

Bellevue's Affordable Housing Strategy



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



Goal: Create More Affordable Housing

- 5 Strategies + 21 Actions adopted in 2017
- ARCH Funding Rounds further Bellevue's actions relating to:
 - Develop affordable housing in proximity to transit hubs
 - Pursue partnerships to build affordable housing
 - Preserve affordable units



A Regional Coalition for Housing

Trust Fund Recommendations

Bellevue City Council

February 16, 2021

Lindsay Masters, ARCH Executive Manager

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Agenda

- Housing Trust Fund Program Overview
- 2020 Funding Recommendations:
 - Eastgate Supportive Housing
 - Samma Senior Apartments
 - Horizon at Totem Lake

Request

- Request Bellevue funding of \$621,900 for three recommended projects:
 - \$62,200 for Plymouth/ Horizon Housing Eastgate Permanent supportive housing (Bellevue);
 - \$62,200 for Imagine Housing Samma Senior Apartments (Bothell);
 - \$497,500 for Inland Group/Horizon Housing Totem Lake development (Kirkland)
- Projects will create 467 units of affordable housing at cost of \$10,707 per unit; ARCH funds are 3% of total project costs.
- Bellevue's funding for 2020 is equal to 12.4 percent of the total funds recommended through the Fall 2020 Trust Fund process.

	Recommended Projects			
	Eastgate Supportive Housing	Samma Senior Apartments	Horizon at Totem Lake	Total 2020 Recommended Funding
Member Cities Funding				
Bellevue	\$62,200	\$62,200	\$497,500	\$621,900
Bothell	\$8,600	\$8,600	\$68,800	\$86,000
Clyde Hill	\$1,900	\$1,900	\$15,000	\$18,800
Hunts Point	\$500	\$500	\$3,900	\$4,900
Issaquah	\$11,800	\$11,800	\$94,700	\$118,300
Kenmore	\$10,700	\$10,700	\$85,400	\$106,800
Kirkland	\$321,600	\$321,600	\$2,573,100	\$3,216,300
Medina	\$1,000	\$1,000	\$8,300	\$10,300
Mercer Island	\$5,500	\$5,500	\$44,300	\$55,300
Newcastle	\$4,100	\$4,100	\$32,500	\$40,700
Redmond	\$50,800	\$50,800	\$406,700	\$508,300
Sammamish	\$15,600	\$15,600	\$124,600	\$155,800
Woodinville	\$4,800	\$4,800	\$38,300	\$47,900
Yarrow Point	\$900	\$900	\$6,900	\$8,700
	\$500,000	\$500,000	\$4,000,000	\$5,000,000
Prior Award		\$750,000		
Total Award	\$500,000	\$1,250,000	\$4,000,000	

ARCH Housing Trust Fund

- Senior Housing
- Family and Workforce Housing
- Homeless and Special Needs Housing
- Homeownership
- Transit-Oriented Development
- Shelter and Transitional Housing



