



2025 Affordable Housing Strategy Engagement Report

PHASE 1 - LAUNCH
January - April 2025



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Introduction

Bellevue adopted its first Affordable Housing Strategy (Strategy or AHS) in 2017 which set a goal of building or preserving 2,500 units of affordable housing in ten years. By 2024, the city completed nearly all of the work on the 2017 Strategy's actions and met its affordable housing target.

Bellevue recognizes the continued need for affordable housing. In November 2024, the City Council established a new goal to build or preserve 5,700 affordable units in the next ten years and directed staff to update the Affordable Housing Strategy to reach that goal.

The 2025 Affordable Housing Strategy will result in a plan that identifies actions to help the city achieve the new affordable housing target and meet other affordable housing priorities. Actions will be prioritized into a work plan that will be implemented over the next seven years.

The 2025 Strategy update will:

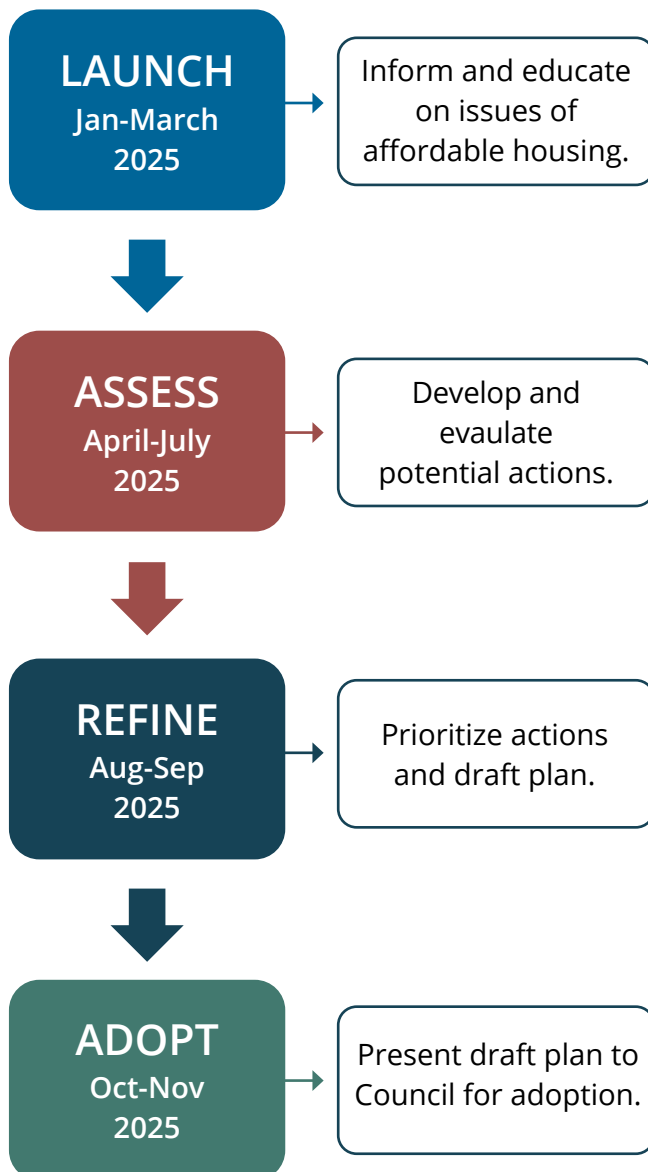
- **Build on Past Successes:** Documenting and building on the city's past and current housing efforts to ensure success.
- **Foster Informed Community Members:** Providing clear, accessible information to increase community capacity to participate in conversation on affordable housing.
- **Implement New Policy Guidance:** Looking at policies that were adopted in the recent update to the Comprehensive Plan and setting out a plan to implement them.
- **Develop Actions to Implement:** Identifying actions to implement over the next seven years to help the city achieve its affordable housing goals.



Project Timeline

The issue of affordable housing is important to technical experts and community members alike. The 2025 AHS plans to engage different groups over the course of the project:

- Organizational partners who have technical expertise related to housing and services, including affordable housing and market-rate housing developers and social service providers, will be consulted for feedback on priorities, analysis, and actions.
- Those needing or utilizing affordable housing who have lived experience, including residents of affordable housing and households seeking affordable housing, will be consulted on priorities, barriers, and actions.
- General public, including Bellevue residents and workforce, will be informed on the project and asked to weigh in on priorities.



Issue Overview

Ensuring people have access to housing is one of the most important parts of planning for housing growth. It is also top of mind for residents - the top concern raised during the 2023 Comprehensive Plan survey was affordable and available housing. People expressed a desire for more housing options, housing that's affordable to a variety of income levels, and housing that meets the needs of people at all stages of life.

Cities need to provide a wide range of housing options to people of all backgrounds. While most people either rent or own a home on the private market, cities also need to plan for the provision of affordable housing – housing that is restricted to those making below a certain income – so that there is housing for everyone, across income bands and all stages of life.

Eligibility for affordable housing is based on household income. Income eligibility is most often expressed as a percentage of Area Median Income (AMI). Area median income refers to the midpoint of all household incomes for a specific area. It's used as a relative benchmark to classify households into income groups.

Bellevue's Area Median Income for a four-person household in 2024 was \$147,400. Households' incomes at each of these percentages are different; and different sized households also have adjusted incomes at each level.

Bellevue supports the construction of units affordable to low-income households using different tools. The city provides funding directly to affordable housing projects. It also provides incentives – like tax and density benefits – to encourage market-rate projects to include affordable units. The 2025 Affordable Housing Strategy will identify what additional tools the city can implement to further address housing affordability.

Common Terms

Affordable Housing: Income-restricted or income-qualified housing for households making lower incomes.

Housing Affordability: The ability of a household to pay for housing based on individual housing costs and income.

