

**CITY OF ISSAQUAH
City Council Regular Meeting**

7:00 PM
February 21, 2017

Council Chambers
135 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

Eileen Barber
Mariah Bettise
Stacy Goodman
Tola Marts
Mary Lou Pauly
Bill Ramos
Paul Winterstein

Administration/Staff:

Fred Butler, Mayor
Bob Harrison, City Administrator
Jim Haney, City Attorney
Tisha Gieser, Deputy City Clerk

CALL TO ORDER

Mayor Butler called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Butler led the Pledge of Allegiance.

SPECIAL BUSINESS

- a) AB 7311 - Mayor's State of the City Address

Mayor Butler presented the State of the City Address (attached hereto and incorporated by reference,) recognizing Issaquah's past and focusing on future goals and partnerships. "Partnerships turn ideas into action."

AUDIENCE COMMENTS

The following public comments were provided:

- Lindsey Walsh, 1769 28th Ave. NE, spoke in support of AB 7331 - Public Engagement Toolkit.
- Steve Pereira, 170 NE Dogwood St., spoke regarding the Issaquah Press, public engagement efforts, and AB 7330 - Docket of Comprehensive Plan Amendments.
- Julie Adamek, 1667 24th Place NE, spoke in support of the affordable housing proposed in AB 7215 - 9th Major Amendment to the Issaquah Highlands Two Party Development Agreement - Polygon Northwest Requesting Major Modification for Transfer of Development Rights.

COMMITTEE / REGIONAL REPORTS

Councilmember Bettise:

- King Conservation District Advisory Committee – The next meeting will be held Mar. 15, 2017.
- Economic Development Council – Summarized the previous meeting. The next meeting will be held Feb. 28, 2017.

Councilmember Ramos:

- Emergency Management Advisory Committee (EMAC) – Summarized the previous meeting.
- Eastside Transportation Partnership (ETP) – Summarized the previous meeting.
- Council Infrastructure Committee – The next meeting will be held Feb. 22, 2017.
- Regional Transit Committee – The next meeting will be held Feb. 23, 2017.

Councilmember Winterstein:

- Puget Sound Regional Council (PSRC) Growth Management Policy Board – The next meeting will be held Mar. 2, 2017.

Councilmember Marts:

- Sound Cities Association Public Issues Committee – Summarized the previous meeting.
- Services & Safety Committee – Summarized the previous meeting.

Deputy Council President Pauly:

- Cascade Water Alliance Resource Committee Meeting – Summarized the previous meeting.
- Eastside Fire & Rescue Board – Summarized the previous meeting.

Council President Goodman:

- Land & Shore Committee – The next meeting will be held March 2, 2017.

MAYOR'S REPORT

- a) There will be an Executive Session held this evening for the purpose of discussing property acquisition per RCW 42.30.110(1)(b) and collective bargaining per RCW 42.30.140(4). These items are expected to take approximately 70 minutes. Action is anticipated to follow in open session.
- b) The City of Issaquah was recently recognized as a StormReady community by the National Weather Service. This recognition is thanks to the hard work of our emergency management staff, who help our community prepare for emergencies and disasters. For more information on how to prepare, go to issaquahwa.gov/em.
- c) Similar to several sanctuary cities throughout our region and nation, Issaquah has always provided services and enforced the law equally, fairly and without discrimination toward any individual or group — regardless of immigration status. Importantly, our Issaquah Police Department is committed to providing law enforcement services to the community without regard for racial, cultural or other differences.

As your local government, we are ensuring that all staff have clear direction not to inquire about immigration status when interacting with our community. We want all members of our community to feel safe and secure interacting with our officers, accessing city services and engaging with us. If you or your family feel unsafe or need assistance, or if you see harassment or hate crimes in our community, call 911 immediately.

CONSENT CALENDAR

Items listed were distributed to Councilmembers in advance for study and were enacted with one motion.

IT WAS MOVED BY GOODMAN, SECONDED BY PAULY; MOTION CARRIED (7-0), TO APPROVE THE CONSENT AGENDA AS PRESENTED.