Investment Principles

Cross-jurisdiction support - credit for joint investments in the region

Competition - advance best projects each year

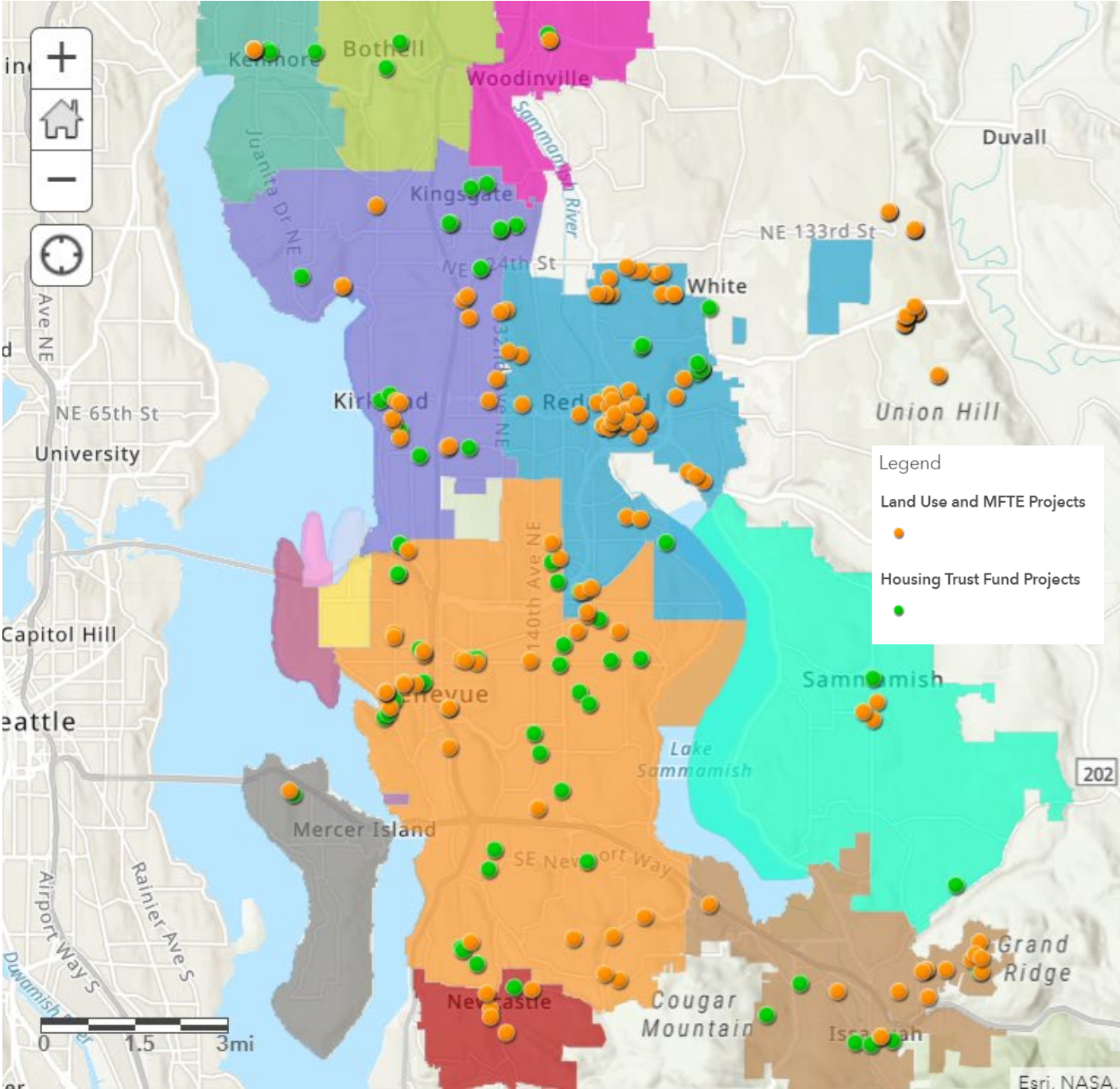
Leverage - maximize return on local investment

Geographic equity - create diverse housing choices across the Eastside

Community - projects shaped by professional expertise and community perspectives

Sustainability of projects and investments

Coordination between local, county and state priorities - elevate Eastside projects



Housing Trust Fund Projects by Location

Project Location	Units/ Beds	ARCH Member Contributions
Bellevue	1,441	\$15,203,846
Bothell	117	\$1,205,500
Issaquah	473	\$15,441,771
Kenmore	86	\$718,121
Kirkland	482	\$12,441,217
Mercer Island	59	\$900,000
Newcastle	15	\$341,337
Redmond	1,410	\$23,528,206
Sammamish	64	\$1,263,657
Scattered/Multiple Locations	241	\$2,185,000
Woodinville	100	\$483,084
Grand Total	4,488	\$73,711,739

