



City of Bellevue

2026-2032 Affordable Housing Strategy

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Information Only

Briefing on the 2026-2032 Affordable Housing Strategy and future work plan items.

AGENDA



Background



Strategy Update



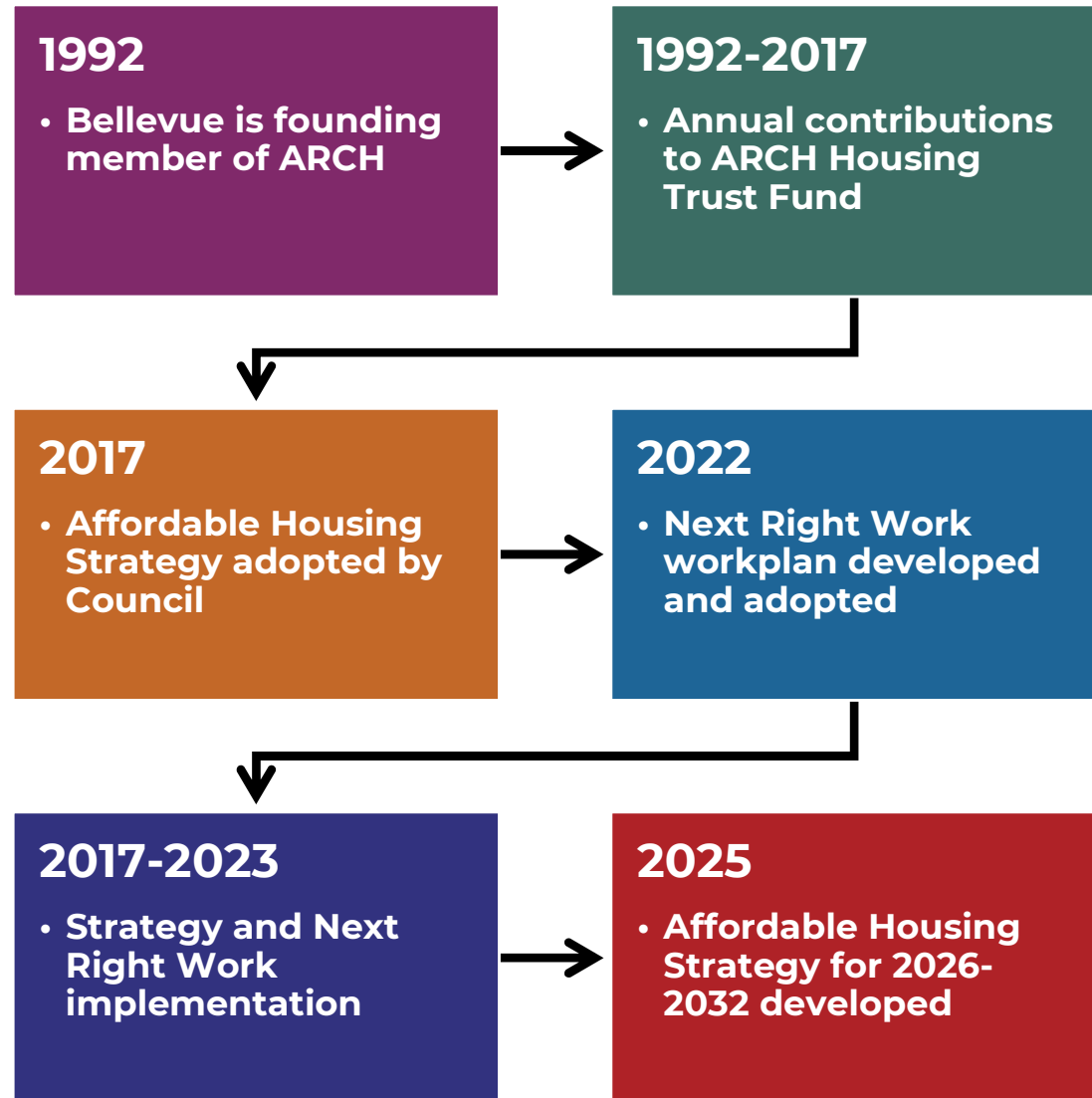
Early Implementation Items



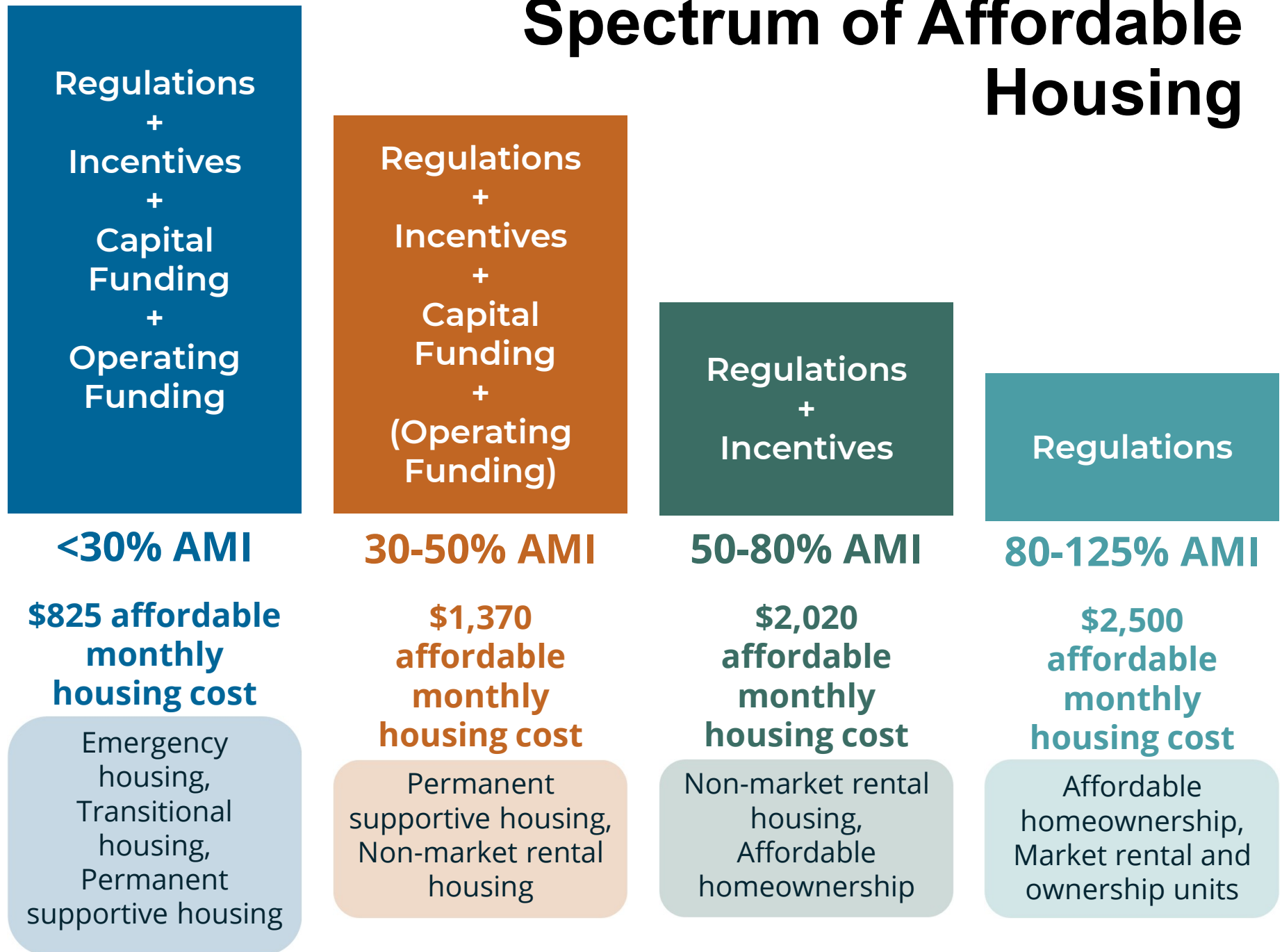
Next Steps

Background

- Short-term action plan
- First adopted in 2017
- Focused on Affordable Housing, but includes other housing priorities



Spectrum of Affordable Housing





Strategy Update

Context & Organization

Strategy Update

- Launched in Nov 2024
- Builds on 2017 implementation
- New affordable housing target
- Implements Comp Plan policy goals



