



Affordable Housing Strategy Implementation Update

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Direction

This study session includes two parts.

- Part 1: Informational briefing on Affordable Housing Strategy progress.
- Part 2: Asks Council for direction on the process and approach to update Bellevue's affordable housing target.





Agenda

Part I: Update

- Affordable Housing Strategy (AHS) Overview
- Recent and Ongoing Work

Part II: Direction

- Starting Point Affordable Housing Target



Affordable Housing Strategy

Overview and
Implementation



Background

- Current AHS adopted in 2017
- Original target, 2,500 affordable units new and preserved between 2017-2027
- 2,750 have since been built or are in the pipeline

Target:

2,500 units

Actual:

1,899 units and 190 shelter beds, in-service

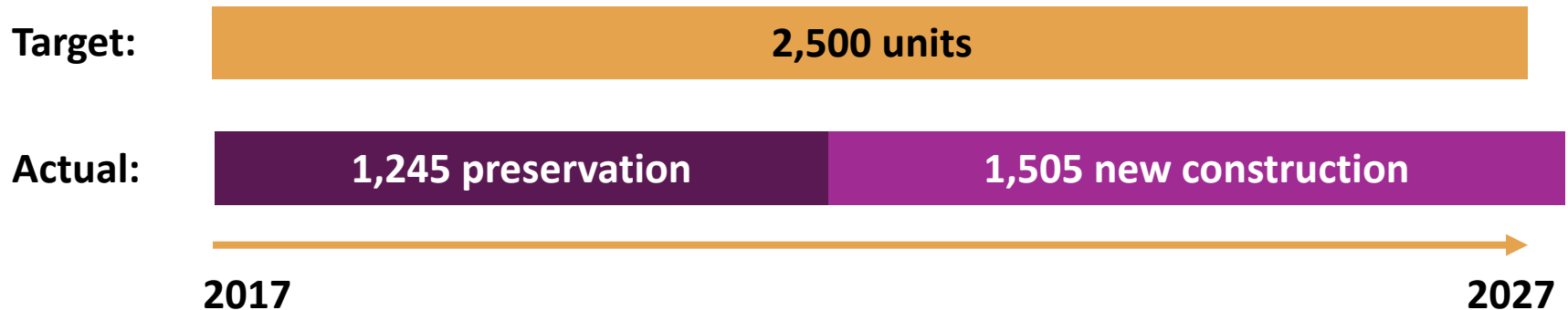
661 pipeline units

2017

2027

Background

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- Original target, 2,500 affordable units new and preserved between 2017-2027
