historic markers along the trail as well. The email said the City's acquisition of a property that has been under consideration would provide open space and recognize the area's coal mining history.

Ms. Arredondo read an email from Jane Broom, Microsoft Philanthropies, thanking the City for its continued prioritization of policy work that will advance middle- and low-income housing opportunities. She said that data from Zillow showed a gap of 34,000 middle- and low-income housing units in Bellevue in late 2019. Ms. Broom expressed support for the City's proposed action strategy C-1, which would increase density on land owned by public, nonprofit and faith-based entities to allow affordable housing. Ms. Broom's email asked the Council to consider a number of suggestions regarding building height, floor area ratio (FAR), right-sizing parking requirements, and revisions related to the multifamily tax exemption (MFTE) program.

Ms. Arredondo read an email from Peggi Lewis Fu, written on behalf of NAIOP Washington and thanking the Council for its efforts to implement the City's Affordable Housing Strategy. The email suggested that, with the impacts of the COVID-19 pandemic still unfolding, now is the time to enact legislation that will build more affordable housing while also maximizing underutilized properties. The email expressed support for the City's goal of working with property owners to determine the amount of density appropriate for a viable project. The email made a number of requests regarding tiers of housing density, building height, FAR, and the Downtown, BelRed and Eastgate transit-oriented design (TOD) areas. The email asked the Council to consider parking requirements and coordination with the MFTE program.

City Clerk Arredondo read an email from Marty Kooistra and Mallory VanAbbema of the Housing Development Consortium, which represents more than 180 organizations working in the affordable housing sector. The email said that faith-based organizations, nonprofits, and housing authorities have been ideal partners in moving this work forward. The email thanked the Council for continuing to move forward with implementing the actions identified in the Affordable Housing Strategy. The email encouraged the City to help streamline the efficiency of producing affordable housing.

5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager: None.

7. Council Business and New Initiatives

There was no discussion.

8. Consent Calendar

→ Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, and Councilmember Zahn seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

- (a) Council Minutes
Minutes of July 6, 2020 Regular Meeting
- (b) Motion to approve payment of claims and payroll for the period June 1, 2020 - June 30, 2020.
- (c) Resolution No. 9795 authorizing submittal of two grant applications to the State of Washington's Recreation and Conservation Office (RCO). The first application requests up to \$1.18 million to assist with the cost of constructing a multi-use trail at Mercer Slough Nature Park to connect the Mountains to Sound and Eastrail regional trails. The second application requests up to \$1.85 million to assist with potential property acquisition on Lake Sammamish.
- (d) Motion to award Bid No. 20037 for 140th Avenue NE Storm Pipe Repair to Insta-Pipe, Inc, as the lowest responsive and responsible bidder, in an amount not to exceed \$121,715.00, plus all applicable taxes (CIP Plan No. D-64).
- (e) Resolution No. 9796 authorizing the City Manager to enter into an agreement for the Congregations for the Homeless East King County men's permanent shelter in the amount of \$228,920, as recommended by the ARCH (A Regional Coalition for Housing) Executive Board.

- (f) Resolution No. 9797 authorizing the City Manager to enter into an agreement for the Community Homes Adult Family Home #8 in the amount of \$68,910, as recommended by the ARCH (A Regional Coalition for Housing) Executive Board.
- (g) Resolution No. 9798 authorizing the City Manager to enter into an agreement for the Inland Group Polaris at Eastgate Apartments in the amount of \$263,290, as recommended by the ARCH (A Regional Coalition for Housing) Executive Board.
- (h) Resolution No. 9799 authorizing the City Manager to enter into an agreement for the Inland Group and Horizon Housing Alliance Together Center Redevelopment in the amount of \$1,259,060 as recommended by the ARCH (A Regional Coalition for Housing) Executive Board.

9. Public Hearing

- (a) Public Hearing on Resolution No. 9800 declaring certain utility-owned property and equipment as surplus and directing the director of finance and asset management to dispose of such property.

City Manager Brad Miyake said that Resolution No. 9800 declares certain utility-owned property and equipment as surplus and directs the director of the Finance and Asset Management (FAM) Department to dispose of such property. The Council is holding the required public hearing tonight and will take action following public comment.

Lucy Liu, Assistant Director, Utilities Department, said the equipment to be surplus includes vehicles, a trailer, a generator, and electronic equipment with a total salvage value of approximately \$79,000. She said the two considerations when considering whether to surplus assets are cost efficiency and the usefulness of the asset. She noted that maintenance costs increase as vehicles age. Ms. Liu said the proceeds of the sale of surplus equipment is returned to the utility that owned the property.

