

# **Affordable Housing Action Plan (2026-2032)**

The Affordable Housing Action Plan is a companion document to the Affordable Housing Strategy. The 2026-2032 Strategy reflects the affordable housing target established by City Council in 2024 and new policies adopted in the Bellevue 2044 Comprehensive Plan, which strengthened commitments to housing affordability, accessibility, and equity. The policies within the Comprehensive Plan shared the goals and high-impact strategies, ensuring that Bellevue's affordability efforts are integrated into the city's long-range growth and land use framework.

While the Strategy sets the overall direction by outlining goals and strategies to increase housing affordability, the Action Plan translates those strategies into specific actions for implementation. The Action Plan provides a table that summarizes each strategy alongside the supporting actions and implementation details, creating a clear framework for how the city will track progress, report outcomes, and adapt as needs change.

The Action Plan reflects the dual focus of making progress towards the affordable housing target and addressing other city housing priorities. Direct and Catalyst actions directly or indirectly support the production or preservation of affordable housing units to meet Bellevue's affordable housing target. Community actions have the potential to meaningfully address the housing barriers and needs of community members.

Together, these actions will ensure that Bellevue not only creates new affordable units but also creates a supportive, accessible, and stable environment in which Bellevue's current and future community members can thrive.

# Definitions

## Lead Department

For each action, a Lead Department or Team is identified:

- **ARCH:** A Regional Coalition for Housing
- **CD:** Community Development
- **CMO:** City Manager's Office
- **DSD:** Development Services
- **FAM:** Finance & Asset Management
- **OOH:** Office of Housing
- **PCS:** Parks & Community Services

## Status

- **New:** A new initiative not currently underway or funded
- **Existing:** An existing effort to be sustained to achieve the goals
- **Expanded:** An action designed to scale an existing effort and may require additional resources

## Phasing & Duration

Estimated timeframe for implementation and estimated duration of implementation.

- **Ongoing:** Ongoing or on the work plan
- **Short-term:** 1-2 years
- **Mid-term:** 3-5 years
- **Long-term:** More than 5 years

Estimated duration is identified as <12 months, 12-24 months, 24-36 months, or >36 months.

## Mechanism

The tool that will be leveraged to implement the action. Mechanisms will be *Advocacy; City Policy, Process, or Strategy; Code Change & Review; Communications &*

*Engagement; Funding Program; Development Incentive; Guidance, Information, and Analysis; Other Program; Partnership; Revenue & Finance.*

## Investment & Type

Rough order of magnitude costs to the city to implement the actions over the next seven years, which includes the current budget (2026) and the estimates of potential funding needs for the next three budget biennia.

- **N/A:** No or marginal additional cost on top of already budgeted expenditures
- **\$:** \$1-\$250,000
- **\$\$:** \$250,000-\$1,000,000
- **\$\$\$:** \$1,000,000-\$5,000,000
- **\$\$\$\$:** \$5,000,000+

For actions with an estimated investment, the type is identified as either:

- **One-Time:** A one-time investment into a specific project
- **Ongoing:** An ongoing investment in a program or other initiative

## Category & Impact

Estimated impact is assessed by action category. Three categories of actions include:

- **Direct:** These strategies directly support the production or preservation of affordable housing units to meet Bellevue's affordable housing target.
- **Catalyst:** These strategies create the conditions needed to produce or preserve affordable housing and advance progress toward Bellevue's affordable housing target.
- **Community:** These strategies have the potential to meaningfully address the housing barriers and needs of community members.

Direct actions are assessed by potential to build or preserve affordable units towards affordable housing target.

- **Low:** Will result in nominal new or preserved affordable units
- **Medium:** Will increase new or preserved affordable units moderately

- **High:** Will increase new or preserved affordable units substantially

Community and catalyst actions are assessed by additional analysis and established evidence and sources, including information from the City of Bellevue, Puget Sound Regional Council (PSRC), and Municipal Research and Service Center (MRSC).

# Action Plan

The action plan includes a suite of actions to achieve the goals and strategies of the Affordable Housing Strategy. The Action Plan builds on existing efforts and identifies new initiatives needed to achieve the City's affordability goals. The Action Plan is focused on actions led by the city, but many of the efforts will require partnership and engagement with community members and other partners to achieve the objectives.

Implementation of the Action Plan as a whole is coordinated by the Office of Housing, but many departments are responsible for leading or supporting implementation of individual actions. Progress will be shared through regular updates to City Council and through ongoing community engagement and communications.

## Timeline of High-Priority Implementation





Goal: Increase the supply of income-restricted affordable housing in Bellevue.