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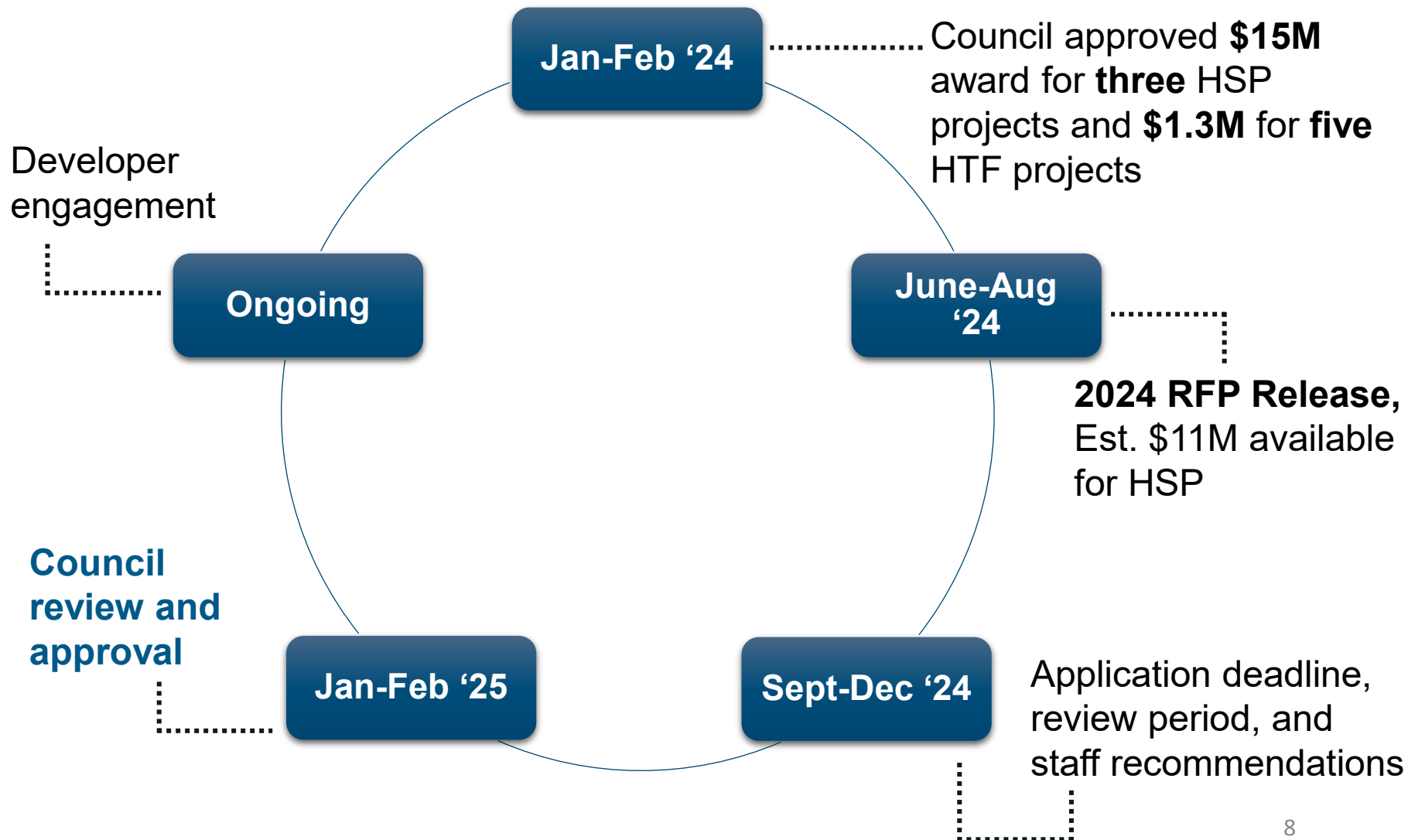
Accomplishments



← Eastgate Campus occupancy

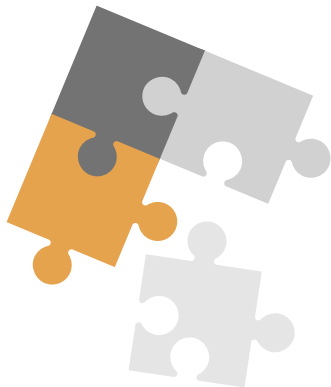
- BRIDGE Housing milestone
- AHS Strategy C-1, Phases 1 & 2

Housing Stability Program (HSP) & ARCH Housing Trust Fund (HTF)



Other Ongoing Work

- Comprehensive Plan Periodic Update
- Wilburton Vision Implementation
- Ongoing MFTE program
- Affordable housing on suitable public lands
- Next Right Work



Next Right Work

- ☒ Micro-Apartments LUCA
- ☐ Increased FAR for residential
 - ☒ Phase 1: Downtown
 - ☐ Phase 2: Mixed Use Areas
- ☒ Reduced fees for Affordable Housing
- ☒ Encourage Middle-Scale Housing
 - ☒ Phase 1: ADU Reform LUCA
 - ☐ Phase 2: Middle-Scale Housing
- ☒ Simplify & expedite permitting for Affordable Housing
 - ☒ Maximize SEPA categorical exemptions
 - ☒ Align City Code for Unit Lot Subdivisions
 - ☐ Internal process improvements