Market-Rate Housing: Housing that is priced based on what is available in the private market.

Area Median Income: The midpoint of a specific area's income distribution and used as a benchmark for housing support.

Housing Cost Burden: When a household spends more than 30% of its income on housing expenses.

TYPE OF HOUSING	HOUSING CATEGORY	TYPE OF STRUCTURE	WHO IT SERVES	GENERAL INCOME LEVELS
NON-MARKET HOUSING	Emergency Shelters	Nightly shelters, extreme weather/ warming shelters	People in crisis, people with insufficient housing resources	0 to 30% AMI
	Transitional Housing	Temporary Housing (under a year) with supportive services	People moving from homelessness	0 to 30% AMI
	Supportive Housing	Group homes, assisted living, long term housing with supportive services	People needing assistance to live independently	0 to 80% AMI
	Non-Market Rental Housing	Non-profit and public rental housing	People who can't afford market rate rents	30 to 80% AMI
MARKET HOUSING	Rental Housing	Apartment buildings, rented condos, houses, ADU, etc	People who prefer renting or can't afford home ownership	80 to 120% AMI
	Home Ownership	Condos, single family homes, duplexes, etc.	People who can afford home ownership	120% AMI and over



Overview of Outreach Activities

The Launch phase of the 2025 AHS kicked off in January and went into April 2025. Engagement was focused on building awareness about the 2025 Strategy in the community and creating educational opportunities to provide a foundation of information for those wanting to engage. Goals included providing accessible and understandable information on affordable housing subject matter and setting expectations and clear timelines for all.

A variety of engagement tools were utilized during this phase of engagement including:

- **Values exercises:** Small group discussions and a virtual polling tool were used to collect information on what values are important to attendees relative to this work.
- **Collecting housing stories:** Visitors to EngagingBellevue and events were encouraged to share their “Story of Home” in order to identify values and concerns of those who have looked for or lived in housing in Bellevue.
- **Reflection exercises:** Reflection sheets were utilized at the film festival to capture attendees’ thoughts and reflections, including what inspired them and what should be incorporated in the 2025 Strategy.
- **“Games” and information on housing concepts and issues:** Staff hosted interactive exercises to help people learn about key concepts and issues in affordable housing in Bellevue; educational materials were also made available at events and online.



During this phase, outreach activities included...

- 2 Organizational Partner Information Sessions
- 1 Public Kick-off Event
- 2 Educational Events
- 3 External Partner Presentations
- 5 Presentations to boards and commissions
- 1 Tabling Event

The project team connected with...

- 291 People through our public events
- 42 People through our organizational partner info sessions
- 773 Visitors to our online engagement hub

Public engagement

- **January 30th Hybrid Project Kick-Off (168 sign-in attendees):** This event publicly launched the work of the Affordable Housing Strategy. This event presented an overview of the project scope and allowed attendees to ask questions and view information boards. The event was hosted virtually and in-person and incorporated language access by having interpretation in Spanish, Mandarin, and Korean.
- **March 6th Bellevue Better Cities Film Festival (57 sign-in attendees):** This event partnered with Better Cities Film Festival to present a night of short films showcasing inspired housing strategies from communities throughout the world. The collection of short films was shown at Bellevue City Hall and had a focus on language access by having captions and interpretation available in Spanish, Mandarin, and Korean.
- **April 5th Home in Bellevue: Affordable Housing 101 (59 sign-in attendees):** This event aimed to provide interactive educational activities on affordable housing to a wide public audience. Station-based activities covered concepts such as who needs affordable housing in Bellevue and why is affordable housing so difficult to build. The event also hosted a mini-resource fair to ensure those needing affordable housing resources were able to speak with providers.
- **April 19th Earthfest Tabling:** Staff attended Sustainable Bellevue's Earthfest to share information about the project and share and collect stories from attendees.



Event attendees looking at informational boards on affordable housing.



Film list and sign in sheet at Better Cities Film Festival event.



Event attendees participating in an interactive activity with city staff.

Targeted engagement

- **January 15th and 22nd Partner Organization Info Sessions (42 sign-in attendees):** One in-person and one virtual information session were hosted to bring together organizational partners and introduce them to the project scope of work. Attendees participated in small group discussions about values and were able to ask questions.
- **March 22nd Youth Involvement Conference:** Staff hosted a workshop at the biennial Youth Involvement Conference, a citywide youth conference for Bellevue youth hosted by Bellevue YouthLink Council. The workshop taught youth about the basics of planning for affordable housing through an interactive game to build an affordable city. Youth had to make choices about development in order to build enough affordable housing units while not losing money.
- **External Partner Presentations:** Staff extended offers to present to external partner groups and was invited to share with the Chamber's PLUSH committee, the Eastside Homelessness Action Committee, and St. Andrew's Lutheran Church. Information about the affordable housing target and scope of the 2025 update were shared during these presentations. Staff also answered questions.
- **City Boards and Commissions:** The staff team engaged select city boards and commissions with briefings during this phase to keep them informed and aware as planning efforts advance and allow the opportunity for questions and comments. Engaged bodies included the Planning Commission, Human Services Commission, Bellevue Network on Aging, Bellevue Development Committee, and Youthlink Council. These forums do not provide a formal recommendation on the project but are key to successful implementation of the strategy after adoption.



Overview of Participation

Housing is a basic need that affects many people. It's important to both experts and community members, including those who rely on affordable housing and the general public.

Support for Equitable Engagement

When making housing decisions, it's important to focus on who is most affected and whose voices are heard. People with connections, resources, and knowledge of how the city works usually don't need much help to get involved. But people who often aren't heard or face barriers need extra support to participate.

Guidance on how to plan for housing encourages including a wide range of voices, especially from marginalized and underserved groups—those who have been left out of decisions and face disadvantages because of who they are. The staff has identified key factors that affect housing outcomes, including income, race and ethnicity, age, neighborhood, ability, citizenship, language skills, and tribal affiliation.