## Outcome Metrics

Outcome	Metric	Target
Increase housing affordable for extremely low-income households	Build or preserve units affordable under 30% AMI	2,700 affordable units between 0-30% AMI (2026-2036)
Increase housing affordable to very low-income households	Build or preserve units affordable at 30-50% AMI	1,450 affordable units between 30-50% AMI (2026-2036)
Increase housing affordable to low-income households	Build or preserve units affordable at 50-80% AMI	1,550 affordable units between 50-80% AMI (2026-2036)

## Strategies & Actions

AH.1		<b>Acquire and rehabilitate Naturally Occurring Affordable Housing (NOAH):</b> Provide loans, funding, and proactive tools to acquire, preserve, and rehabilitate at-risk affordable homes.					
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
AH.1.1 <b>*HIGH-PRIORITY ACTION*</b>	With ARCH, create a program to provide expedited short-term loans to acquire NOAH properties for affordable housing.	OOH	New	Short-term/12-24 months	Funding Program	\$\$\$\$/Ongoing	Direct/High
AH.1.2	Support NOAH acquisitions for	OOH	New	Mid-term/12-24 months	Funding Program	\$\$\$\$/Ongoing	Direct/High

	affordable housing by providing funding for rehabilitation.						
AH.1.3	Increase the city's ability to proactively identify and preserve at-risk NOAH. Enhance access to real-time property data, build strategic relationships with property stakeholders, improve coordination among potential partners, and explore ways to track the sale of properties with affordable rents.	OOH	New	Short-term/Ongoing	Guidance, Information and Analysis	\$/Ongoing	Catalyst/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>• NOAH units acquired (#)</li> <li>• City Dollars allocated (\$)</li> </ul>					

AH.2	<b>Acquire property to bank and develop for affordable housing:</b> Establish processes to identify, purchase and hold properties for affordable housing development.						
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
AH.2.1	Establish a process to acquire and hold land for development of affordable housing, either through the city or another partner entity.	FAM	New	Short-term/24-36 months	City Policy, Process or Strategy	N/A	Catalyst/Medium

AH.2.2	To identify and evaluate properties suitable for land banking, use property records and monitor market opportunities for acquisitions	OOH	New	Mid-term/Ongoing	Guidance, Information and Analysis	\$/Ongoing	Catalyst/Medium
AH.2.3	Acquire suitable properties to hold in a land bank for affordable housing	OOH	New	Mid-term/Ongoing	Funding Program	\$\$\$\$/Ongoing	Direct/Medium
AH.2.4 <b>*HIGH-PRIORITY ACTION*</b>	Acquire properties to develop for affordable housing. Pursue interdepartmental partnerships with other property-owning departments to acquire land for colocation of housing and other city facilities.	OOH	New	Mid-term/Ongoing	Funding Program	\$\$\$\$/Ongoing	Direct/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>• Acres acquired (#)</li> <li>• City dollars allocated (\$)</li> </ul>					

AH.3		Assess and shore up existing affordable housing portfolio: Evaluate operations and maintenance needs of existing affordable housing and prevent loss of units through organizational partnerships and new policy.					
Actions		Lead Dept.	Status	Phasing/Dur ation	Mechanism	Investment/ Type	Impact
AH.3.1	With ARCH, assess the state of the existing affordable housing	OOH	New	Short-term/Ongoing	Guidance, Information and Analysis	N/A	Catalyst/Low



	portfolio for operational and maintenance need.						
AH.3.2	Create a program to provide funding for maintenance and operations needs of existing affordable housing	OOH	New	Long-term/12-24 months	Funding Program	\$\$\$\$/Ongoing	Direct/Medium
AH.3.3	Make funding available to rebalance and extend the affordability term of ARCH affordable homeownership homes	OOH	New	Short-term/12-24 months	Funding Program	\$\$\$/\$1x	Direct/Medium
AH.3.4	Intervene if ARCH affordable homeownership homes foreclose. Seek to provide funding quickly to acquire homes and prevent loss of affordable homeownership units.	OOH	Expanded	Short-term/Ongoing	Funding Program	\$\$/Ongoing	Direct/Low
Implementation Metrics		<ul style="list-style-type: none"> <li>Existing affordable units preserved (#)</li> <li>City dollars allocated (\$)</li> </ul>					

AH.4	<b>Create a permissible land use code for affordable housing:</b> Update land use code to reduce barriers, increase flexibility, and streamline development of affordable, middle, and homeless housing.						
<b>Actions</b>	<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>	

AH.4.1	Establish rules for the Development Services director to consider and grant waivers and exemptions for affordable housing uses.	DS	New	Short-term/12-24 months	City Policy, Process or Strategy	N/A	Direct/Medium
AH.4.2 <b>*HIGH-PRIORITY ACTION*</b>	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.	DS	Expanded	Mid-term/12-24 months	City Code Change & Review	N/A	Direct/Medium
AH.4.3	Amend the PUD code to allow for additional flexibility for affordable housing.	DS	Expanded	Ongoing/12-24 months	City Code Change & Review	N/A	Direct/Medium
AH.4.4	Implement state requirements to reduce or eliminate parking minimums for housing.	DS	New	Ongoing/12-24 months	City Code Change & Review	N/A	Direct/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Land use code amendments adopted (#)</li> </ul>					

AH.5	<b>Ensure affordable housing around new light rail stations:</b> Acquire and assemble properties near transit to ensure future affordability and support equitable TOD development.						
<b>Actions</b>	<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>	

