



# Affordable Housing

## Affordable Housing Strategy

Mac Cummins, Emil King, Thara Johnson, Janet Lewine

Community Development

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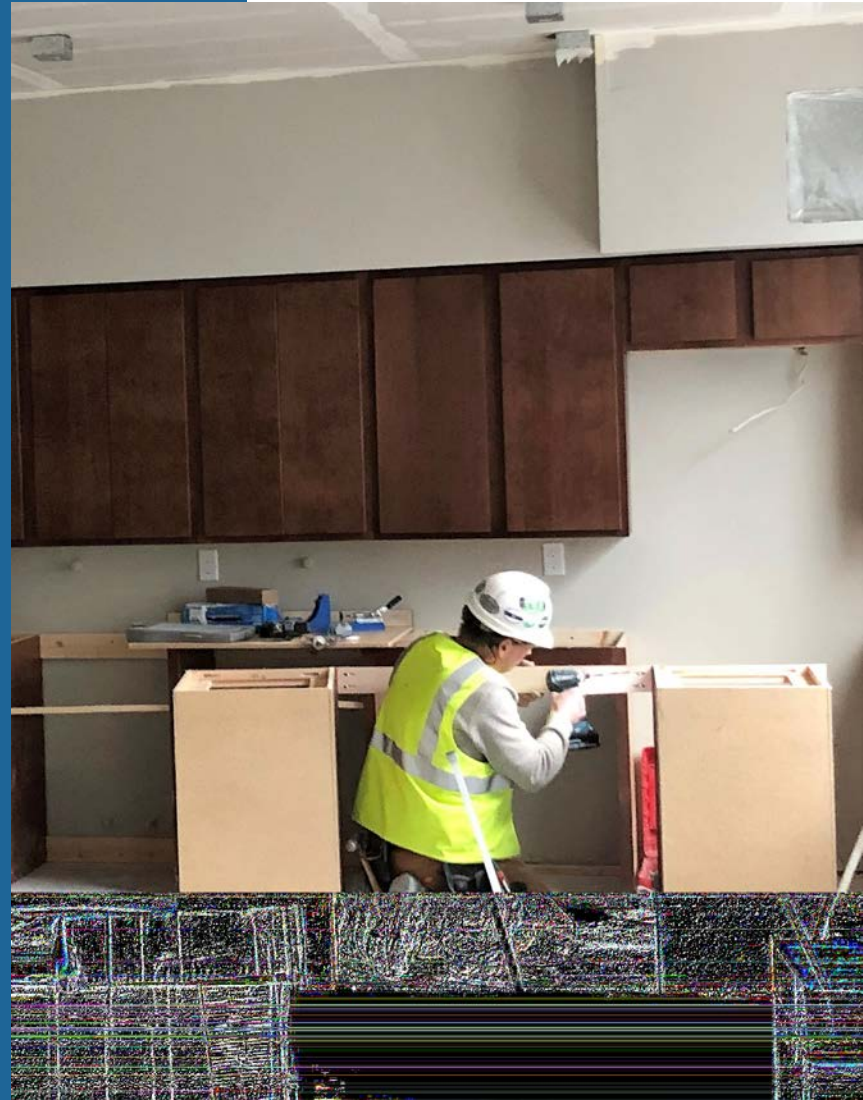


# Direction

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No action is required for the Affordable Housing Strategy (AHS) update. This is an informational briefing on the progress of the AHS.

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# Agenda

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## AHS Update

1. Affordable Housing Strategy Background
2. Affordable Homes Achieved
3. Effectiveness of Programs
4. Implementation of actions



August Wilson Place, LIHI - 57 low-income units



# Affordable Housing Strategy Update

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Hyde Square, BelRed FAR  
35 affordable units

# Context

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LIV- BelRed FAR 54 affordable units

- Council's twice-yearly briefing on the progress of the Affordable Housing Strategy
- Bellevue's Affordable Housing Strategy was adopted in June 2017.
- Its 21 actions are organized under 5 inter-related strategies.
- Bellevue has been implementing these actions based on the council approved 2 phase work program.
- The delivery of affordable homes will increase over the implementation period as all the strategies are implemented and gather momentum.