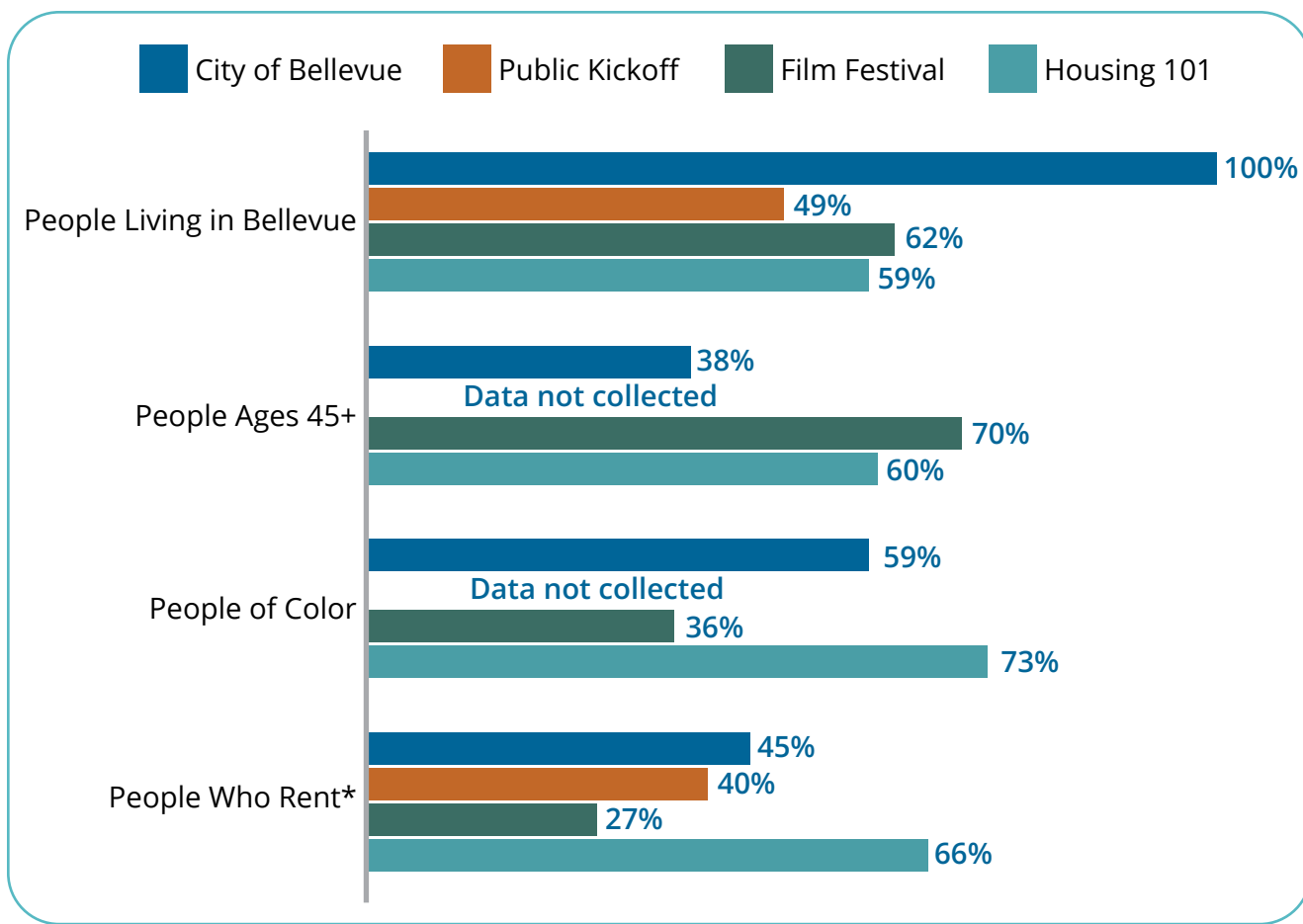
A table of Chinese seniors with city staff at an event.

Demographics

Reporting on demographic information of participants can be challenging. There are some events, like a drop-in event, where the format doesn't allow for easy data collection. Additionally, demographic questions are always optional, and some people decline to share personal details.

The phase of engagement did not have a structured opportunity to collect demographic information, such as a survey. General trends in optional demographic data collected at events show variation in attendees of color and those who rent.

Because this project intends to create opportunities for those living outside of Bellevue, we intended to reach a combined audience of those currently living in the city and those who either had to leave Bellevue or would be interested in moving to the city.



Summary of Input

The primary purpose of the Launch phase was educational and informational, but the activities and participation described above resulted in a number of conversations, stories, and feedback that revealed values, priorities, and the challenges and opportunities in this work.

Values

Values are fundamental beliefs or concepts about the world. Identifying core values helps inform project outcomes and decision-making processes. Staff shared the City of Bellevue values and asked about additional values of importance during the organizational partner information sessions and the project kick-off. Values were also identified from reflections on the Better Cities Film Festival and the stories of home collected online and Home in Bellevue: Affordable Housing 101.

Key themes that emerged through our engagement include:

- Strongly held values around **equity** for both organizational partners and the general public. A person's identities should not predict housing outcomes.
- Strongly held values around **fairness** and **opportunity**. Everyone be able to find an affordable place to live no matter their income. Recognition that **affordability** is fundamental to economic wellbeing, education, and health.
- Residential buildings alone are not enough – people need reliable **access** to supports and services.
- People value living in places where they feel **safe** and have a sense of **belonging**.
- High-quality neighborhoods, places, and built environments promote individual **dignity** and overall **livability**.
- Housing is closely tied to personal and financial **stability**; people want to feel they can stay in one place, feel connected to their community, and plan their futures.
- **Integrity** was frequently mentioned in the context of policymaking, partnerships, and implementation efforts.