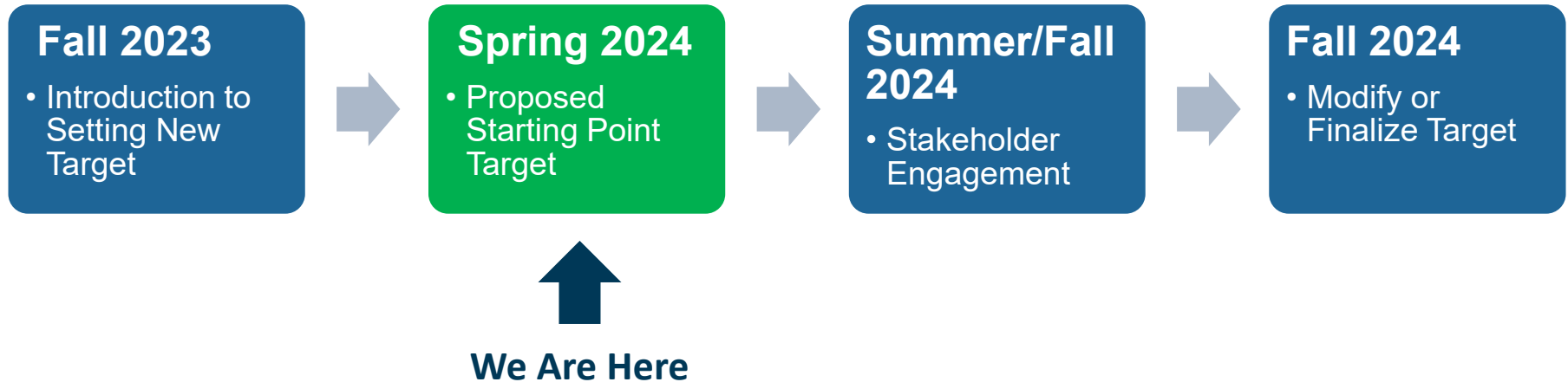
- Highlighted items have ongoing or upcoming work
- Additional analysis of voluntary and mandatory programs as part of FAR Phase II & Wilburton Vision



Starting Point Affordable Housing Targets



Process



Today's Goals:

- Present approach and methodology, starting point target, and additional metrics for consideration
- Obtain approval of starting point target or additional direction
- * **Retain ability to modify target in fall**

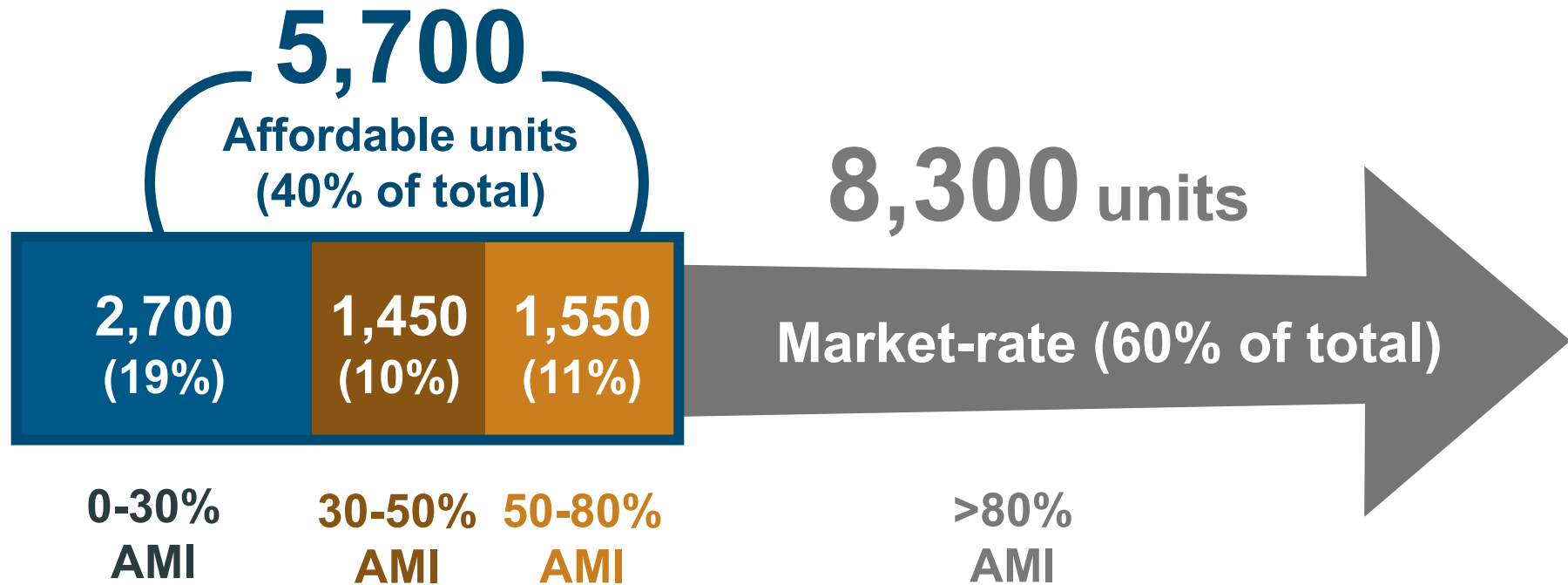
Approach

- +35K total housing unit growth (2019-2044)
- +14K added units, 2024-2034
- Affordable units based on 2022 Bellevue Housing Needs Assessment (HNA)
- 10-Year Timeframe
- Focus on <80% AMI