Affordable Housing



Housing Stability



Housing Equity

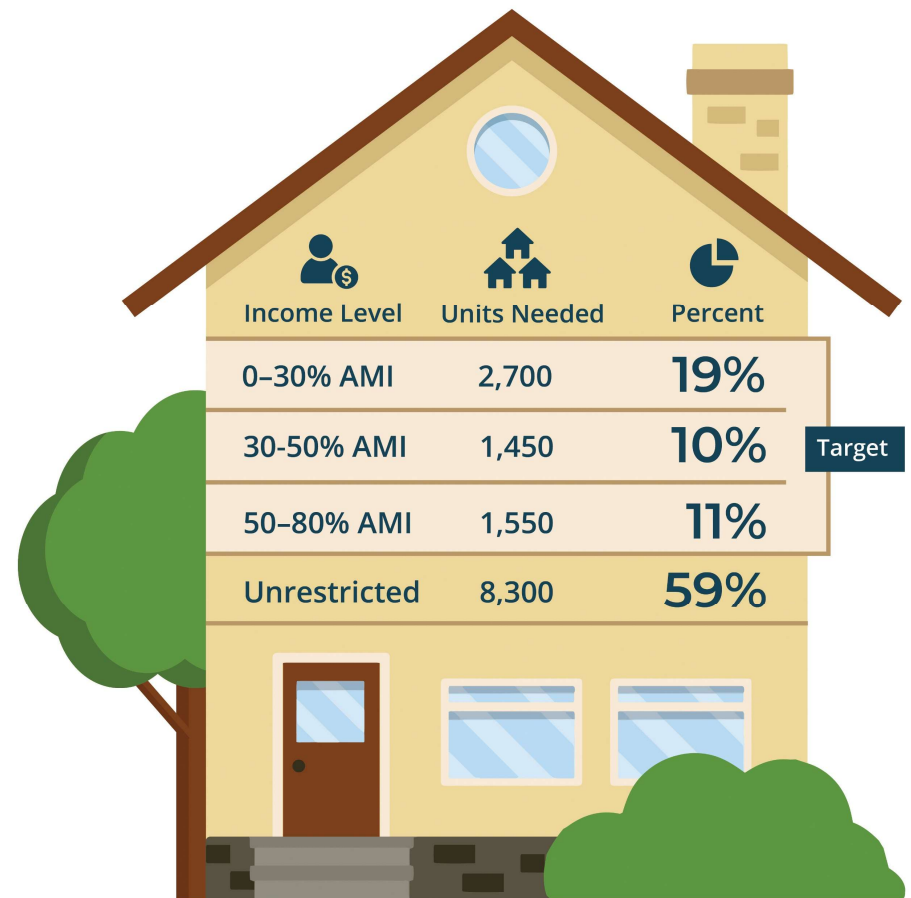


Unique Needs



Supply & Diversity

2035 Housing Growth & Affordable Target



Engagement Process

Organizational partners

technical experts related to housing and services, including affordable housing and market-rate housing developers and social service providers

General public

Bellevue residents, workforce, and other community members

Lived experience

those needing or utilizing affordable housing, including residents of affordable housing and households seeking affordable housing



Overall, the City engaged...

- **Almost 350 community members** at 6 public events
- **Over 60 organizational partners** through workshops and presentations
- **150 people with lived experience** through over 30 listening sessions led by 9 community facilitators

Document Structure

- Affordable Housing Strategy
 - Goals and strategy narrative
- Action Plan
 - Menu of actions
 - Select high-priority actions
 - Outcomes and implementation metrics



Action Plan Supplement

AH.7		Explore new revenue sources and financing tools: Explore ways to get new funding through mechanisms like credit programs, partnerships, bonding, levies, and state advocacy to expand affordable housing resources					
Actions	Lead Dept.	Status	Phasing/ Duration	Mechanism	Investment / Type	Impact	
AH.7.3 *HIGH-PRIORITY ACTION*	Explore new local revenue sources for affordable housing such as levies, increment revenue, fees and bonding. Prioritize funding sources that are ongoing, predictable, and commensurate to the need. Considerations should include potential regional coordination and the needs for supportive services.	OOH	New	Short-term/ 24-36 months	Revenue & Finance	\$\$/1x	Direct/High
Implementation Metrics		<ul style="list-style-type: none"> • City dollars generated (\$) • City dollars leveraged to other investment (ratio) 					