Most Identified at Org. Partner Info Sessions

- Equity (13)
- Access (6)
- Livability (5)
- Integrity (5)

Most Identified at Public Kickoff

- Safety (29)
- Affordability (23)
- Location (14)
- Equity (12)



Opportunities

Opportunities are areas that emerged as for advancement and progress:

- People shared their desire to live in areas with people of from **diverse backgrounds**. Reflections support **mixed-income** developments and communities.
- Many attendees expressed appreciation in hearing other perspectives and experiences around housing.. People shared a positive reflections on using storytelling and other **innovative engagement** methods to engage the public and reach **diverse voices**.
- Emphasis on **human-centered housing solutions** like multilingual and cultural supports, trauma-informed design, ADA adaptability, and aesthetic quality of affordable housing.
- The value of working together to create solutions and a clear desire for **partnerships** and cross-sector **collaboration**.
- Organizational partners expressed that **simplifying codes and regulations** can allow developers and providers to focus on meeting affordable housing needs.



An event participation's artistic rendering of what home means to them.



Challenges

Challenges are areas that were identified as barriers or needing responsive actions:

- People shared their difficulties finding housing affordable to them in Bellevue and a **lack of affordable housing across income levels**. Many are forced to look elsewhere despite having roots in the city. Below median income renters and those needing affordable housing struggling to find options and when they do, experience a sense of insecurity. On the other hand, well-paid professionals would like to buy a home but are unable to on the market.
- People have a feeling of **displacement** and being **priced out**. We heard the value living in places where they feel known, connected and rooted. Families are being pushed farther from jobs, schools, and long-time support networks (church, doctors, friends). There's concern about how unaffordability can lead to displacement and disrupt a household's sense of stability.
- We heard a great value around **belonging** but also heard a feeling that **access** and social connection was not prioritized in planning. People identified a **lack of public transit access and walkable neighborhoods** and identified solutions like welcoming public gathering spaces and multi-modal and inclusive design that meets the needs of seniors and those with limited mobility.
- Organizational partners identified barriers to meeting the affordable housing need like the **high cost to build** affordable housing, especially below 50% AMI. Partners identified a need for additional capital and operating funding as well as cost reduction measures like streamlining codes and processes.

Priorities

Priorities refer to urgency or importance and help determine the strategy's goals and implementation plan. There is widespread need for affordable housing and greater housing affordability. Therefore, the strategy must be able to dedicate resources efficiently to achieve the identified goals and outcomes.

Identifying community priorities at this stage helps inform project outcomes and potential actions. Priorities were identified from reflections from the Better Cities Film Festival and the stories collected online and at the Home in Bellevue: Affordable Housing 101 event. Below are some of the priorities we heard

- **Affordability:** Housing is out of reach even for middle- and high-income earners, let alone those on fixed or low incomes. There is a desire for smaller, more affordable housing options.
- **Aging in Place:** Older adults are struggling to stay in their home or find housing that meets their needs in Bellevue. There is a desire for more options and resources for seniors as they age in place.

- **Universal Design:** We heard the importance of housing being able to adapt to different needs. Focusing on inclusive design (zero-step entries, level paths, benches) ensures that housing is accessible to everyone from children to elders.
- **Zoning and Density Reform:** There is a recognition that density is a solution to increase housing supply and affordability, but was paired with a desire for access to amenities, trees, and walkability.
- **Redressing Inequities:** We heard the need redress past wrongs and to prioritize those most impacted in policy and planning. There is also a desire to create pathways to homeownership.
- **Community Building and Belonging:** There are strong interests in community-based design and inclusive development processes. We also heard many attendees expressed that these elements are key to fostering dignified and safe communities.

How This Input Will Be Used

Comments, reflections, and stories collected during this project phase will be used, along with policy guidance and the City's vision and values, to inform the development of a list of strategies and action. These strategies and actions will be refined through additional technical analysis. Draft recommendation will be brought to the general public in Phase 3: Refine, anticipated in September.





Appendices

Appendix A: Stories of Home Responses

Did not see any efforts towards older adults who would love to downsize but can't afford to stay in their neighborhood or Bellevue. Housing costs - rent or buy - have dramatically eclipsed my fixed income, which is currently at 75% AMI.

I hit the jackpot with a well-paying tech job with lucrative stock options. Bought an old house that needed work, did some and paid for other. After a number of years, it was time to move, and the increased equity made it easy to buy a different (albeit smaller) home as prices had increased. After a job loss/ downgrade, we sold that home (easy) and rented while trying to find something affordable (hard). We eventually did find something (even smaller), needed work, did and paid for that, and moved in. Lovely neighborhood, lovely neighbors, but we won't be able to stay there forever. How far away will we need to go next?

I live in Northwest Bellevue. I learned that our neighborhoods who were Japanese American who was a gardener. He wanted to buy the house in Bellevue, but because of their race they were not allowed. He asked his client, who was white, living in Medina to refer him to the real estate agent, and they were able to buy house. I don't know exactly this was because of racial discrimination or title code (white only could buy).

I was born and raised in Bellevue. I loved the parks, safe neighborhoods, and excellent schools. Now I am an adult looking for a place to settle down to start a family, and Bellevue is definitely at the top of my list. I would love to give my future children the same experience in Bellevue as I had growing up.

The obvious issue is that there are no homes affordable homes available. There are simply no homes within my budget of \$1 million. What I will likely end up doing is purchasing a townhome across the lake in Seattle, where zoning changes have allowed multiple homes to be built on what was previously a lot zoned for only a SFH. These are affordable homes around \$750,000 - \$800,000 that would still allow me to own a home with a yard, but at a reasonable budget.