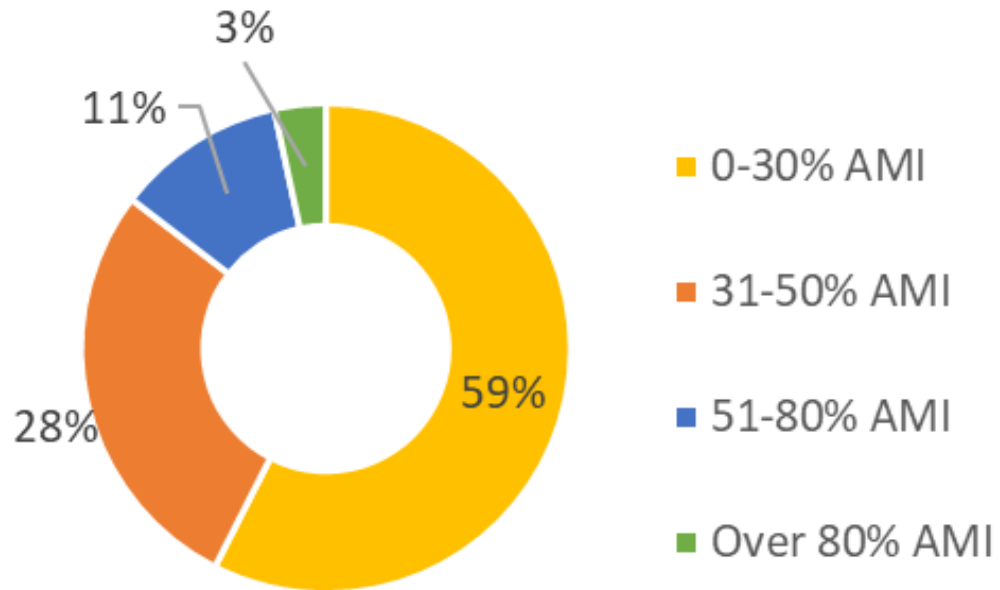
Note: Includes projects in development. Contributions include grants/loans, land, and fee waivers

Land Use and MFTE Projects by Tenure

Tenure	Affordable Units
Rental	1,616
Ownership	758
Grand Total	2,374

Housing Trust Fund: Who is Served?

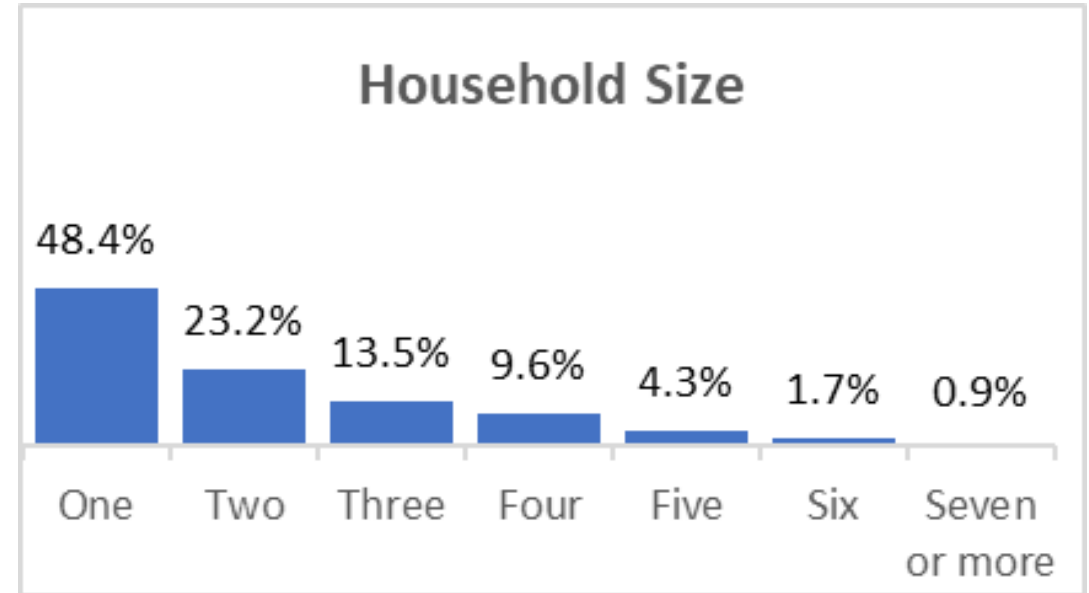
Household Income
(Percent of Median Income)



HH Size	1 Person	2 People	3 People	4 People	5 People
30% AMI [VERY LOW INCOME]					
Household Income	\$23,793	\$27,192	\$30,591	\$33,990	\$36,709
50% AMI [LOW INCOME]					
Household Income	\$39,655	\$45,320	\$50,985	\$56,650	\$61,182
60% AMI					
Household Income	\$47,586	\$54,384	\$61,182	\$67,980	\$73,418
80% AMI [MODERATE INCOME]					
Household Income	\$63,448	\$72,512	\$81,576	\$90,640	\$97,891



Housing Trust Fund: Who is Served?