→ Deputy Mayor Nieuwenhuis moved to open the public hearing, and Councilmember Robertson seconded the motion.

→ The motion carried by a vote of 7-0.

No one from the public commented on the proposed action.

→ Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 7-0.

Responding to Councilmember Zahn, Ms. Liu said the City's policies regarding the replacement of vehicles consider the class of the vehicle, the expected and useful life, and maintenance costs.

Tom Wall, Fleet and Communications Manager, said that one of the vehicles has been driven 128,000 miles. The City assesses the overall cost of ownership for its vehicles based on depreciation and maintenance costs. Mr. Wall said vehicles and equipment become more costly to maintain over time, and it can become difficult to obtain parts for older vehicles. Ms. Zahn wondered whether this was an area where delaying the purchase of new vehicles would make sense under the budget constraints related to the pandemic. Mr. Wall said that keeping older vehicles beyond their useful life poses the risk of other higher costs to City.

Councilmember Lee asked whether computers could be donated to youth and families who do not have computers for school work. Ms. Liu said she would follow up with information regarding the City's rules.

Councilmember Stokes expressed support for surplusing and disposing of the equipment.

Deputy Mayor Nieuwenhuis wondered if there could be a priority for nonprofit organizations to have the first opportunity to consider the purchase of the surplus vehicles or equipment.

Councilmember Barksdale said he too wanted to suggest exploring whether the electronic equipment could be donated to schools or families.

Councilmember Robertson said this is a routine practice, and the City disposes of items consistent with state law. She said she believes that the City cannot donate items because they were purchased with utilities ratepayers' funds. Ms. Liu confirmed that the items must be sold at fair market value, which is low for computers. She said staff could explore whether there could be a priority for nonprofit organizations to purchase surplus vehicles and equipment. Ms. Robertson said she was ready to move forward.

→ Deputy Mayor Nieuwenhuis moved to approve Resolution No. 9800, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

- (b) Public Hearing on Resolution No. 9801 authorizing the execution of documents necessary to release a portion of an existing water easement located at 13804 NE 20th Street, which has been declared surplus to the City's needs and is no longer required for providing continued public utility service; the granting and recording of such partial release being deemed in the best interest of the public.

City Manager Miyake said Resolution No. 9801 authorizes the execution of the documents necessary to release a portion of an existing water easement located at 13804 NE 20th Street that has been declared surplus to the City's needs.

Ira McDaniel, Real Property Division Manager, described a map depicting the property with the easement to be released. The property is owned by Sound Transit for the construction of the East Link light rail project. He said that Sound Transit relocated a water line and requested the release of a portion of the water easement to reflect the change in the line's location.

→ Deputy Mayor Nieuwenhuis moved to open the public hearing, and Councilmember Robertson seconded the motion.

→ The motion carried by a vote of 7-0.

No one from the public commented on the proposed easement release.

→ Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 7-0.

Responding to Councilmember Lee, Mr. McDaniel said that releasing the easement will clear the title for Sound Transit and will leave only one easement on their property (aligned with the new water line) instead of both the old and new easements.

→ Deputy Mayor Nieuwenhuis moved to approve Resolution No. 9801, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

- (c) Public Hearing on Resolution No. 9802 authorizing the execution of documents necessary to release a portion of an existing water line easement located at 12863 Northup Way, which has been declared surplus to the City's needs and is no longer required for providing continued public utility service; the granting and recording of such partial release being deemed in the best interest of the public.

City Manager Miyake said Resolution No. 9802 authorizes the execution of the documents necessary to release a portion of an existing water line easement located at 12863 Northup Way, which has been declared surplus to the City's needs. The requested easement release is related to redevelopment on the property.

Mr. McDaniel presented a drawing depicting the current and proposed water easements. He said the old water line is in conflict with the proposed mixed use of the residential building. The water lines will be relocated to the south and a new easement will be provided to the City.

→ Deputy Mayor Nieuwenhuis moved to open the public hearing, and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 7-0.

No one from the public commented on the proposed easement release.

- Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Lee seconded the motion.
- The motion carried by a vote of 7-0.
- Deputy Mayor Nieuwenhuis moved to approve Resolution No. 9802, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

10. Study Session

- (a) Initiate work on Affordable Housing Strategy Action C-1 regarding Development Potential on Suitable Land Owned by Public, Nonprofit Housing, and Faith-Based Entities.

City Manager Brad Miyake introduced discussion to initiate work on an incentive-based approach for increasing affordable housing potential on eligible land, consistent with Affordable Housing Strategy Action C-1: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.