Tracking Progress

- Outcome Metrics
 - Measures overall impact toward the goal
- Implementation Metrics
 - Measures progress of activities

Example Outcome Metrics from each goal area (not exhaustive):

AH	Increase housing for extremely low-income households	0-30% AMI units, built or preserved
HE	Increase affordable homeownership opportunities	Affordable homeownership units, built or preserved
HS	Decrease cost burden for lowest income households	Cost-burdened households under 50% AMI
UN	Increase housing opportunities for families and large households	<80% AMI 2+ bedroom units, built or preserved
SD	Increase the supply of market rate housing	Market rate units, built

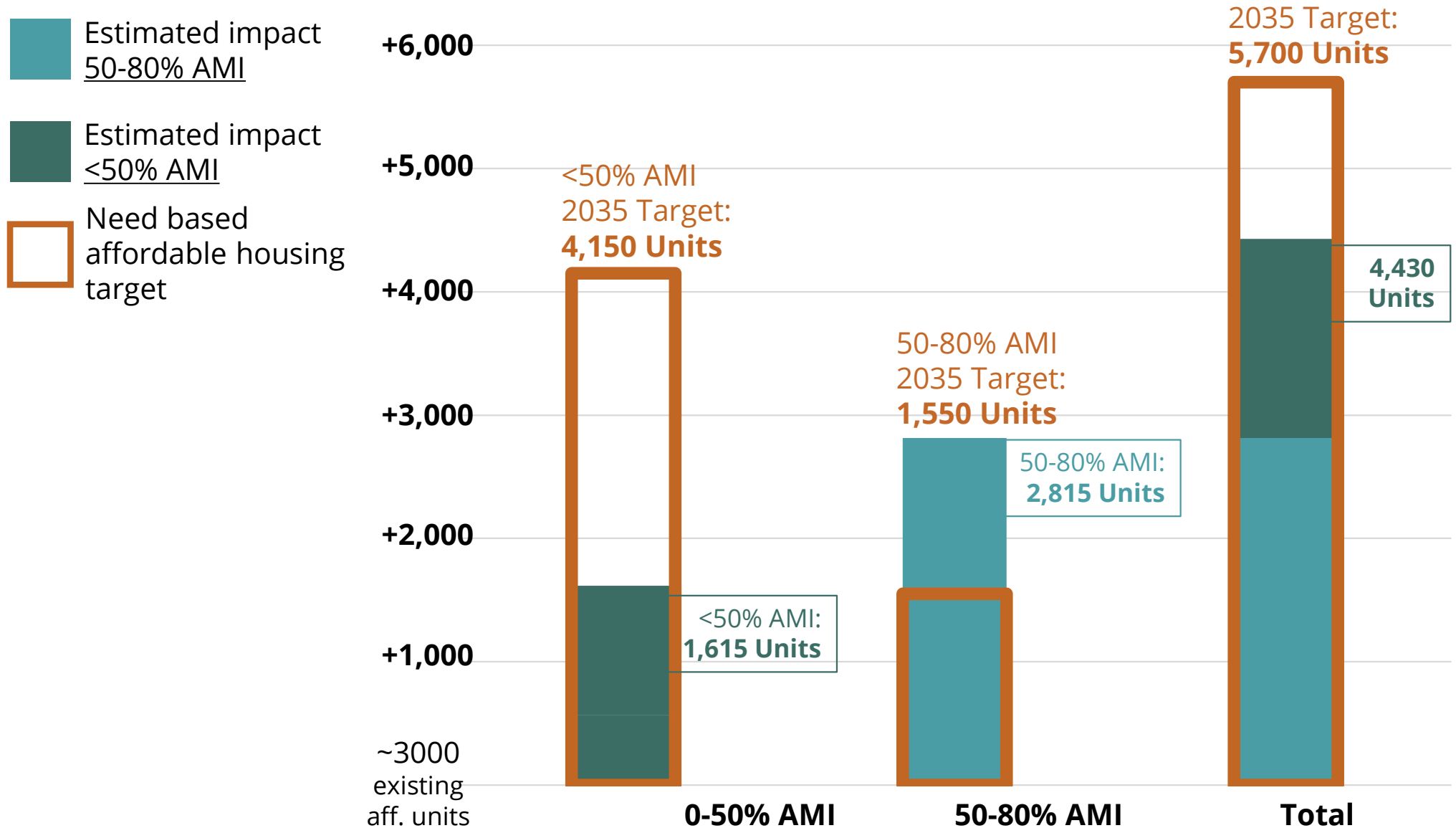
Slide 11

HB1

Could be cut for time

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2035 Impact

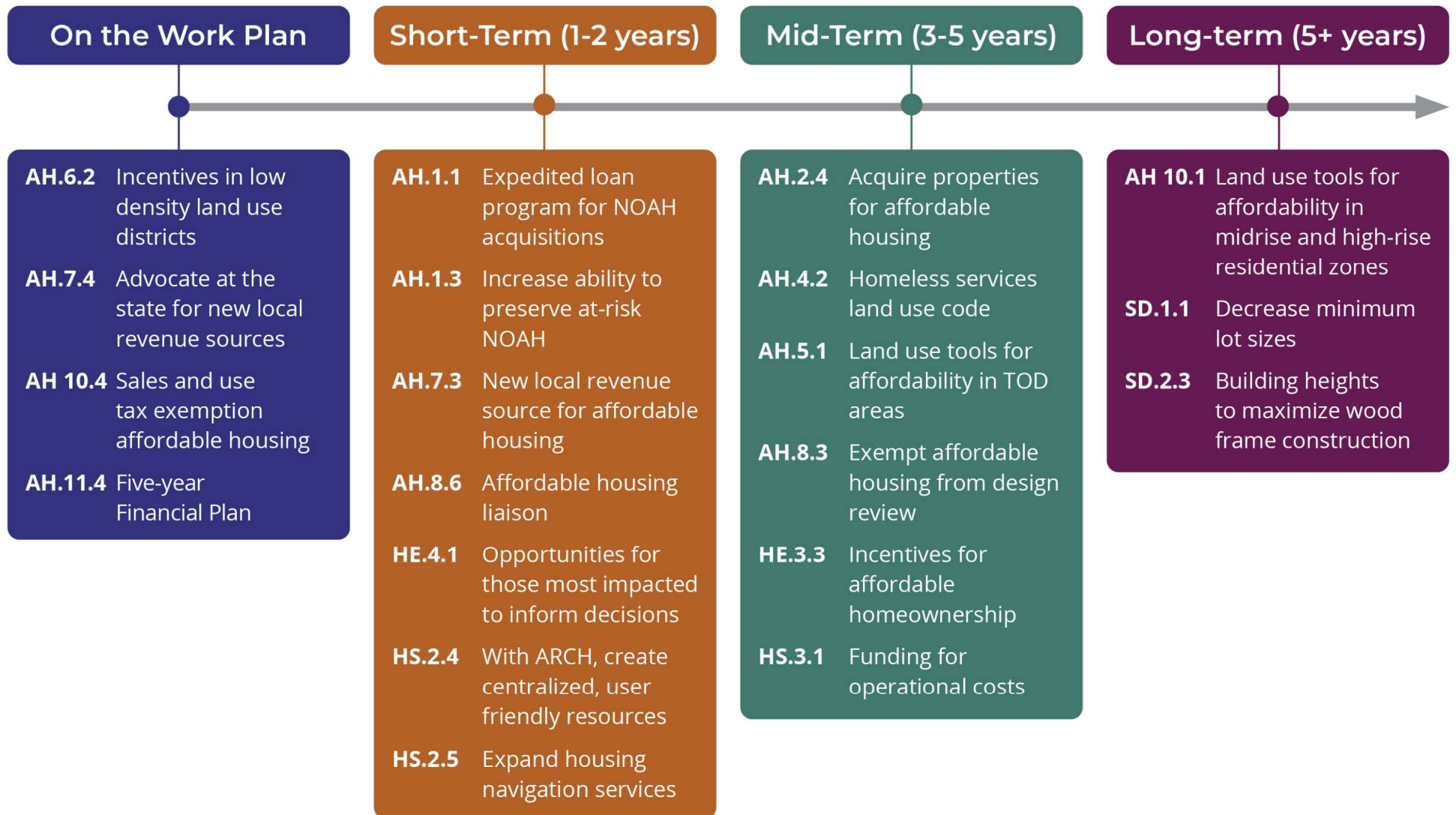




Highlights

Early Implementation Items

20 High-Priority Implementation Actions



Affordable Housing

- **AH.4 Create a permissible land use code for affordable housing:**
Update land use code to reduce barriers, increase flexibility, and streamline development of affordable, middle, and homeless housing.