Intent of Target

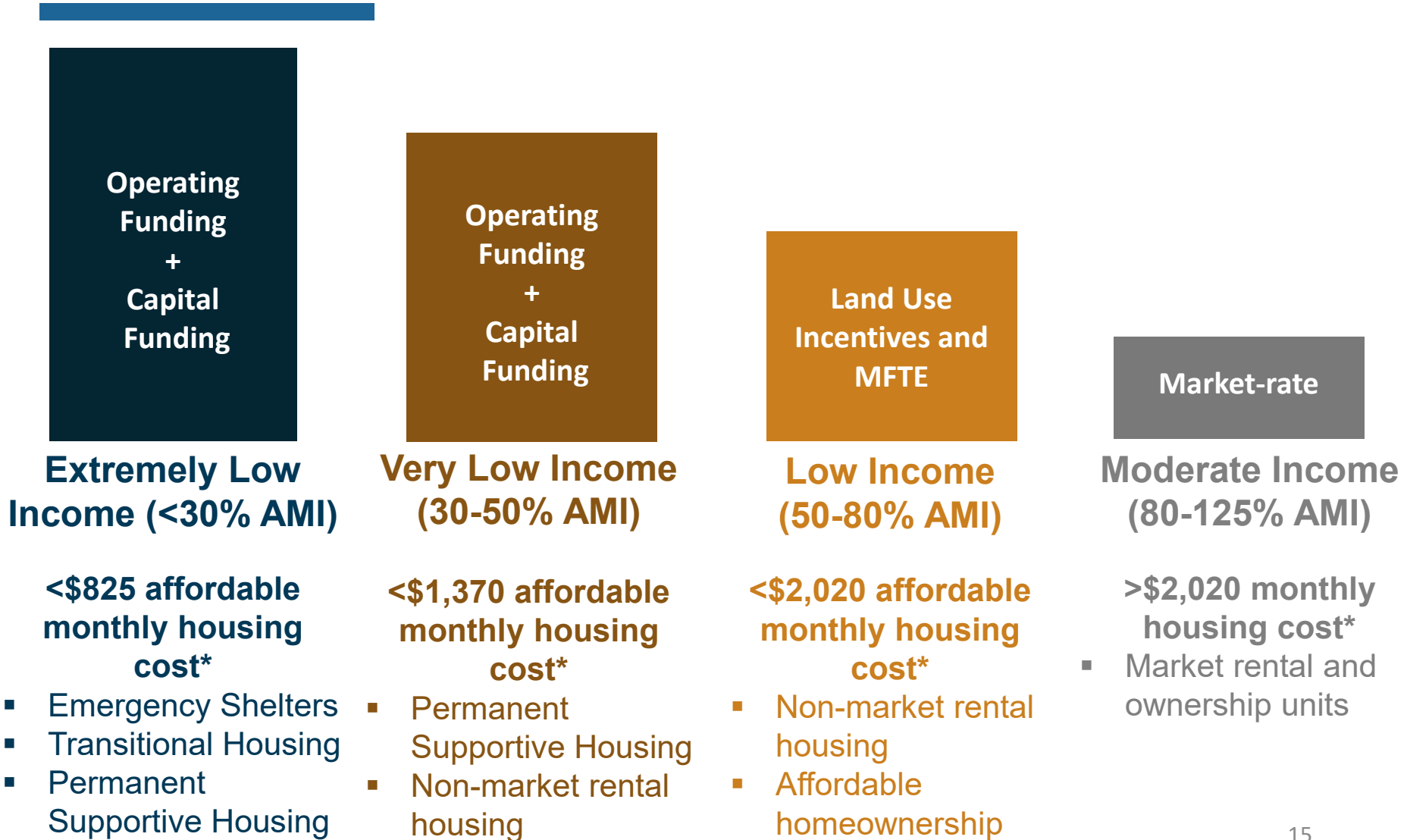
- Evaluate effectiveness of current programs
- Identify tools and resources to meet the goal
- Guide implementation of CPPU and AHS