I still consider Bellevue my home and would love to move back, but this would only be possible if additional homes were allowed to be built. I am especially interested in townhomes, as I currently cannot afford a SFH but I have outgrown apartments/condos. I hope Bellevue moves forward with adjusting zoning laws to allow homes to build at a wide range of price points. This would allow more young families to move to Bellevue and bring more youthful energy to the city.

Hi, I moved to Bellevue area for its great community, and I fell in love with it even if I can't afford buying a house, I'm still hoping to find something affordable, and I didn't give up hope.

My partner and I make nearly \$300K and have all but given up on owning a home ever in Bellevue. We love it here but will at best be forever renters, most likely, we will just move to a different city when we decide to own which is a shame. Build more, that's the solution full stop.

After five years struggling to have my own place, finally I got a studio apartment I call home. Why it took so long? I didn't know how, where, what kind etc. I have to educate myself and asked my friend who fluent in English to talk to one of the office of affordable housing on behalf of me.

Well, I got one. I don't have parking lot yet. A lot homeless people harboring near certain tenants' homes. Too much to say but I just want to thank God through my experience in affordable housing. Thank you for the people who made housing equality happening.

Nowadays, it's a challenge and a privilege that only a few can afford. We, the ones making minimum wage, can't live there anymore, and that's really sad. We are being displaced from our homes and especially our community. To live there, we would need to have 2 or 3 jobs or share a house with several families, but none of those 2 options is a life worth living or a dignified life for both parents and children. The challenges we face today are really sad, not only because of the high prices of food and utility bills, but also because of the high housing prices.

We can't keep living like this. Mayor and councilmen, we need your compassion and commitment to your communities. Do not only think about the people who come to work at Amazon, Microsoft, or any offices, but also about the people who clean, wash, cook, and do essential work. Please, we need more affordable apartments with empathetic staff who understand that we are tired already and with big parking lots that have enough spaces to avoid tension between neighbors.

I am writing to say that the people who rent their properties should be more responsible with maintaining them. The laws should require them to maintain the place every year, because they increase the rent year after year but do not take responsibility for the unit they rent.

My landlord made me sign a third agreement that stated that I was responsible for repairing some things at my house. I've been living there for 7 years already. I started paying \$1850, but now, I have to pay \$2700. Some things have been damaged because of daily life use, but she does not want to be responsible for that, even though she pays for her property with my rent money.

We, the tenants, are just cautious and worry about leaving that property in a better state than when we moved in. Otherwise, the final charge is higher or they send us to collections. For that reason, I want to ask for better laws that protect the tenants.

I have lived in Renton since 2004. I've tried to find a place here in Bellevue, but it has always been difficult because I never got approved for any program. Nowadays, it's even more difficult because the rents are higher. Now I can't rent or buy.

To buy a property, I would have to go far away to the south or the north, but I have everything here: my church, my friends, my doctors, and my job. That's why I came [to the event] to find any information and hoping that I can find some place affordable to live in because everything gets more expensive every day.

This is my story. I'm a mom of 3 daughters, and what I want the most is to be happy, seeing my daughters grow. It's just that I'm a low-income person, so we haven't had the opportunity to have a place like that. I really want the opportunity to rent a nice place in which I don't feel the pressure to make money for the rent, because it would be really sad if we get thrown out of the house and don't have a place to spend the night. We come from a place like that.

.....

I want the opportunity to have a nice place that we could afford. Have a nice day, and may God bless each and every one of you.

.....

Living in Bellevue is nice, but it's difficult because the rent is too expensive. I'm a father of 4 children, and it's difficult. Like many other families, we need help. I get really stressed thinking that everything is expensive. I think that Bellevue City can and must provide better help to many of us.

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Appendix B: Better Cities Film Festival Reflection Comments

Respondent 1

What inspired you in these films?

Little library bike trailer, salsa by the sea. Everyone should watch Segregated by Design. I liked how the design needs of specific future residents were centered in the tiny homes. Too often cities center the aesthetic preference of the neighbors who serve on Design Review Boards - housed neighbors who mainly care about the exterior appearance and not the function of the interior space or the actual needs and preferences of the future residents.

Is there anything else you want to share?

In the film about rebuilding the coop, where did people live while the housing was being developed?

Respondent 2

What inspired you in these films?

Fact of life that housing is one of good fundamentals for building future generations. We might not be able to build future for our children, but we can build our children their own future. Start with basic affordable housing.

How do these films relate to your housing experiences?

Adult who didn't have [illegible] attitude since they lived in the slum. environment when they were children. WE can see the [illegible], no good hygiene, smoke in the building, full volume TV at midnight, etc.

What ideas from the films should be considered as the City updates the AHS?

It's important plan. Start where you are. Unfortunately, people who live in affordable housing won't be able to go to school (college, etc.). Some young may want to go to school (college, etc). Some young moms want to go to school but afraid for homelessness. Think! First think! I think too!

Is there anything else you want to share?

6% housing price increase every year. One day I won't be able to pay!

Respondent 3

What inspired you in these films?

Resilience and inventiveness of people Community Difference between how people live and what they do to find community and be happy and hopeful.

How do these films relate to your housing experiences?

They don't. So few people live in apartments in the US! I grew up in a large apartment building, and it was the best. I always had friends and didn't need parents to ferry us to places - I could walk or take a bus. But I was never way even close homelessness.

What ideas from the films should be considered as the City updates the AHS?

It's really scary to grow old in Bellevue - you have to drive everywhere and what happens when it becomes unsafe? You can't walk to groceries, transit is VERY BAD, using walkability devices on Bellevue's sidewalks is sketchy. The city should think how it does zoning and do it ASAP!

Is there anything else you want to share?

Bellevue is so expensive, and so few people can afford to live here, especially if they are young and trying to have a family. You need way more houses and they should be mansions. And way more smaller local shops and daycares.

Respondent 4

What inspired you in these films?