Actions include...

AH.4.2* Amend the homeless services land use code to identify standards for safe parking programs and to reduce barriers and increase predictability for the development of homeless services uses (Short/Mid-term)

Affordable Housing

- **AH.6 Support affordable housing development on property owned by public agencies, faith-based and non-profit housing entities:**
Provide incentives, funding, and pre-development support to nonprofit, public-agency, and faith communities for projects that create affordable housing.

Actions include...

AH.6.2* Expand incentives for affordable housing development in low density land use districts for certain properties owned by non-profit housing and public entities and to mixed-income projects that provide a majority of affordable units (Short-term)

Affordable Housing

- **AH.8 Reduce costs and timelines for affordable housing:** Streamline permitting, expand fee waivers, exempt projects from review, and provide technical support to lower development costs and improve development timelines for affordable projects.

Actions include...

AH.8.3* Exempt more affordable housing project from design review (Mid-term)

AH.8.6* Identify an affordable housing liaison to shepherd affordable housing projects through Bellevue's permit and funding systems (Short-term)

Affordable Housing

- **AH.10 Expand and monitor affordable housing programs:** Broaden existing programs into more zones, adopt tax incentives, and evaluate performance to improve program outcomes.

Actions include...

AH.5.1* In TOD areas where increased development capacity is considered, expand affordable housing through land use tools such as inclusionary housing and fee-in-lieu requirements at levels supported by economic analysis (Mid-term)

AH.10.1* As part of any future upzoning in MDR-1, MDR-2, and future HDR zones, expand affordable housing through land use tools such as inclusionary housing and fee-in-lieu requirements at levels supported by economic analysis (Short/Mid-term)

Housing Equity

- **HE.2 Ensure fair housing outcomes in Bellevue:**
Assess, update, and enforce fair housing codes and practices to eliminate disparities and reduce exclusionary barriers
- **HE.3 Support alternative ownership models:**
Expand affordable homeownership through funding, insurance reform, incentives, and support for cooperative or community-led housing models

Actions include...

HE.2.2 Review plans and codes for fair housing impacts, such as exclusive definitions and ways of separating uses. Identify next steps to eliminate disparities (Mid-term)

HE.3.3 Consider incentives for affordable homeownership, such as allowing additional density in exchange for on-site affordable homeownership (Mid-term)

Housing Stability

- **HS.1 Expand supports for individual stability:**
Strengthen tenant protections, rental assistance, repair programs and conflict resolutions to prevent displacement

Actions include...

HS.1.3 Consider policies to stabilize rent increases in land use incentive and performance affordable units (Short-term)

Housing for Unique Needs

- **UN.1 Encourage inclusive design:** Promote universal and accessible design standards to make housing more inclusive.
- **UN.2 Support family sized affordable housing:** Prioritize funding and incentives for larger units that meet the needs of families.

Actions include...

UN.1.2 Review existing city codes and building standards to identify ways to incorporate “visitability standards”

UN.2.2 Review incentive programs for ways to encourage the development of family-sized units

Housing Supply & Diversity

- **SD.1 Encourage smaller and more homes in low-density residential areas:** Revise zoning and streamline lot-splitting to allow more and smaller homes in single-family districts.
- **SD.2 Reduce costs to build using new models:** Encourage innovative construction methods code changes and design partnerships to lower housing costs and speed development.

Actions include...

SD.1.1* Decrease minimum lot sized across low density land use districts (Long-term)

SD.2.3* Enable building at heights that maximize wood frame construction and prioritize continuous, regular floorplates as a way to enable the construction of housing (Long-term)

Implementation & Next Steps

Actions will advance as...

- LUPI workplan
- New programs or initiatives
- Legislative agendas
- Budget authorization

Staff will report biannually
to Council and ad hoc
Planning Commission





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