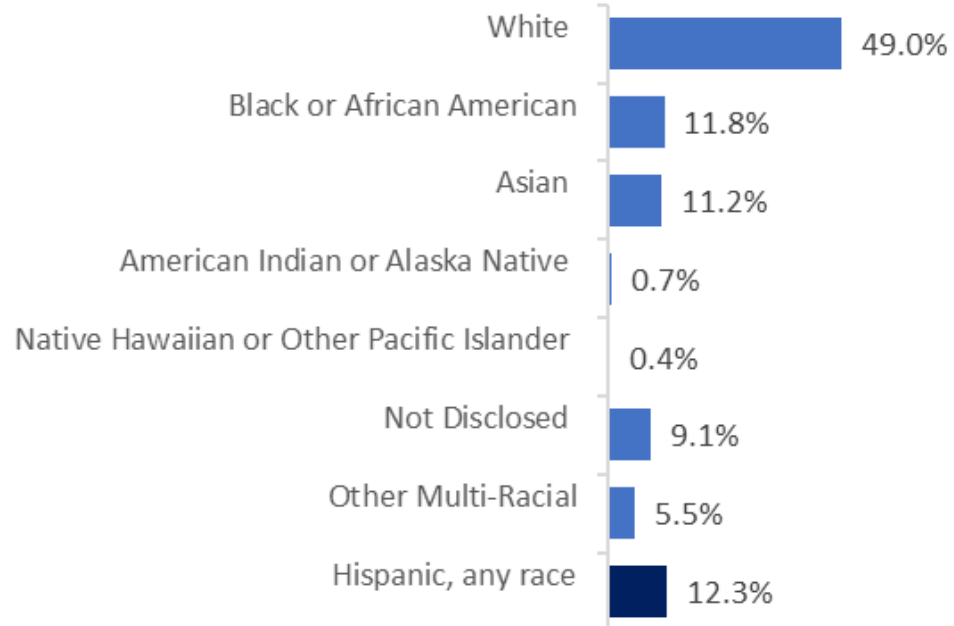


	Number of Single Parent Households	Percent of Total Households Served
	408	13.6%

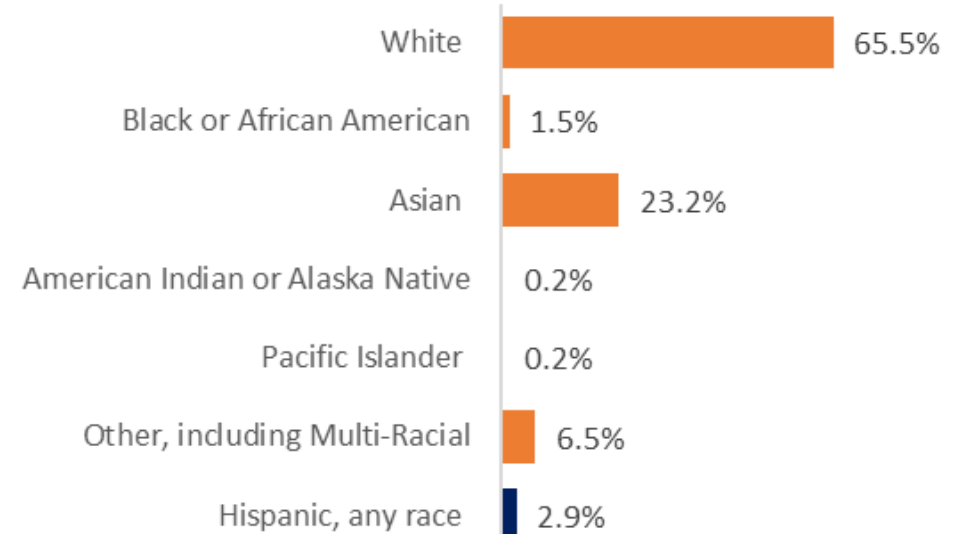
Household Type	Number of Homeless Households	Percent of Total Households Served
Homeless Family	170	5.7%
Homeless Individual	309	10.3%
All	479	16.0%

Housing Trust Fund: Who is Served?