- a) Accounts: Payables and Payroll, Feb. 21, 2017; **Approved \$ 3,452,417.51.**

ACCOUNTS PAYABLE	CHECK NUMBERS		AMOUNT
Accounts Payable Checks	166346	to 166367	105,498.66
Accounts Payable Replacement Check	166368	to 166368	15,000.00
Accounts Payable Replacement Check	166369	to 166369	2,500.00
Accounts Payable Checks	166370	to 166585	2,111,882.96
Accounts Payable Check Voided	164617	to 164617	(2,500.00)
Accounts Payable Check Voided	165642	to 165642	(15,000.00)
Accounts Payable Check Voided	166082	to 166082	(38.69)
Accounts Payable Check Voided	166244	to 166244	(73.37)
Accounts Payable Check Voided	166271	to 166271	(687.02)
Municipal Court Checks	4442	to 4454	40,670.20
			\$ 2,257,252.74

PAYROLL	CHECK NUMBERS		AMOUNT
Payroll Checks	80216	to 80269	26,891.56
Direct Deposits	82090	to 82369	586,179.69
Payroll Wire Transfer Checks	82370	to 82375	582,093.52
			\$ 1,195,164.77

- b) Minutes: City Council Regular Meeting, Feb. 8, 2017; **Approved.**
- c) Minutes: City Council Special Meeting, Feb. 8, 2017; **Approved.**
- d) AB 7276 - King County Conservation Futures Tax Levy (CFT) 2018 Grant; **Authorized submittal of the 2018 King County Conservation Futures Tax Levy (CFT) grant application to the King County Department of Natural Resources and Parks, Open Space Acquisitions Unit.**
- e) AB 7292 - NW Dogwood Bridge Replacement; **Accepted the completion of the NW Dogwood Bridge Replacement project and authorized release of the retainage.**
- f) AB 7324 - Lodging Tax Advisory Committee (LTAC) Annual Appointments; **Confirmed the following appointments for the 2017 Lodging Tax Advisory Committee: Joe Deutschman, Erica Maniez, Hamilton McCulloh, Will Parkinson, and Paul Winterstein.**
- g) AB 7330 - 2017 Docket of Comprehensive Plan Amendments; **Referred AB 7330 to the March 2, 2017 Council Land & Shore Committee for review and recommendation, returning to the full Council on March 20, 2017.**
- h) AB 7331 - Public Engagement Toolkit; **Referred AB 7331 to the March 14, 2017 Council Services & Safety Committee for review and recommendation, returning to the full Council on March 20, 2017.**

PUBLIC HEARING

- a) AB 7215 - 9th Major Amendment to the Issaquah Highlands Two Party Development Agreement - Polygon Northwest Requesting Major Modification for Transfer of Development Rights

Introduced by Mayor Butler and presented by Keith Niven, Economic & Development Services Director.

Mayor Butler reopened the public hearing at 7:53 p.m.

The following individuals spoke in support of the proposal:

- Nicholas Bratton, representing Forterra
- Jennifer Anderson, representing the Master Builders Association
- Rose Finnegan, representing Life Enrichment Options
- Duana Koloušková, legal representation for Polygon Northwest
- Nick Abdelnour, representing Polygon Northwest

The following comments were provided:

- David Kappler, 255 SE Andrews St., made comments regarding the proposal.
- Steve Pereira, 170 NE Dogwood St., suggested finding a different location for the affordable housing component.

IT WAS MOVED BY GOODMAN, SECONDED BY WINTERSTEIN, TO:

Continue the public hearing to the April 17, 2017 Council meeting and remand AB 7215 back to the Council Land & Shore Committee to:

- a) Specify how the proposal complies with IMC 18.10.2030 (C)(4)(b), which requires that the Transfer of Development Rights (TDRs) not cause any existing or planned infrastructure to have insufficient capacity to handle the increased density; and
- b) Provide further information and refinement of the affordable housing proposal, addressing the concerns of the Land & Shore Committee and the public.

MOTION CARRIED, 7-0.

- b) AB 7291 - Consider Additional Extension to Temporary Moratorium Related to Certain Permit Applications

Introduced by Mayor Butler and presented by Keith Niven, Economic & Development Services Director.

Mayor Butler opened the public hearing at 8:52 p.m.

The following public comments were provided:

- Todd Baxter, made comments on behalf of Dr. David Hildreth, owner of 2300 Newport Way NW, requesting an exemption.
- Steve Pereira, 170 NE Dogwood St., spoke in support of continuing the moratorium.
- Lindsey Walsh, 1769 28th Ave. NE, suggested adding clarity to the rationale for extending the moratorium.