Idea of a neighborhood where one can walk, where there is enough density to support local businesses, public transit and have affordable living. Ditching car(s) allows to save a family thousands per month just in direct costs, not county health and environmental benefits.

The problem is city isn't changing zoning fast and wide enough, keeping best places as single family areas, nullifying the idea of walkable, nice, dense communities, and instead prioritizing expensive and inefficient suburban sprawl and car-oriented development which can't solve affordable housing problem. Density is not the problem, it's the solution.

How do these films relate to your housing experiences?

It's hard to buy house/home even for very well off tech workers (me), because there is not much development of higher density units. I cannot imagine how people with median income or lower can buy ANYTHING in Bellevue. Bellevue is designed as business downtown + malls, rich suburbs, and high speed roads in between (with nothing else). Oversimplification, but that's how I feel :)

What ideas from the films should be considered as the City updates the AHS?

Prioritization of walkability, safety, public transit, alternative mobility, and people living on a street, not one who drive through. Fact that Bellevue Mall owner (and other people like him) dictate city policy is a freaking disgrace.

Is there anything else you want to share?

Thank you for organizing this! I know that change is hard and apologize if some of my notes sound too harsh. I'm grateful that there is an effort to solve these hard problems.

Respondent 5

What inspired you in these films?

Nullifying the idea of walkable, nice, dense communities, and instead prioritizing expensive and inefficient suburban sprawl and car-oriented development which can't solve affordable housing problem. Density is not the problem, it's the solution.

How do these films relate to your housing experiences?

Oversimplification, but that's how I feel :)

Respondent 6

What inspired you in these films?

Community is needed by everyone, very inspired by the seniors facing difficulties as they age.

How do these films relate to your housing experiences?

I love my neighborhood but I do not plan to stay forever.

What ideas from the films should be considered as the City updates the AHS?

Don't forget the senior population and their needs. Transportation, if available, is not always easily accessible for seniors with mobility issues.

Respondent 7

What inspired you in these films?

Hearing about how different people navigate their homes and cities in different ways.
Hearing about community participation process and grassroots efforts to address needs.
Learning more about the history of housing discrimination and how that has build on itself over time.

How do these films relate to your housing experiences?

As a Chinese-American citizen, the struggles that seniors face in housing stability and independence resonates with my experience with multi-generational living and taking care of parents/ grandparents. Having a zero-entry home and sidewalks would have greatly improvement the wellbeing of my grandparents and their independence.

The Freedom West story remind me of the work I did in Houston to challenge the I-45 expansion project that would have displaced a predominantly black community that had faced the same displacement in the past. Cities can either elevate community voices or create additional challenges.

What ideas from the films should be considered as the City updates the AHS?

Supportive housing options with onsite services, medical care, and amenities; on-demand shuttles for those with mobility challenges (perhaps tied to dedicated affordable housing projects);

Challenge developers to think about community needs and cultural ties in their process, in design, leasing of commercial space, unit mix, etc. (community participation in charettes)
Facilitate ADUU designment (e.g. design requirements, tax credits).

Respondent 8

What inspired you in these films?

Some of the films made me think more about the needs for affordable housing for older people. Also, how to help people age in place and not have to move as they get older.

How do these films relate to your housing experiences?

The idea from the last film about how home appreciation build wealth but has also made things unaffordable today resonated with me. We bought our home in Redmond (near the Bellevue City Limits) 20 years ago. At that time, it was affordable to a relatively young family. Now our home is worth 5x as much. That's great for us, but our neighborhood is unaffordable for families just starting out or really anyone who's not already wealthy.

What ideas from the films should be considered as the City updates the AHS?

Not concentrating low-income housing in one areas (more diversity of income throughout the city). How to help seniors age in place. How to build a sense of community in new developments. Options for people in danger of or coming out of homelessness.

Respondent 9

What ideas from the films should be considered as the City updates the AHS?

Community building. Honor community perspectives/values. Implement policy/protocol to reserve wrongs/harms caused by local policy partner with engaged partners (funding, construction, community) to preclude covert motivation in affordable housing proposals. Redefine values of governmental, judicial groups.

Respondent 10

What inspired you in these films?

Many interesting ideas. I'm glad to see people are searching for varied solutions to so many problems.

How do these films relate to your housing experiences?

I'm in a privileged position - although we worked hard over many years to get here! But that is partly generational, and my daughter's generation is not having the same experience. Two well-educated, well paid professionals still can't afford to buy a house.

What ideas from the films should be considered as the City updates the AHS?

Senior transportation for those who can no longer drive ADU possibilities. Building low-income units in walkable areas with a variety of nearby amenities (stores, parks,...) making areas walkable for seniors, disabled = level sidewalks, benches, public bathrooms.

Respondent 11

What inspired you in these films?

Importance of regular community activation at different times of the day and for different audiences (low mobility, etc.) Walkability, especially near and variety types of shops/amenities - sidewalks/available and reliable transit options nearby; ample seating for folks who need breaks. Flexible zoning is critical for more dense/affordable housing. Work directly with people who will benefit/be impacted - different people with lived experience = different needs and values stability and being able to forecast costs (for example property tax increases); important to develop community relationship and have a sense of place and independence. Leave space for imagination.

How do these films relate to your housing experiences?

Lack of walkability to nearby amenities and reliable transit - must take care to get everywhere; no close by spaces for community building; Bus stops nearby have no seating.

What ideas from the films should be considered as the City updates the AHS?

See inspiration question

Is there anything else you want to share?

Thank you for this film festival. It was helpful to hear other perspectives and see how other cities handle these challenges. I encourage you to continue thinking of creative ways to engage the community. I hope it brings other demographics to the table.

Respondent 12

What inspired you in these films?

The power of community to deal with issues related to aging or racism/social abuse. The abuse of power by those with means to hurt others in the country.

How do these films relate to your housing experiences?