Emil King, Assistant Director, Community Development Department, said staff is seeking Council direction to proceed with initiating a Comprehensive Plan Amendment (CPA) and a Land Use Code Amendment (LUCA) to move forward with the implementation of Action C-1 as an incentive for increasing development potential on public, non-profit housing, and faith-based properties. Mr. King said staff recommends that the work be processed through the Planning Commission before returning to the Council with a recommendation.

Thara Johnson, Comprehensive Planning Manager, said the intent of the presentation was to provide an overview of the proposed approach for implementing Action C-1. She recalled that the Affordable Housing Strategy was adopted by the Council in June 2017. One of the goals is to add 2,500 affordable housing units over the initial 10-year period. Ms. Johnson noted previous estimates that 200 to 1,000 affordable housing units could be added by implementing Action C-1. Ms. Johnson recalled that on February 12, 2018, staff introduced a different C-1 proposal. At that meeting, some Councilmembers expressed concerns about increased densities and pending state legislation.

Ms. Johnson praised the collaboration between the faith-based community, nonprofit organizations, public agencies, local businesses, and others who have properties that are underutilized. She said the Bellevue School District has expressed an interest in supporting efforts to increase affordable housing. She said there are no affordable housing projects currently under development in Bellevue. Ms. Johnson said affordable housing developers and nonprofit organizations cite the challenge of finding available land in Bellevue. Ms. Johnson said staff

recommends streamlining the Planning Commission's work by combining the CPA and LUCA processes.

Janet Lewine, Senior Planner, presented staff's recommended approach to implement Action C-1 of the Affordable Housing Strategy. Staff recommends launching a single process for handling the CPA and the LUCA to enhance efficiency and predictability. She said the existing incentive gives a limited density increase, making it harder for developers who might include a small number of affordable units within a market-rate project. The Action C-1 incentive is proposed to grant a greater density increase for eligible properties that meet new City policies and recent state legislation. The policies apply only to properties that are eligible for developing affordable housing.

Ms. Lewine noted that State House Bill 1377 directs cities to provide a density bonus for affordable housing on faith-owned properties. Cities may establish the amount of density bonus consistent with local needs. The proposed qualifying properties for Action C-1 are: 1) public surplus, non-profit housing, and faith-owned properties in multifamily and mixed-use residential districts, and 2) faith-owned property in single-family residential districts. Property owned by the City's Parks and Community Services Department and the Utilities Department, as well as the Downtown, BelRed and Eastgate transit-oriented development (TOD) areas, are excluded from the program. Ms. Lewine presented maps depicting potential sites that would be eligible for the Action C-1 incentive. She noted the boundary of the East Bellevue Community Council (EBCC). She said the City is not aware of any current proposals or plans for projects.

The Comprehensive Plan does not currently include a policy to provide a density bonus incentive for faith-owned, non-profit housing, and public surplus properties. Ms. Lewine said that the LUCA needed to implement Action C-1 will establish the density increase and the qualifying properties.

Ms. Lewine highlighted the proposed outreach process including public engagement through the CPA and LUCA processes, the Planning Commission's review and public hearings, the EBCC's review, notification and outreach to owners of potentially qualifying properties, and outreach to other housing and neighborhood stakeholders.

Mr. King highlighted the proposed timeline for implementing Action C-1. If Council directs staff tonight to initiate the CPA and LUCA process, staff will proceed with its analysis of incentives and potential sites. The City will continue its outreach to eligible property owners, faith-based organizations, non-profit housing developers, and neighborhood groups. The Planning Commission will conduct its review and public hearings this fall before preparing its recommendations for the Council. Council action on the CPA is anticipated in December 2020, and formal action on the LUCA is slated for early 2021.

Councilmember Stokes said this is an exciting initiative. He recalled discussing the Affordable Housing Strategy in 2017 and struggling with how to address faith-based properties. He observed that this is a logical and positive development, and he thanked staff for recommending a plan for moving forward. He said the work is consistent with the Council's desire to be more nimble and streamlined in responding to priorities. Mr. Stokes said he appreciates the efficiencies to be

gained by processing the CPA and the LUCA together. He thanked the organizations and agencies that partner with the City and noted a number of affordable housing projects in Bellevue, including Andrew's Glen at St. Margaret's Episcopal Church.

Councilmember Stokes said the implementation of Action C-1 provides more opportunities for the development of affordable housing in Bellevue. He said the Council previously set the policy, and the CPA and LUCA work will implement the policies. Mr. Stokes said he is ready to move forward with staff's proposal.