# Affordable Homes Realized

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Eastgate Housing Campus, Direct Subsidy  
300 affordable apartments, 100 bed men's shelter



Affordable Units Added/Funded	Date	Units
KCHA Highland Village, preservation	2017Q2	76
ADUs permitted 2017	2017	12
Park East, DT AH incentive	2017Q4	1
	<b>2017 subtotal</b>	<b>89</b>
888 Bellevue Tower, MFTE	2018Q1	8
888 Bellevue Tower, DT incentive	2018Q1	24
Cerasa, MFTE	2018Q3	31
ADUs permitted 2018	2018	12
	<b>2018 subtotal</b>	<b>75</b>
30Bellevue, direct subsidy	2019Q2	62
KCHA Kendall Ridge, preservation	2019Q3	240
DT incentive Brio, DT incentive	2019Q4	20
ADUs permitted 2019	2019	8
	<b>2019 subtotal</b>	<b>330</b>
KCHA Hampton Greens, preservation	2020Q1	326
Eastgate Men's Shelter (100 beds), direct subsidy	2020Q2	100
Inland Polaris at Eastgate, direct subsidy	2020Q2	298
	<b>2020 subtotal</b>	<b>724</b>
<b>Units/beds since Affordable Housing Strategy</b>		<b>1,218</b>
LIV, Hyde Square- BelRed FAR Incentive	Since 2015	89
<b>Total Units/beds including BelRed FAR</b>		<b>1,307</b>



Affordable Units Pipeline (unit # estimate)	Date	Units
Pipeline incentive units estimate BR and DT	2020+	~152
Eastgate single adult apartments	2022+	~80
OMF RFP: KC/\$10M TOD Bond, ARCH/\$4M, ST/land donation, Council Spur property donation	2021+	~200-300
Bellevue & ST partner at 130th for TOD with AH	2022+	~150
<b>Pipeline Total</b>		<b>~632</b>

Bridge Housing “Songbird”  
61 units affordable housing. Portland





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# Effectiveness of programs

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Groundbreaking 30 Bellevue, Imagine Housing. 62 low-income units

# Effectiveness of programs

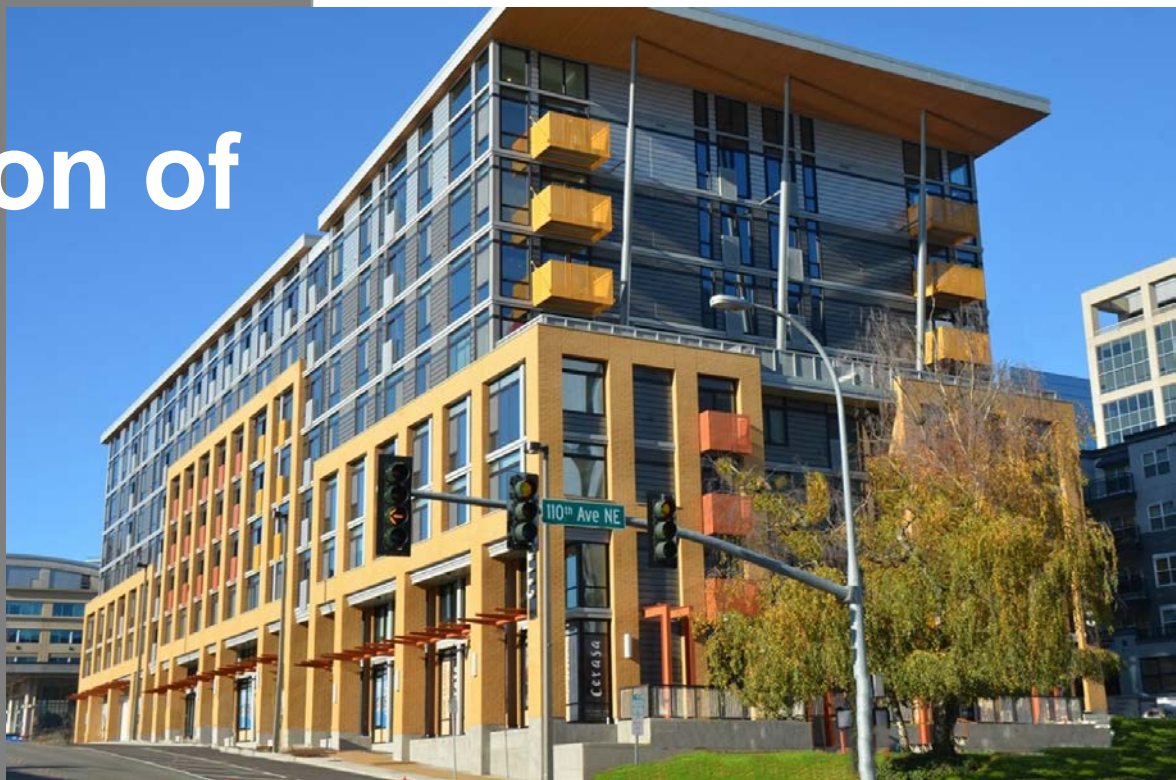
Affordable Housing Strategy Action		10-year High Yield Estimate	Achieved	Pipeline
A-1	Partner with housing non-profits and housing agencies to preserve existing affordable housing	Potential for up to 1,000 units, split between low and mod. Available funding estimated at 350 units.	642	
A-2	Advocate for state legislation to extend property tax exemptions to existing MF	110 affordable units		
B-1	Encourage micro-apartments around light rail stations	200 units, moderate income		
B-2	Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods	300 units, moderate income	32	
B-4	Consider changes to down-payment assistance program for low-income homeowners	50 units, moderate income		
C-1	Increase development potential for affordable housing on suitable properties owned by faith, housing non-profit and public entities.	Potential for up to 1,000 units, mostly low income. Available funding estimated at 350 units.		
C-2	OMFE and 130 <sup>th</sup> , surplus transit opportunities	300 units, mostly low income		400
C-3	Updated MFTE	650 units, moderate income	39	100
C-4	Voluntary LU incentive – Downtown	45 units, moderate income	45	12
	Voluntary LU incentive – BelRed	200 units, moderate income	89	35
	Voluntary LU incentive – Wilburton	200 units, moderate income		
	Voluntary LU incentive – East Main	20 units, moderate income		
	Voluntary LU incentive - Eastgate	10 units, moderate income		
E-1	Tap additional sources for affordable housing – Est. available funding for 700 direct subsidy units including in counts above.	Direct subsidy targeted at low income	450	80
		<b>2,785</b>	<b>1,307</b>	<b>632</b>





