

## CITY COUNCIL AGENDA TOPIC

Resolution adopting the 2026-2032 Affordable Housing Strategy

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## EXECUTIVE SUMMARY

### ACTION

This Resolution adopts the updated Affordable Housing Strategy and initiates its implementation for the 2026-2032 period.

## RECOMMENDATION

Move to adopt Resolution No. 10622

## BACKGROUND/ANALYSIS

On March 24, the City Council directed the recommended 2026-2032 Affordable Housing Strategy (AHS or Strategy) to return at a subsequent meeting for adoption on the consent calendar. This marks the culmination of a 16-month process that included reviewing the 2017 AHS implementation progress; updating the city's housing goals; analyzing strategies and actions to implement Comprehensive Plan policies; and performing public outreach and engagement.

### Background and Approach

The AHS is a short-term action plan that identifies and sequences steps the city can take to continue to address the need for affordable housing in the community.

The council adopted the city's first Affordable Housing Strategy in 2017. It established a goal to build or preserve 2,500 affordable units over 10 years (2017-2027). As of the end of 2023, the original target was met early, and most actions were either complete or in-progress.

In November 2024, the council initiated the update to the Strategy and established a new, more ambitious target to build or preserve 5,700 affordable units in 10 years, based on an assessment of housing needs in Bellevue. The new affordable housing target includes sub-targets for income levels below 80% of area median income (AMI), shown in Table 1.

0-30% AMI	2,700
30-50% AMI	1,450
50-80% AMI	1,550
<b>Total</b>	<b>5,700</b>

The updated AHS covers the years 2026 to 2032 and aligns the city on a path towards meeting its significant new affordable housing target. It contains a suite of strategies and actions to improve housing affordability and address accessibility, equity, and stability. The Strategy helps the city to build

and preserve affordable housing; implement housing policy direction; and respond to changing market conditions and needs.

The Strategy update was divided into five phases:

1. **Pre-Launch** (June to October 2024) - Engage technical stakeholders on the starting point affordable housing target;
2. **Launch** (November 2024 to April 2025) - Provide information and educational opportunities on affordable housing topics;
3. **Assess** (May to August 2025) - Develop and conduct technical analysis to evaluate possible actions;
4. **Refine** (September to December 2025) - Work with technical stakeholders to prioritize strategies within the update and draft the plan; and
5. **Adopt** (January to April 2026) - Recommended strategy is reviewed by the council.

Robust community engagement is essential to ensuring the AHS appropriately addresses the housing needs of our growing community. Engagement was tailored to three different constituencies:

- **Organizational partners** - technical experts related to housing and services, including affordable housing and market-rate housing developers and social service providers;
- **Those with lived experience** - people needing or utilizing affordable housing in Bellevue, including residents of affordable housing and households seeking affordable housing; and
- **General public** - Bellevue residents, workforce, and other community members.

Since the council launched the update in November 2024, staff have engaged with more than 60 organizations, 340 residents at public events, and over 150 more people through lived experience listening lessons. This input helped the city refine and prioritize the strategies and actions within the recommended Strategy.

### **Technical Adjustments and Updates**

After the March 24 council study session, staff conducted additional public engagement and updated the Strategy and Affordable Housing Action Plan (Action Plan) to incorporate revisions directed by the council.

### **Recommended 2026-2032 Affordable Housing Strategy Overview and Highlights**

The recommended Strategy represents input from the community, organizational partners, and staff from multiple city departments; technical analysis from an experienced consultant team; and consideration of established best practices in housing policy. Since the launch of the update with the council in November 2024, staff have regularly shared updates with the council on the Strategy's structure, goals, and strategies.

The council will be adopting the 2026-2032 AHS with this resolution. The Affordable Housing Action Plan, which is included in the council library, includes the menu of actions associated with each strategy, along with implementation timeline, metrics, estimated costs range, and impacts. Twenty high-priority actions have been identified to emphasize for implementation over the seven years.

The final Strategy is organized into five goals. Under each goal are a set of strategies to help achieve the goal's objectives.

- **Affordable Housing:** Focuses on increasing the supply of income-restricted affordable housing;
- **Housing Equity:** Focuses on eliminating disparate impacts in housing by race, ethnicity, status, sexual orientation, ability, and income;
- **Housing for Unique Needs:** Focuses on having more housing available and affordable for those with unique needs;
- **Housing Stability:** Focuses on the ability of low- and moderate-income households to remain in their home and neighborhood; and
- **Housing Supply and Diversity:** Focuses on having more housing in general and more housing types available to meet the needs of people at all stages of life.

Staff will continue to update the council on Strategy implementation progress on a semiannual cadence, including key performance indicators. The actions within the Action Plan will be further developed and vetted in implementation, and the Action Plan itself may be updated every other year.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

The Affordable Housing Strategy is a functional plan that guides implementation of the approved policies in the Housing Element of the Comprehensive Plan and aligns with the “High Quality Built and Natural Environment” and “Thriving People and Communities” Council Strategy Target Areas.

### **Fiscal Impact**

The adopted 2025-2026 City Budget includes funding to support the Affordable Housing Strategy update and ongoing implementation of affordable housing projects and programs. Additional fiscal impacts of implementation actions will be addressed in the city's next biennial budget process.

## **OPTIONS**

1. Adopt the Resolution adopting the 2026-2032 Affordable Housing Strategy.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

A. 2026-2032 Affordable Housing Strategy  
Proposed Resolution No. 10622

## **AVAILABLE IN COUNCIL LIBRARY**

2025 Affordable Housing Strategy Engagement Report  
Affordable Housing Action Plan