Mayor Butler closed the public hearing at 8:56 p.m. Following Council discussion,

IT WAS MOVED BY GOODMAN, SECONDED BY PAULY, TO:

Adopt Ordinance No. 2793, adopting findings and extending the moratorium established by Ordinance No. 2778, as amended by Ordinance No. 2784, for an additional six months commencing March 6, 2017 and ending September 6, 2017; providing for severability; declaring an emergency and establishing an effective date.

MOTION CARRIED, 7-0.

REGULAR BUSINESS

- a) AB 7219 - Gilman Lofts (Three Trails) Development Agreement

Introduced by Mayor Butler and presented by Keith Niven, Economic & Development Services Director. Following Council discussion,

IT WAS MOVED BY GOODMAN, SECONDED BY PAULY, TO:

Direct Administration to prepare a resolution approving the proposed development agreement; and schedule the related public hearing for the March 20, 2017 City Council meeting.

MOTION CARRIED, 7-0.

GOOD OF THE ORDER – None.

EXECUTIVE SESSION

At 9:17 PM, Council recessed into Executive Session for the purpose of discussing property acquisition per RCW 42.30.110(1)(b) and collective bargaining per RCW 42.30.140(4). The items were expected to take approximately 70 minutes. Action was anticipated to follow in open session.

REGULAR BUSINESS - CONT.

Mayor Butler reconvened the open session at 10:27 PM.

IT WAS MOVED BY MARTS, SECONDED BY BARBER, TO:

Authorize the Mayor to execute a revision to the purchase and sale agreement for the King County Roads property in order to reduce the purchase price by \$100,000 and authorize proceeding with the low bid for remediation on the Roads property in an amount not to exceed \$100,000.

MOTION CARRIED, 5-2. (Opponents: Goodman, Pauly)

IT WAS MOVED BY GOODMAN, SECONDED BY MARTS, TO:

Authorize the acquisition of land and temporary construction easement for an amount of \$47,100 for the purpose of building the SE 62nd Street road and bridge.

MOTION CARRIED, 7-0.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 10:31 PM.

Tisha Gieser, Deputy City Clerk

Fred Butler, Mayor

State of the City
Mayor Fred Butler – Feb. 21, 2017

Introduction

My fellow citizens, community members, business leaders, City employees and Issaquah City Council members, I am pleased to appear before you tonight to present my State of the City address.

During my past three years as Issaquah's mayor, many of you have visited my office at City Hall.

Inside, you'll find my favorite tool: a whiteboard.

Along with quotes that inspire me – and occasional notes from my grandchildren – my whiteboard consistently features Issaquah's strengths, weaknesses, opportunities and threats.

Mapping out our City's SWOT analysis helps all of us at City Hall see the larger picture, set priorities and continually focus on what's next.

Alongside my whiteboard, however, you'll find two other tools: an eraser and plenty of dry-erase markers.

Thanks to consistent feedback from citizens, community leaders, City staff, business owners and regional partners, this SWOT analysis is a fluid, ever-changing snapshot of Issaquah's roadmap to reaching our ultimate vision – where we are the best community to invest your future.

In a way, this evolving whiteboard represents what makes Issaquah so special. By listening to each other, considering all perspectives and setting common goals, we are a stronger community. It all comes down to partnerships.

Whether through citizen engagement or relationships formed at the regional level, Issaquah's partnerships are essential to our future success. Our history proves this, from the creation of the Issaquah Highlands to the recent voter approval of ST3.

You may ask – what's on the whiteboard today? First and foremost, the state of our city is strong. But challenges remain.

Tonight, you'll hear about some of those strengths, weaknesses, opportunities and threats. And together – using partnerships on an individual, group and agency level – we will achieve our common goals.

Transportation

Our No. 1 focus as a community is clear: tackling traffic.

Both a threat and an opportunity, traffic must be addressed at a regional level. Congestion doesn't stop at our City's boundaries.

Last November, during a Regional Transportation Summit hosted by Issaquah, we heard a common theme from state, county and local leaders – we are not alone. Cities surrounding Issaquah, and throughout the Pacific Northwest, are battling with regional, pass through traffic on a daily basis.