# Implementation of Actions

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Cerasa, MFTE - 31 affordable units

# Implemented actions

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**Action A-1** Preservation of existing, affordable multi-family housing

**Action A-5** Review and extension of utility rate relief and utility tax relief programs

**Action C-3** Update and extension of the Multifamily Tax Exemption program

**Action C-4** DT Livability & Eastgate LUCAs with affordable housing incentives

**Action D-2** Changes to state condo statutes to increase condo development

**Action E-1** Increased funding for affordable housing

- **\$412,000** per year general fund support for affordable housing
- **\$15 million** CIP contingency funds for affordable housing through 2025
- **\$625,000** estimated per year from Council authorization of HB 1406

**Action E-2** Pursue funding partnerships with employers, financial institutions, foundations and others.

# Timeline of Actions



		2017			2018				2019				2020				2021				2022	
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
	<b>Affordable Housing Strategy Adoption of Actions</b>																					
	Affordable Housing Strategy Adoption																					
C-4	Eastgate- Plan and LUCA																					
C-4	Downtown Livability- Plan and LUCA																					
C-3	Update of MFTE																					
C-1	Density bonus for faith, nonprofit housing & public surplus																					
A-6	Expand utility tax relief, utilities emergency assistance																					
E-1	Additional Funding for AH																					
C-2	AH at ST OMFE TOD																					
C-2	AH at 130th TOD																					
E-1	Funding Strategy																					
A-1	Preservation Strategy																					
E-3	SHB-1406 expand state and local funding tools																					
D-2	Legislative Advocacy: change condo liability laws																					
A-2	Legislative Advocacy: extend MFTE to exist MF apts																					
B-4	Consider changes to down-payment assist program																					
B-2	ADU update, DADU in self-selected neighborhoods																					
C-5	LUCAs: zero lot line townhomes, ADUs																					
D-1	Interim Ord/LUCA: TOD MF parking																					
C-4	Wilburton LUCA																					
C-4	East Main LUCA																					
B1	Micro-units update parking requirements near transit																					
D-3	Change approach to density calculation in MF zones																					
A-4	Increase funding for home repair and weatherization																					