RACE & ETHNICITY
HTF Projects, Head of Household, 2019



RACE & ETHNICITY
East King County, Head of Household
2019 ACS 5-year estimate, Renter Occupied HHs





Eastgate Supportive Housing

Plymouth Housing / Horizon Housing

Funding Request: \$500,000

Recommendation: \$500,000

93 studio units (30% AMI), 2
manager units

Permanent Supportive Housing
Model

Population: Homeless single
adults

Partnership with
Congregations for the
Homeless, Sophia Way

Location: 13520 SE Eastgate
Way, Bellevue, WA

Permanent Supportive Housing

- Housing is “permanent” or non-time limited
- Housing is paired with wrap-around supportive services
- No or low barriers to tenancy (aka “Housing First”)
- Designed for homeless individuals with significant barriers to housing stability (mental illness, substance abuse, or other health conditions)
- Common building features:
 - Secure entry with 24-hour staffing
 - Designated space for social services
 - Ample community space / common kitchen
- Research supports effectiveness in:
 - Housing retention
 - Health outcomes
 - Overall cost savings across systems

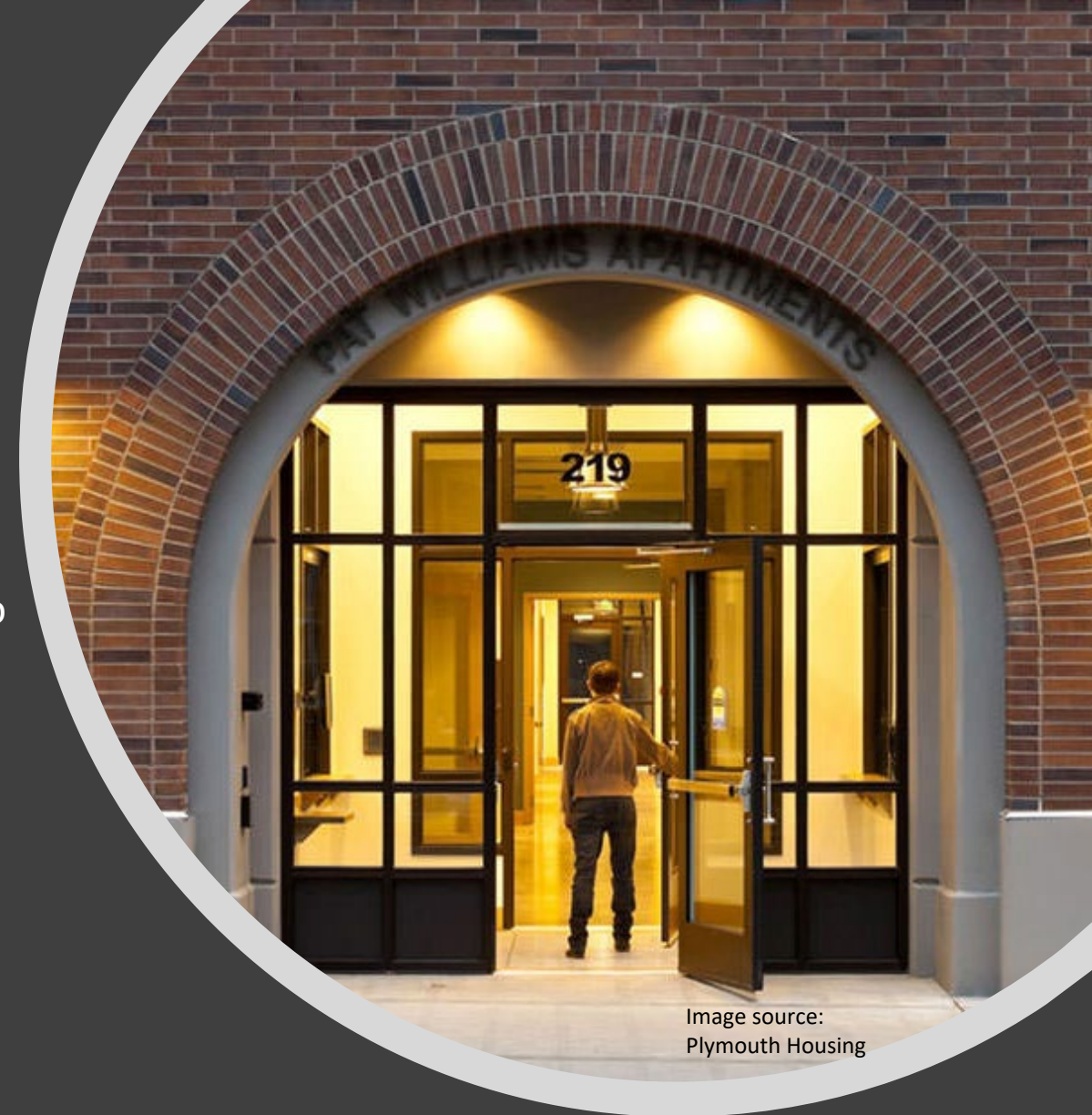
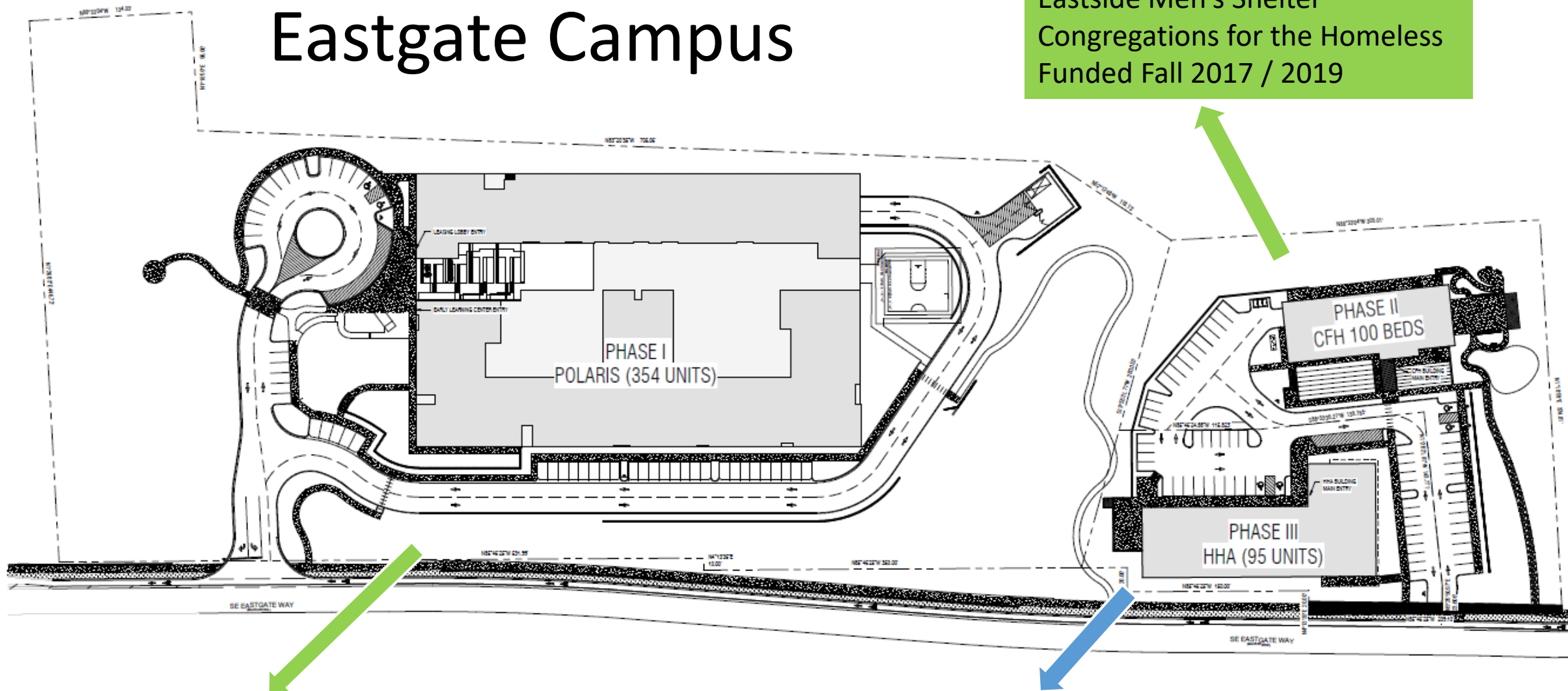