If you weren't able to attend the summit, here's the Cliffs Notes version: Regional problems mandate regional solutions.

No single city in our area is isolated and unaffected by any other city. People today, and in the future, will continue to move between communities to access jobs, schools, entertainment, housing, recreation and more. As a region, we must work together to ensure our transportation system reflects the reality of our interconnectedness.

I'm thankful we have dedicated partners committed to working together on this regional issue.

In the first quarter of 2017, technical staff from each city in King County plan to meet; share existing data; and develop a regional arterial network, which will help the group identify long-term funding solutions.

As part of that effort, I plan to create a regional partnership focused solely on how to relieve congestion along Issaquah-Hobart Road. This partnership will include state and county representatives, along with several local cities. Our corridor study – which is currently underway thanks to King County's partnership – is just one step needed to tackle this consistent headache.

You'll hear a common theme tonight: Partnerships turn ideas into action.

A great example is the success of ST3, which will someday bring light rail to Issaquah. Long-term transportation solutions don't happen overnight. Voters' strong support for ST3, however, prove that our vision for planning for mobility – at a regional level – is on the right track.

Light rail, however, won't fix today's traffic congestion.

Next month, we will celebrate the groundbreaking of an exciting project, which will build a new road connecting East Lake Sammamish Parkway to Costco's international headquarters. This significant capital project wouldn't be possible without Costco's funding assistance and partnership.

This is a great example of how we're working with local employers to grow Issaquah's economy, while also investing in infrastructure. Creating more good-paying jobs within our community and reducing the amount of time we all spend in our cars is a win-win.

To expand transit service options for residents and employees in two pockets of our community – Squak Mountain and Talus – Issaquah will partner with King County Metro and local stakeholders this year to develop an alternative services pilot program.

Last fall, after significant public input, Issaquah placed a \$50 million traffic improvement bond on the ballot. While a majority of Issaquah voters supported it, the measure didn't reach the required 60 percent "yes" threshold required for approval.

It's clear, however, that a majority of Issaquah voters are supportive of making local investments to reduce congestion, enhance safety and improve our local streets. As a next

step, we'll be conducting some research to answer everyone's question: What's next? How do we, as a community, invest in needed infrastructure improvements?

Smart Growth

As we begin a new year, I always like to reflect on the past. Issaquah has a strong history of implementing smart growth philosophies, and our most current chapter reflects that tradition.

In 2012 — to protect Issaquah's existing neighborhoods and natural environment — the City adopted the Central Issaquah Plan to guide the long-term evolution of our existing commercial core into an urban center.

While this long-range plan sets an important vision, it also requires periodic tweaks to incorporate changing conditions.

Using a moratorium this year, we pushed the "pause" button to address several issues before more development proceeds, including architectural fit within the community and availability of affordable housing.

The City is continuing its work to develop a housing strategy. Through analysis and feedback from residents, employers, service organizations and builders, the housing strategy will inform ways in which the city can help shape the affordability and types of housing in Issaquah. Our goal is to enhance the city's character and environment, while providing a diversity of choices to meet the needs of people who choose to live, work and play in Issaquah.

As we all know, more people will choose the Pacific Northwest as their home in the coming years and decades. We are all fortunate to live in a very desirable region — one that attracted more than 86,000 new residents in the past two years alone.

Throughout our community — from Facebook to local coffee shops — many community conversations are taking place about growth. Understanding our residents' views is essential as we focus on future planning efforts.

Speaking of growth, the City is also closely partnering with the Issaquah School District as it plans its future facilities within Issaquah to meet current and future population demands.

Service Delivery

Turning back now to my whiteboard, a key focus for 2017 is service delivery.

The City of Issaquah is, after all, in business of service. Each of us is dedicated to serving our residents, businesses and larger community, no matter their background.

Several planned capital projects on the horizon will target traffic congestion, enhance our parks and improve our public assets.

As we work to deliver these amenities, the City is approaching each project with a focus on continuous improvement and partnership.

Now's the time to revisit our capital improvement plan process, which will help better inform decision making as we develop future City budgets. Meanwhile, a focus on cross-functional teams will also enhance our internal project management.

Past, Present and Future

Here in Issaquah, we have plenty to celebrate. From our breathtaking natural beauty to Issaquah's inspiring community members, it's no wonder our City is a desirable place to raise a family, build a business or enjoy retirement.