# CD and Cross-Department Actions

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## Continuing Work Program

### Community Development and Development Services

**Action B-2** LUCA to amend ADU 3-year rule and off-street parking requirement.

**Action C-1** Affordable housing incentive for faith-owned, public surplus and non-profit housing property.

**Action C-2** TOD at OMFE and 130<sup>th</sup>. Develop affordable housing on suitable surplus public lands in proximity to transit hubs

**Action C-3** Update of the Multifamily Tax Exemption Program

**Action C-4** East Main LUCA including affordable housing incentives  
Wilburton CPA including affordable housing incentives

**Action D-1** LUCA for zero lot line townhome regulations and MF parking near transit. Revise codes to reduce costs and process time for building MF housing





# Summary

- Progress to date indicates we can achieve beyond 10-year goal of 2,500 affordable homes **and make a greater impact in addressing affordable housing need.**
- Bellevue's Affordable Housing Strategy is working and will gain momentum as all of its actions come online.
- Strategy will be achieved through a diverse mix of public policy, legislative changes and investments together with private development interests and support.



KCHA Kendall Ridge. 240 units Preservation

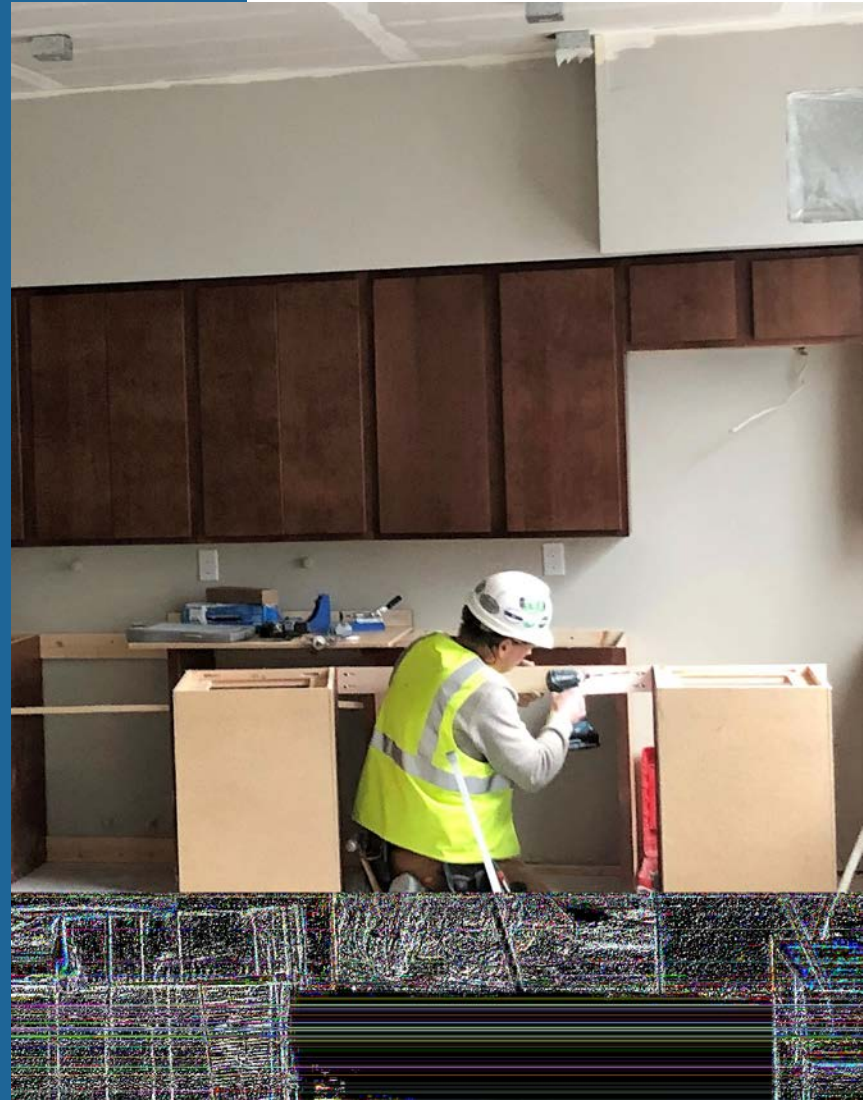


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