Difficult finding housing but not nearly to the extent of marginalized groups.

Respondent 13

What inspired you in these films?

Aging in place capabilities (Vancouver). Some amazing stories about neighborhoods. Homelessness Helping Info.

How do these films relate to your housing experiences?

Concerns of community cohesiveness as Bellevue tries to make affordable housing in communities.

What ideas from the films should be considered as the City updates the AHS?

Do some changes as long as the communities can handle the potential increased density.

Respondent 14

What inspired you in these films?

It's important to get to the root cause of homelessness. Building integrated communities is the key. Listening and empathy. It's time to accept the responsibility to fix historical issues.

How do these films relate to your housing experiences?

I live in a nice condo building but some neighbors are racists. They have deep roots there and are proud of their privilege. They are practicing hidden redlining.

What ideas from the films should be considered as the City updates the AHS?

Equity.

Respondent 15

How do these films relate to your housing experiences?

Not sure any of them really do, EXCEPT for showing what great things can happen when folks work together.

What ideas from the films should be considered as the City updates the AHS?

It's obvious the city needs to do more to insist on Universal design! 65+ population is growing and housing designs are not evolving. Universal design is for everyone. It gives building options: A universally designed building can house young-->old. "Good design promotes well-being" - Freedom West 2.0 - Bellevue should ask residents to help design something great in areas where space allows - like Newport Hills Shopping Center! City could be partners in

a great space! Bellevue, buy the Newport Hills Shopping Center and work with community to provide needed open space, senior housing, affordable housing, local/neighborhood businesses, etc. We need a community center in that area, and both senior and affordable housing. It would be exciting to work with the City! This would allow our aging population in South Bellevue to stay in their community.

Is there anything else you want to share?

ADU's in film provided off-street parking. Don't do away with that when writing LUCA for ADU and DADU. Parking issues destroy neighborhoods!! Don't allow codes to reduce or eliminate off-street parking. Cars are not going away and by failing to make adequate off street parking, you are causing all sorts of degradation to spiral in our neighborhoods! Too many neighborhoods do not have sidewalks and cramming cars on streets works against vision zero as you are forcing pedestrians in the street. Kids need to walk and bike in neighborhoods, older folks with walker/s/scooters + folks with strollers do NOT deserve to be forced into the street to walk.

Respondent 16

What inspired you in these films?

Cities in different states have noticed that there are some issues around. However, there's one major issue that the movie didn't mention is too many IT companies have moved into the region of east king county. Those giant IT companies have brought lots of people from either other states or other countries into east side. It has caused heavy traffic, and max out the local resources.

Respondent 17

What inspired you in these films?

The variety of issues which cover all ages of people.

How do these films relate to your housing experiences?

Interesting to see the senior's ideas of what they need/like.

What ideas from the films should be considered as the City updates the AHS?

Freedom West: people taking part in creating their project. Creating something with everyone in mind, like in a family. 1968 Fair Housing Act. Separation impedes our success "accept responsibility to fix it".

Respondent 18

What inspired you in these films?

Neighborhoods shape lives of people, people also shape neighborhoods. Structural inequality, segregation manifest in access to homes, further perpetuating the inequality. Neighborhoods are not just about homes, but also about the landscape, facilities, and communities around it.

What ideas from the films should be considered as the City updates the AHS?

Integration, walkability in consideration of seniors.

Is there anything else you want to share?

I hope to sign longer contracts (at least the choice to), as no contract was longer than 1 year, meaning I have no guarantee that I can afford the rent in the next year, if they raise the rent and push me out.

Respondent 19

What inspired you in these films?

Historical segregation policy.

What ideas from the films should be considered as the City updates the AHS?

Supply of small size homes like victory 2.0.

Is there anything else you want to share?

Renewal contract from renting company - is increase rate of rent year over year reasonable? Limitation on the rate needed? Or to be managed?

Respondent 20

What inspired you in these films?

1. Vancouver = public transportation; US = uber/Lyft
2. Homeless - home is permanence
3. Being involved in community and the decisions making process breaks the cycle of poverty

Respondent 21

What inspired you in these films?

What inspired me is that we are finally talking about making things right for everyone. And that we are willing to talk about making neighborhoods livable for all. Let's get away from monocultures.

How do these films relate to your housing experiences?

Moved to Bellevue partially to have a more walkable neighborhood close to transit.

What ideas from the films should be considered as the City updates the AHS?

Affordable does not always equal livable. Size, location, neighborhood all matter. Don't make the same mistakes by putting all affordable housing in one (ghetto) area. We should think of integrating it.

Is there anything else you want to share?

Thank you for getting the conversation started.

Respondent 22

What inspired you in these films?

I am very interested in, and have been active in getting Bellevue to create affordable housing for the last 20 years.

How do these films relate to your housing experiences?

It took us 5 years to be able to have affordable housing SOMEPLACE in Bellevue because of a lack of empathy on the city Council of Bellevue where conservative members created an environment that drove a wedge between members of our city. THANK GOD we made it through that time. We MUST make Bellevue more affordable and STOP talking about it.

What ideas from the films should be considered as the City updates the AHS?

Redressing the wrong from the past. Where's the Bellevue plan?

Is there anything else you want to share?

As a senior who has lived here since 1991, we are finding that the property taxes and water costs of Bellevue are driving us out of this community. I find this distressing.

Respondent 23

What inspired you in these films?

Create solutions and design strategies to expand access to housing!

How do these films relate to your housing experiences?

I have experience housing stress as a renter in a tight housing market.

What ideas from the films should be considered as the City updates the AHS?

ADU/more micro homes.

Is there anything else you want to share?

Thank you for organizing this event!

Respondent 24

What inspired you in these films?

The films provided a lot of education to the people people connecting to one another. Event very well organized.

What ideas from the films should be considered as the City updates the AHS?