And in 2017, we have another reason – a 125th birthday.

In the coming months, look for a variety of opportunities to celebrate our history, from community events to partnerships with local businesses and nonprofits.

As we honor our past, we are also focused on the future. Along with delivering important capital projects in 2017, Issaquah is moving full-steam ahead on long-range planning efforts that require significant partnerships within the community.

We're shaping the vision for our parks, assessing your needs through a healthy community strategy and reflecting on our shared vision for Olde Town.

Each of these efforts will require significant public engagement. From neighborhood meetings to new online engagement tools, further strengthening customer connections ensures we, as public servants, are providing exceptional customer service.

As we recognized earlier this month, our community is preparing to say goodbye to The Issaquah Press, the oldest newspaper on the Eastside, which will cease operations later this month. The Press has told our community's stories for the past 117 years.

Now, more than ever before, it is essential that we foster engagement opportunities, and ensure citizens remain informed about important community decisions that will affect their everyday lives.

Conclusion

In conclusion, tonight has personal significance for me – this will be my last State of the City address. After much consideration, I will not be running for reelection as your mayor.

While 2018 will be a year of change for Issaquah's leadership, I am confident our community's strong partnerships will ensure a smooth transition.

We have an exciting and challenging year ahead, and I intend to be fully engaged as we continue our mission to provide quality services that support a sustainable, safe and welcoming community that is inclusive for everyone.

As you'll hear throughout our birthday celebrations this year, history happens every day. I'm excited to see what Issaquah's next chapter holds.

Thank you.



**CITY COUNCIL
AGENDA BILL**
City Council Regular Meeting - 06 Mar 2017

UPDATED
AB 7282 -
Consent
Calendar

**ARCH 2017 Proposed Work Program and Budget | Proposed Council Action:
Approve**

DEPARTMENT OF	Development Services, Christen Leeson
COUNCIL COMMITTEE LIAISON	Councilmember Marts
OTHER COUNCIL MEETINGS	Feb. 8, 2017
EXHIBITS	A. Work Program B. Budget

POLICY & BUDGET INFO		Expenditure Required
Comp Plan Policy Nos.	H Policies B3, B4, C5, E2 and E4	\$ 42,601
Consistent:	Yes	Amount Budgeted
Other Policies	n/a	\$ 42,300

SUMMARY STATEMENT

The Councils of member jurisdictions in A Regional Coalition for Housing (ARCH) have authority for review and approval of annual ARCH work programs, budgets, interlocal agreements, and Housing Trust Fund recommendations. Accordingly, review and action on the proposed ARCH 2017 Work Program and Administrative Budget is now requested.

Work Program

Highlights of the 2017 ARCH Work Program (Exhibit A) include:

- | Assisting with the Housing Strategy Plan;
- | Continuing to help implement development standards related to housing in the Central Issaquah Standards;
- | Monitoring and assisting with implementation of development agreements in regards to affordable housing; and,
- | Assisting with evaluating and strategizing potential opportunities near transit facilities.

Administrative Budget

The expenditure required from Issaquah is for \$42,601. This annual increase of 2% (\$835) is being requested of all ARCH member cities. This request is also slightly more (\$301) than the \$42,300 approved by the Council as part of the 2017 budget process.

Consistency With Comprehensive Plan:

H Policy B3 Encourage affordable housing throughout the community, and especially urban centers and other places having good pedestrian access to transit, employment, services and shopping.
H Policy B4 Cooperate with nonprofit housing organizations and regional efforts to develop strategies for creating and preserving existing subsidized affordable housing.

H Policy C5 Use local, regional and national resources including funding, to leverage other public and private funding for affordable housing.

H Policy E2 Work with King County and other jurisdictions to establish GMA targets for jobs and housing and that seek to create a regional or sub-regional balance between housing and jobs.

H Policy E4 Work to increase public and private dollars available on a local and regional level for affordable and special needs housing, especially housing affordable to very low-income households.

Administration's Recommendation:

The Administration recommends approval of the proposed 2017 ARCH Administrative Work Program and Budget, including an additional allocation of \$301 for a total of \$42,601, as requested.