Starting Point Affordable Housing Target, 10 Years



Total: +14,000 total units, 2024-2034

Generalized Level of Support



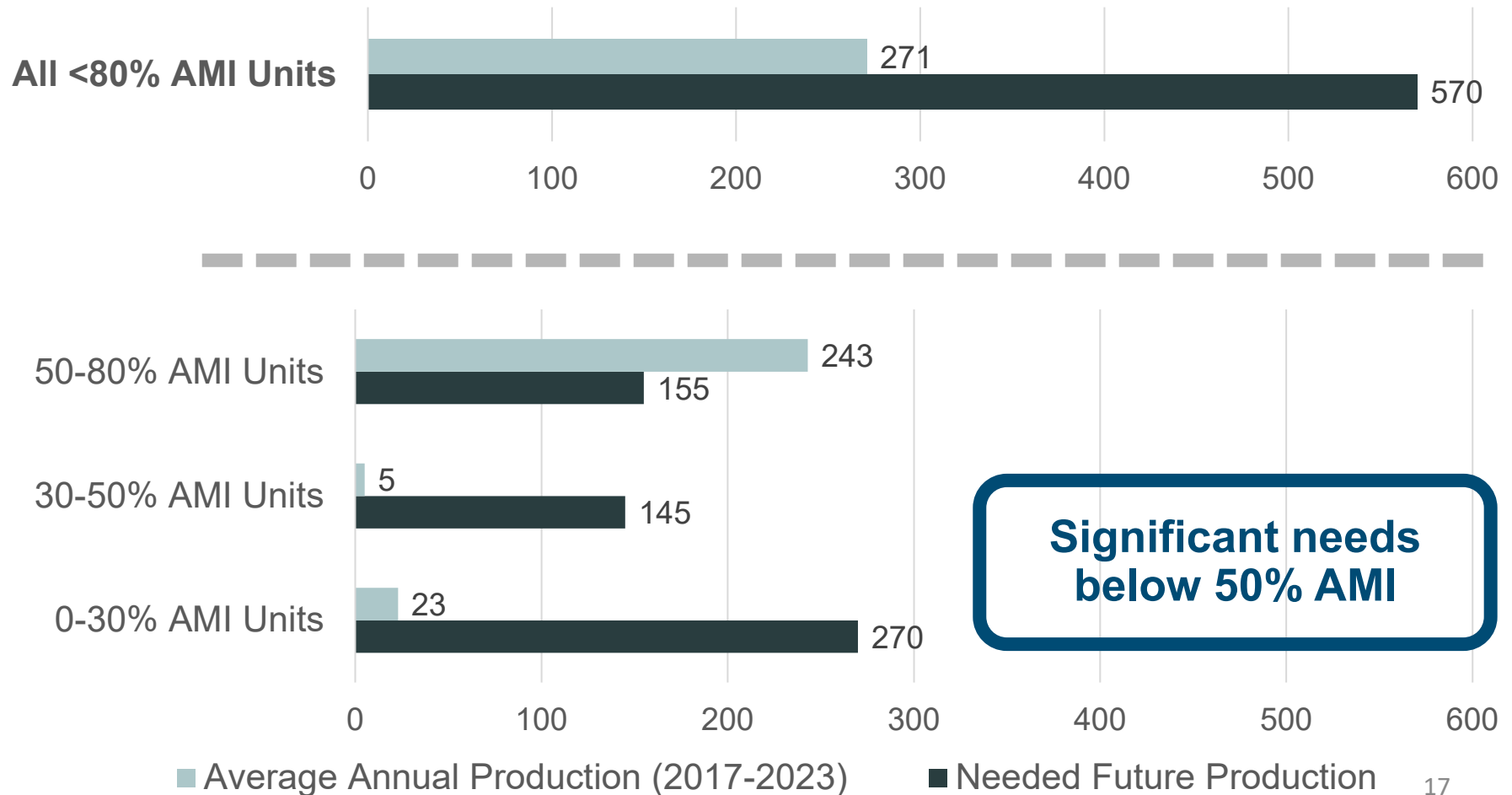
Affordable Housing Metrics

- ✓ Area Median Income (AMI) levels
- Tenure (Renter occupied, Owner occupied)
- New construction or preservation
- Family-sized units (3+ bedrooms)
- Geographic distribution
- Emergency housing (in addition to housing target)

Average Annual Affordable Housing Production



Past and Future Average Annual Unit Production –
2017-2023 Annual Average v. Needed Future Production for Target





Next Steps

- Summer/fall engagement with stakeholders on target
- Ability for Council to modify in fall
- Begin update to Affordable Housing Strategy following Comp Plan adoption





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