Image source:
Plymouth Housing

Eastgate Campus

Eastside Men's Shelter
Congregations for the Homeless
Funded Fall 2017 / 2019

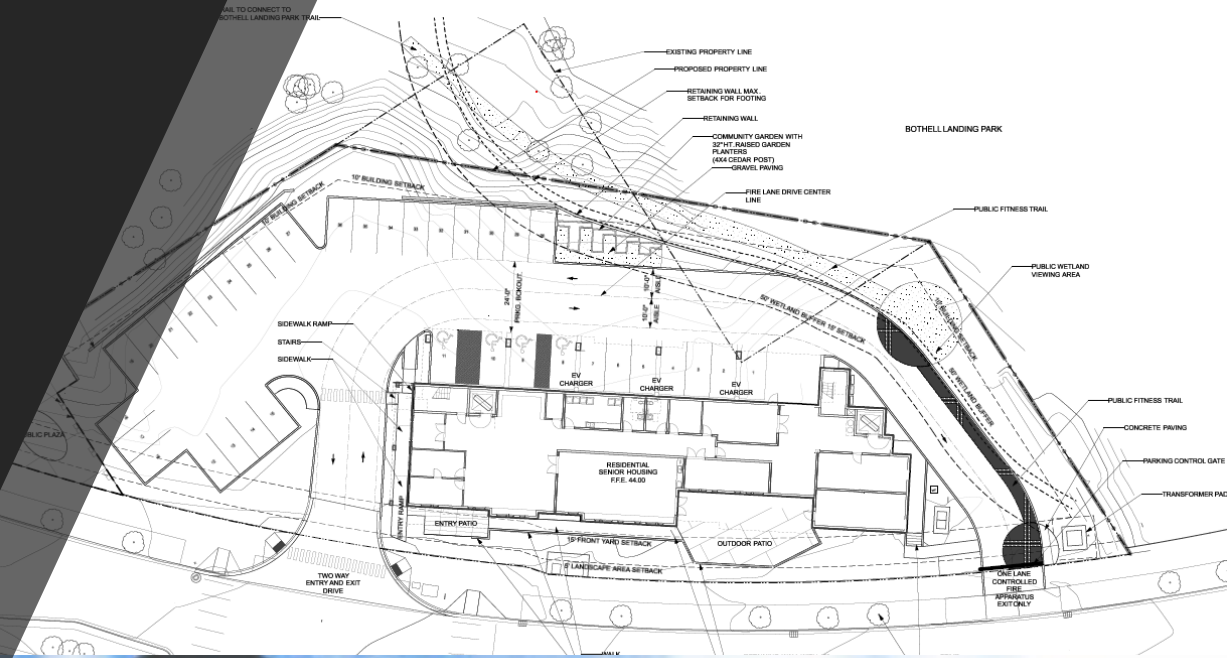


Polaris Workforce Housing
Inland Group
Funded Fall 2019

Eastgate Supportive Housing
Plymouth Housing / Horizon Housing Alliance
Fall 2020 Recommendation

Samma Senior Apartments Imagine Housing

- Funding Request: \$500,000
- Recommendation: \$500,000
 - Previous award \$750,000
 - Total \$1.25 million award
- 76 studio units (50% AMI)
- Population: Seniors
- Ultra High Energy Efficiency project
- Location: 17816 Bothell Way NE, Bothell WA





Horizon Housing / Polaris at Totem Lake Inland/Horizon Housing Alliance

- ARCH Funding Request: \$4,000,000
- Recommendation: Up to \$4,000,000
- Total units: 467 units
 - 80 units at 30% AMI and 50% AMI
 - 219 units at 60% AMI
 - 168 units at 60-100% AMI
- Service Provider: Hopelink
- Location: 12335 120th Ave NE, Kirkland, WA
- Additional \$8 million committed by Microsoft for ARCH Bridge Funding Program

Funding Sources

Project	Affordable Units	Prior ARCH Award	2020 ARCH Request	Other Public Funds	Private Funds	Sponsor Funds/Deferred Fee	Total Cost	ARCH % of Total Cost	ARCH \$\$ per Unit/Bed
Plymouth Eastgate Supportive Housing	92		\$500,000	\$7,703,705	\$19,703,538	\$2,211	\$27,909,454	2%	\$5,435
Imagine Samma Senior Apartments	76	\$750,000	\$500,000	\$8,846,159	\$12,538,784	\$1,090,580	\$23,725,523	5%	\$16,447
Inland Horizon at Totem Lake	299		\$4,000,000	\$0	\$97,532,116	\$10,848,593	\$112,380,709	4%	\$13,378
Total	467	\$750,000	\$5,000,000	\$16,549,864	\$129,774,438	\$11,941,384	\$164,015,686	3%	\$10,707

Next Steps

- Direct staff to prepare legislation approving the ARCH funding request for Council's consideration and action.
- Direct staff to prepare legislation approving some but not all projects within the ARCH funding request.
- Provide alternative direction to staff.