Deputy Mayor Nieuwenhuis thanked staff for their work and said he is eager to move forward as well. Responding to Mr. Nieuwenhuis, Ms. Lewine said staff is implementing a robust public engagement program, including virtual meetings, to solicit feedback from the community.

In further response to Mr. Nieuwenhuis, Mr. King described staff's plans to work with the East Bellevue Community Council to review the CPA and LUCA. The EBCC typically holds a courtesy public hearing prior to the Planning Commission hearing. This provides the opportunity for the EBCC to forward its comments to the Planning Commission for consideration. After the City Council adopts legislation regarding the CPA and LUCA, the EBCC has 60 days to approve or reject the legislation. If no action is taken by the EBCC, the legislation becomes effective within the EBCC jurisdiction.

Councilmember Barksdale thanked everyone for their work. He referenced the range of 200 units to 1,000 units and asked about the factors that influenced the targets. Ms. Lewine said that an interesting aspect of the Affordable Housing Strategy was the analyses by staff and the consultants of the efficacy of potential actions to produce affordable housing units. She said it is difficult to predict how many churches will choose to develop housing. Ms. Lewine said the incentive is intended to encourage partnerships between public and private partners.

Mr. King said that sample sites reflect a range of 40-60 affordable housing units. He said, however, there are affordable housing projects of all sizes. Mr. King estimated perhaps a handful of projects with fewer affordable units to perhaps a dozen or more projects with higher numbers of affordable housing units.

Mr. Barksdale encouraged continued engagement with stakeholders and the community to achieve affordable housing.

Councilmember Robertson expressed support for forwarding the CPA and LUCA processing to the Planning Commission. She recalled that when the City upzoned the Downtown and BelRed areas, there was a promise to concentrate growth in those areas. However, Action C-1 identifies potentially 132 properties citywide, some in single-family neighborhoods, that could be developed at higher densities. Ms. Robertson said she was involved with the Andrew's Glen project through St. Margaret's housing group. She suggested that for properties in single-family zones, the City's regulations should not go much beyond what is required by state law. She suggested differentiating properties in single-family and multifamily zones versus properties that are in high-capacity transit corridors or near frequent transit service.

Responding to Councilmember Robertson, Mr. King said a SEPA (State Environmental Policy Act) review will be completed and will include an analysis of the general outcomes of potential density changes for property. He said staff can estimate scenarios under existing zoning codes. He said the transportation model will study the impacts of density increases on the baseline forecast for development citywide. Mr. King concurred that the frequent transit network is a key consideration in siting affordable housing. Ms. Robertson suggested allowing higher densities for developments that are closer to high-capacity transit.

Responding to Ms. Robertson, Mr. King said staff recommends offering the incentive as a bonus available for properties that qualify instead of processing individual property rezones.

Councilmember Robertson said she wants to ensure that residents adjacent to eligible parcels in single-family zones are aware of this planning initiative. She encouraged citywide and/or neighborhood-specific outreach for this significant policy issue. She suggested communicating the changes to school districts to assist in their planning efforts as well. She said that school districts need to be aware of the impacts on planning for future growth.

Councilmember Zahn said she appreciated staff's work and supported their proposed approach. She is pleased that the City is working with multiple tools to encourage and facilitate the development of affordable housing. She noted the importance of partnerships and the right-sizing of development projects. She observed that most of the eligible properties under Action C-1 lie in single-family areas. She believes it is possible to right-size projects based on the single-family context. Ms. Zahn is eager to see more housing options for individuals.

Responding to Ms. Zahn, Mr. King said the City's current multifamily tax exemption (MFTE) program identifies specific residential target areas. However, staff previously received direction from the Council to initiate work on expanding the MFTE program citywide. Mr. King said staff plans to return this fall with a proposed approach for evaluating and expanding the MFTE program.

In further response to Ms. Zahn, Mr. King said there are a number of properties owned by nonprofit organizations and faith-based entities in the Downtown, BelRed, and Eastgate areas. He said there is significant work involved in analyzing the impacts within mixed use, multifamily, and single family zones outside of the growth corridors.

Councilmember Lee said that affordable housing has always been a challenge for Bellevue and he is pleased to move forward with Action C-1. He wants to be sure that the process and regulations are designed to meet the Council's objectives. He said he wants to avoid unintended consequences for affordable housing efforts in the future. He expressed support for incentives and suggested limits on the number of units. Mr. Lee observed that the public outreach to date has not included neighborhoods, who need to be engaged. He said it is important to define the objectives and the desired outcomes. Mr. Lee said it is important to know whether the land use tool will accomplish the City's goals. He reiterated his suggestion to engage residents of single-family neighborhoods in the discussions. He said the CPA and LUCA should be tailored to meet specific goals.