Showing these films to commissions, staff, and city council. Also to 50% of white population in Bellevue. Walkability, accessibility

Is there anything else you want to share?

I wish there had been more about options for middle housing that relates to Bellevue. We need more PLEASANT walkways. Disappointed not more solutions for low income families. Actually only... - the garage apartment. Not an option...mostly depressing.

Respondent 25

What inspired you in these films?

Older folks not being displaced by needing more support or income. Access to transit within one's neighborhood. People developing roots or history in the community for heir families. "make it feasible for people to stay in place." Tthe ability to keep multigeneration together, keeping adults in home through renovations. Seed neighbor. Not making assumptions bout

what a person would want, especially if not sharing a similar background. Housing is not the only answer - community is. Safety + dignity. The people most affected have to be involved and heard. long term solution over short term answers.

How do these films relate to your housing experiences?

I or people I know have shared experience of each of the films played.

What ideas from the films should be considered as the City updates the AHS?

Ensure codes, laws, process and future plans are examined to identify equity, access and privilege issues. Prioritize community building/access to meeting all needs inside one's community.

Is there anything else you want to share?

Working together as a community is vital. Thank you for putting together this opportunity.

Respondent 26

What inspired you in these films?

I'd Rather Stay - 48 years in same house and neighborhood. Older people fear losing independence more than death. Seniors need access to transit, facilities. Garden/Garage suites - cost to build cheaper than buying an apartment Empathy in Community First --> Tiny Victories 2.0: 200 sqft micro home - permanent solution for homeless - I want to see more. Betances Residences - safe, affordable + beautiful place to live.

Respondent 27

What inspired you in these films?

Frances - Family tree - what's housing choice voucher. Freedom West: heart of Fulmore/ SF; housing cooperative community; fighting gentrification; Fullmore district was considered "blighted" Rev James Anstelt Hall - Freedom West Coop 25 years after founded - what happened? Segregated by Design - St Louis - separated; federal govt segregated neighborhood; de jure segregation - SHOCKING!

Respondent 28

What inspired you in these films?

Help builder developers keep smaller homes instead of all large ones. Access buses are late too; change how neighborhood is laid out - don't make same mistakes - how to rebuild the suburbs? How to make the suburb walkable? Hoping for more ideas from around the world. Affordable # livable for family 4 > 350 sqft

Respondent 29

What inspired you in these films?

I was especially inspired by "Tiny Victories" and the empathetic approach to design. All the films were worthwhile!

How do these films relate to your housing experiences?

I and my husband was able to manage downpayment on our first home 35 years ago, allowing accumulation of equity that benefits our family.

What ideas from the films should be considered as the City updates the AHS?

Build opportunities to provide redress and remedy to the effects of historical racial inequities.

Is there anything else you want to share?

Thank you. Please share these films widely within Bellevue. Also, curb/restrict short term (Airbnb) to overtake more than a small % of housing stock. Regulation to prevent housing speculation by non-residents of the state or country.

Respondent 30

What inspired you in these films?

The aging society brings about numerous challenges, one of which is housing. Ensuring adequate housing for people is a very complex and difficult issue.

Respondent 31

What inspired you in these films?

For the elderly, the top priority is a comfortable and quiet living environment, followed by convenient facilities.

Respondent 32

What inspired you in these films?

I hope to see more senior apartments and community activity centers built, along with improved landscaping in the surrounding areas. Rubber flooring should be installed in the central park. There is a shortage of community activity centers for the elderly in the downtown area. The water in the central park's pond is excessively dirty.

Respondent 33

What inspired you in these films?

I hope the community will place greater emphasis on the needs of the elderly. Spaces should not be too small, and the surrounding areas should offer convenient access to transportation, shopping, and medical services. It is this kind of affordable housing that truly meets the needs of the public.

Respondent 34

What inspired you in these films?

The issues mentioned in the video are challenges that the American society has already faced, and in most cases, solutions have been found. However, all Seattle Eastside cities, including Bellevue, are now facing a very serious problem: Too many IT tech companies, such as Amazon, Google, and Meta, have employed a large number of people from other places and require them and their families to move into various Seattle Eastside cities. Since the Eastside cities are originally of a third-tier scale, the sudden rapid population growth has caused problems in transportation, infrastructure, schools, hospitals, housing, and more. Not everyone in the region works in the IT industry, but the high salaries and stock-

based compensation of those who do have drastically driven up housing costs, effectively relocating people in non-IT industries from the local housing market where they have lived for years. City governments like City of Bellevue should consider significantly increasing the taxes on major local IT companies and using the revenue to subsidize affordable housing for local residents.

Respondent 35

What inspired you in these films?

I'm glad to have watched these videos and to learn that they reflect a range of voices from different communities and perspectives. Only by uncovering the root causes of problems can we truly solve them. After watching the videos, I have a better understanding of the reasons behind the phenomenon of homelessness. The historical exposure of racial segregation presented in the final section was especially shocking. Its harmful effects are still ongoing, and it's something that really needs to be eradicated.

Respondent 36

What inspired you in these films?

I want to apply for affordable housing immediately when such housing units come on the market. But in that case, I need information.

- Issue of aging population: Apartments for the elderly must be located near hospitals, pharmacies, and shopping centers. The apartments must be located in a place where everything is nearby. [star drawing that indicates importance]
- Society in which everybody helps each other out. Care and understanding from neighbors are needed.
- Being homeless is a tragedy. Provide everybody with housing [drawing of a house with a plant].

Respondent 37

What inspired you in these films?

What is the residential living space that is important for seniors?

The residential living space is not merely the house (building) but is rather the neighborhoods and communities.

My neighbors, whom I have known and who have known me, are as close as my family members and we get to spend our retirement years helping each other out. If I want, I should be able to live in the house in which I have been living along with my neighbors for a long time without having to leave.



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