Update:

On Feb. 14, 2017 the Council Services & Safety Committee met and discussed AB 7282. Following a brief presentation and discussion, the Committee unanimously recommended approval of the proposed 2017 ARCH Work Program and Budget, including the request for an additional allocation of \$301 for a total of \$42,601, and direction for the Finance Director to include \$301 in a subsequent 2017 budget amendment. The Committee requested placement of this item on the Consent Calendar of the March 6, 2017 Regular Council meeting.

Alternative(s):

- 1) ~~Approve the Administrative Budget and Work Program without referral to committee.~~
- 2) Do not approve the Budget and Work Program.
- 3) Amend the Work Program and/or Budget. (An amendment would require approval by each ARCH member jurisdiction.)

RECOMMENDATION

Council Services & Safety Committee / Tola Marts, Chair:

MOVE TO:

~~Refer AB 7282 to the February 14, 2017 Council Services & Safety Committee meeting for review and recommendation, returning to the full Council on March 6, 2017.~~

MOVE TO: Approve the 2017 ARCH Administrative Work Program and budget, including an additional allocation of \$301 for a total of \$42,601 as requested; and direct the Finance Director to include \$301 in a subsequent 2017 budget amendment.

Final 12-9-16

ARCH WORK PROGRAM: 2017

I. PROJECT ASSISTANCE

A. Oversight of Local Monetary Assistance

ARCH Trust Fund. Review applications and make recommendations for requests of local monetary funds through the ARCH Housing Trust Fund process. Includes helping to coordinate the application process and use of funds for various programs.

Objective: Allocation of \$1,000,000 or more through the ARCH Housing Trust Fund Process, and create or preserve a minimum of 50 units.

For the 'Parity Program', provide updated annual information to members, and achieve the base line goal for levels of direct assistance. Evaluate the appropriateness of updating goals under the Parity Program

Provide a variety of types of affordable housing as well as meet other funding priorities as specified in the ARCH Trust Fund Criteria.

Centralized Trust Fund System. Monitor centralized trust fund process including:

- Produce regular monitoring reports for the ARCH Trust Fund account.
- Work with Administrating Agency (Bellevue) to prepare contracts and distribute funds for awarded projects.
- Monitor funded projects including evaluating performance and tracking loan payments. Includes monitoring for long term sustainability of previously funded projects.

Objective: Monitor ongoing financial activities of the ARCH Trust Fund account and provide updated information to members.

Develop sustainable strategies for the HTF to meet local housing goals and preserve publicly assisted affordable housing.

King County / State Funding Programs. Review and provide input to other funders for Eastside projects that apply for County (HOF, RAHP, HOME, TOD etc.) and State (Tax Credit, DOC) funds. Includes providing input to the King County Home Consortium on behalf of participating Eastside jurisdictions. Assist N/E consortium members with evaluating and making a recommendation to the County regarding CDBG allocations to affordable housing.

Objective: In consultation with County, local staff and housing providers, seek to have funds allocated on a countywide basis by the County and State allocated proportionately throughout the County including the ARCH Sphere of Influence.

B. Special Initiatives This includes a range of activities where ARCH staff assist local staff with specific projects. Activities can range from feasibility analysis, assisting with requests for

proposals, to preparation of legal documents (e.g. contracts, covenants). Following are either existing initiatives or initiatives likely to emerge:

ARCH Trust Fund: Dedicated Funding Source. Continue work that began in 2014 to explore and evaluate the feasibility of a dedicated funding source to supplement general fund contributions for the ARCH Trust Fund. Work in 2017 is expected to focus on working with council to develop a recommendation, work on state legislature to expand tools available to cities, potentially updating Parity goals and as applicable, assisting individual members with developing approaches to achieving the updated goals.

Surplus Property/Underdeveloped Property. Assist as needed member cities' evaluation of potentially surplus public property or underutilized private property (e.g. faith community properties) for suitability of affordable housing. Currently identified opportunities include:

- Continue to explore opportunities for catalyst projects in transit oriented neighborhoods such as Bel-Red, Overlake, Issaquah, Kirkland and central Mercer Island that include affordable housing and other features that help implement neighborhood plan objectives. This includes efforts to identify one or two properties that would be appropriate for the REDI Fund and assisting cities with working with King County regarding utilization of both targeted and at-large King County TOD funds in East King County
- Continue to assist Sammamish and Redmond with coordinating construction of affordable housing on their surplus city sites.