Mr. King recalled Councilmember Robertson's earlier question about whether there was a plan to preemptively upzone all of the eligible properties. Mr. King said that will not be the result of the LUCA and CPA. He said the City has planned a robust public engagement effort with residents of single-family properties.

Regarding the universe of properties envisioned under Action C-1, Mr. King said the City has a good knowledge of which properties fit into different categories. He noted the traffic analysis, frequent transit analysis, and other types of studies that can be conducted for the properties. Mr. King said the City is interested in identifying properties that might fall into the qualifying ownership categories in the future. He concurred with Councilmember Lee that there are unknown factors and potential outcomes based on the extent of staff's knowledge about properties. Mr. King agreed that the City should fully analyze the potential consequences of different regulations.

Mayor Robinson thanked staff and acknowledged the ambitious project schedule. However, she concurred that the need for affordable housing is growing significantly. She hopes that Bellevue will be able to achieve more than the targeted 2,500 affordable housing units. She praised the partnership opportunities for faith-based organizations and affordable housing advocates. She thanked staff for identifying the potentially eligible properties in different land use districts.

Responding to Mayor Robinson, Mr. King said the analysis of traffic impacts looks at automobile traffic, the frequent transit network, and other factors. He noted that previous growth corridor work in the BelRed, East Main, Wilburton, and Eastgate areas provides the basis for comparing scenarios and traffic models.

In further response to Ms. Robinson, Mr. King said the issue of allowing for-profit entities to take advantage of the incentive has been raised a number of times. For example, in the BelRed area, there is a mix of affordable and market-rate units within a project. Mr. King said staff is exploring the legal restrictions of the new state legislation. He said that housing units must be maintained as affordable units for a minimum of 50 years.

Mayor Robinson said she hears a consensus to direct staff to initiate the work as proposed and to engage in a robust public process. She expressed support for Option 1 to direct staff to work on the incentive-based approach for increasing affordable housing potential on eligible land consistent with Affordable Housing Strategy Action C-1.

Councilmember Stokes expressed support for staff's recommended approach.

Deputy Mayor Nieuwenhuis concurred.

Councilmember Barksdale said he was ready to proceed with Option 1.

Councilmember Robertson said she supports staff's recommendation. However, she wants to ensure there is time in the schedule following the approval of the CPA to discuss the LUCA before providing direction and guiding principles to the Planning Commission. Mr. King said the proposed plan was to have the opportunity to discuss some of the ideas for the LUCA while the

policy work is underway. If there is a desire to develop guiding principles to inform the early work, Mr. King said he would need to be clear about the timing. If the Council would like staff to be prepared to discuss policy and code issues together, he suggested checking in with the Council in the January/February timeframe to refine the LUCA. Mr. King said he did not want to be out talking about the LUCA if the Council would like to provide more initial direction before forwarding the matter to the Planning Commission. Councilmember Robertson said she would prefer the latter.

Mayor Robinson suggested individual staff briefings for Councilmembers as the work progresses later this year. Mr. King confirmed that staff will be able to report on public outreach and input later this year as well.

Councilmember Robertson said that, assuming the CPA is adopted in December, she would like the topic to come back to the Council before forwarding it to the Planning Commission to complete its review of the LUCA.

Mayor Robinson expressed concern about delaying the process. Responding to Ms. Robinson, Mr. King observed that it would take into 2021 to develop the most thoughtful code amendments. If the City can initiate outreach regarding the policy and ideas on code provisions and density levels, staff can bring that back to the Council with the CPA to ensure that staff and the Planning Commission are headed in the right direction.

Ms. Robertson said she was satisfied with the proposed course of action.

Councilmember Zahn said she was ready to move forward.

Councilmember Lee concurred and expressed his support for the Mayor's interest in allowing for-profit partners in affordable housing projects developed under Action C-1.

Mayor Robinson thanked the Council for the thoughtful discussion and staff for all of their hard work.

→ Deputy Mayor Nieuwenhuis moved to direct staff to work on the incentive-based approach for increasing affordable housing potential on eligible land consistent with Affordable Housing Strategy Action C-1. Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

11. Land Use: None.

12. Other Ordinances, Resolutions, and Motions: None.

13. Unfinished Business: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 7:45 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

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