Winter Shelter. Support efforts by Eastside Human Services Forum, EHAC and cities to develop an East King County sub-regional strategic approach to winter shelter and related services for homeless adults and families. In 2017, for both the men's and women/family shelter, expected work will include continued community outreach, additional site feasibility, structuring land conveyance documents, finalizing concept and design, potentially including some permanent housing, and securing funding. For both shelters, ARCH, will assist Bellevue and Kirkland with out-of-cycle funding applications for contracting the state legislative earmarks for these sites.

Objective: Identify one or more specific sites in East King County to be made available for housing and member jurisdictions to develop a long term strategy for addressing winter shelter for homeless persons and families.

Eastside Homebuyer Program.

Undertake an updated program assessment and develop recommendations for potential refinements of program to respond to current market conditions. .

Objective: Maintain operation of the Homebuyer Assistance Program and implement updates.

HUD Assisted Housing. Continue to monitor and actively pursue efforts to preserve existing HUD assisted affordable housing.

Objective: Preserve existing federally assisted affordable housing in East King County and prevent from converting to market rate housing.

II. HOUSING POLICY PLANNING

Work items in this section fall into the following basic areas of activity:

- Work with individual members on local planning efforts.
- Efforts coordinated through ARCH that benefits multiple members of ARCH.
- Track legislation that increases tools available to cities to create affordable housing.
- Participation in regional workgroups that impact local housing efforts.

A. Local Planning Activities

- Housing Background Information. On an annual basis, ARCH will continue to provide updated housing data information as available. This updated housing information is available to members and will be incorporated into ARCH education fliers and an updated Housing 101 report.

Objective: On a regular basis, conduct education sessions for new local officials and staffs on local housing conditions and programs, and hold annual discussion with member councils on recent housing trends and efforts.

Continue to keep member jurisdictions and the broader community aware of local housing conditions to assist in their efforts to evaluate current and future efforts to meet local housing objectives. Include research on recent housing trends, and responses to these trends.

Housing Elements / Housing Strategy Plans. Over the past year, ARCH staff began work with a number of members to prepare a Housing Strategy Plan to identify and prioritize strategies to implement Housing Element policies. In 2017, ARCH staff will continue assisting members who began their strategy plan and anticipates assisting several other members with developing local Strategy Plans.

Objective: Assist with preparation of Housing Strategy plans for members that include such a policy in their Housing Element.

Accessory Dwelling Units (ADUs). Several ARCH members have expressed interest in evaluating current ADU regulations and explore other ways to increase availability of ADUs. ARCH staff will assist with convening interested ARCH member cities to evaluate existing ADU regulations and other related issues (e.g. permitting costs, community awareness) that could impact creation of ADUs.

Impact Fee Waivers. In response to revisions of state law allowing impact fee waivers for affordable housing, support as needed ARCH member cities' review and adoption of local legislation to implement state authority to grant impact fee waivers.

Local Housing Efforts. ARCH staff will continue to assist local staffs in local efforts to update land use, zoning and other codes in order to implement Comprehensive Plan policies. Following are specifically identified areas that ARCH will assist local staff.

Objective: Assist local staff with completion of the following updates of local codes and specific plans:

Bellevue

Assist City with preparing an Affordable Housing Strategy.

Assist City staff with implementing administrative procedures for the Bel-Red land use incentive program and citywide Multifamily Tax Exemption program.

Assist in identifying opportunities for affordable housing and implementation of affordable housing strategies in identified East Link corridors and station areas where transit oriented housing and mixed income housing development is an important component of the initial planning work.

Assist in housing related items for Eastgate zoning update and the Wilburton Plan

Assist with initial priority strategies identified through the Affordable Housing Strategy

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

Assist in downtown housing incentives as recommended by the downtown livability plan

Bothell

Assist city with updating its adopted Housing Strategy Plan.

Assist city with evaluating and potentially implementing affordable housing provisions related to zoning and code amendments such as in the Nike Hill and South Riverside plan areas.

Assist city staff with work related to affordable housing component of the city's LIFT program in their downtown areas. Includes assisting with any reporting requirements and potentially exploring additional opportunities for affordable housing on city owned properties in the downtown revitalization area.

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Clyde Hill

Assist City with rental of City's affordable rental unit.

Issaquah

Assist City with a Housing Strategy Plan, including preparing the annual