AH.5.1 <b>*HIGH-PRIORITY ACTION*</b>	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.	DS	Expanded	Mid-term/12-24 months	Development Incentive	N/A	Direct/Medium
AH.5.2	Acquire properties near proposed future light rail stations to ensure affordability in future TOD areas.	OOH	Expanded	Long-term/Ongoing	Funding Program	\$\$\$\$/Ongoing	Direct/Medium
AH.5.3	Work with Sound Transit to assemble property strategically for future TOD development	CD	Expanded	Long-term/>36 months	Partnership	\$/Ongoing	Catalyst/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Affordable units in TOD development (#)</li> <li>TOD sites acquired (#)</li> </ul>					

AH.6	<b>Support affordable housing development on property owned by public agencies, faith-based and non-profit housing entities:</b> Provide incentives, funding, and pre-development support to nonprofit, public-agency, and faith communities for projects that create affordable housing.						
<b>Actions</b>	<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>	

AH.6.1	Fund or partner to fund pre-development costs of projects developing affordable housing on "qualifying properties."	OOH	New	Short-term/12-24 months	Funding Program	\$\$/Ongoing	Direct/Medium
AH.6.2 <b>*HIGH-PRIORITY ACTION*</b>	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.	OOH	Expanded	Ongoing/24-36 months	City Code Change & Review	N/A	Direct/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Units created (#)</li> <li>City dollars allocated (\$)</li> </ul>					

AH.7	<b>Explore new local revenue sources and financing tools:</b> 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.7.1	Establish a credit enhancement program to reduce the financing costs for affordable housing or encourage King County to expand its program to	OOH	New	Mid-term/24-36 months	Revenue & Finance	\$\$/1x	Direct/High

	ARCH/Bellevue funding sources.						
AH.7.2	Work with employers to fund and develop workforce affordable housing.	OOH	Expanded	Mid-term/Ongoing	Revenue & Finance	N/A	Direct/Medium
AH.7.3 <b>*HIGH-PRIORITY ACTION*</b>	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
AH.7.4 <b>*HIGH-PRIORITY ACTION*</b>	Advocate at the state level for new local revenue tools like a locally authorized REET increase or expansion of the local sales tax credit for affordable housing.	IGR	Existing	Ongoing/12-24 months	Advocacy	N/A	Catalyst/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>City dollars generated (\$)</li> <li>City dollars leveraged to other investment (ratio)</li> </ul>					

AH.8		<b>Reduce costs and timelines for affordable housing:</b> 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		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
AH.8.1	Expand resources for the affordable housing development review and inspection fee program. Modify eligibility criteria based on implementation experience.	DS	Expanded	Short-term/12-24 months	Funding Program	\$\$/Ongoing	Direct/Medium
AH.8.2	Utilize the Buildings and Clean Energy Programs manager to provide technical assistance to affordable housing developers about how to comply with new state energy audit requirements	CD	Existing	Ongoing/Ongoing	Guidance, Information and Analysis	N/A	Community/Low
AH.8.3 *HIGH-PRIORITY ACTION*	Exempt more affordable housing project from design review	DS	New	Mid-term/12-24 months	City Code Change & Review	N/A	Direct/High
AH.8.4	Continue to implement expedited permitting program and consider expanding eligibility to	DS	Expanded	Short-term/12-24 months	Other Program	\$/Ongoing	Direct/Medium

	more affordable housing projects						
AH.8.5	Align staffing and departmental relationships to support city goals for housing production and stability	OOH	New	Ongoing/12-24 months	City Policy, Process or Strategy	N/A	Catalyst/Medium
AH.8.6 <b>*HIGH-PRIORITY ACTION*</b>	Identify an affordable housing liaison to shepherd affordable housing projects through Bellevue's permit and funding systems	DS	Expanded	Short-term/12-24 months	City Policy, Process or Strategy	N/A	Catalyst/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Project receiving expedited permitting (#)</li> <li>Fees waived (\$)</li> </ul>					

AH.9	<b>Strengthen partnership within the affordable housing system:</b> Support partnerships and supports within and across the affordable housing system through advocacy, coordination, and working with diverse partners to support affordable housing outcomes and the workforce.						
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
AH.9.1	Advocate for increased wages, benefits, and professional development opportunities for social service providers supporting affordable housing and other basic needs.	IGR	New	Mid-term/Ongoing	Advocacy	N/A	Community/Medium

AH.9.2	Partner to create pathways for underrepresented communities to enter and advance in affordable housing development and finance careers.	OOH	New	Mid-term/12-24 months	Partnership	N/A	Community/Medium
AH.9.3	Create a strategic approach to partnerships for the Office of Housing that includes engaging with providers, developers, corporate philanthropy, and the financial sectors.	OOH	Expanded	Short-term/<12 months	Partnership	N/A	Catalyst/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Creation of strategic approach to partnership document (Y/N)</li> </ul>					

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		Lead Dept.	Status	Phasing/Dur ation	Mechanism	Investment/ Type	Impact
AH.10.1 *HIGH- PRIORITY ACTION*	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	DS	Expanded	Ongoing/12-24 months	Developmen t Incentive	N/A	Direct/Mediu m



	housing and fee-in-lieu requirements at levels supported by economic analysis.						
AH.10.2	Monitor affordable housing programs outcomes including Fee-In-Lieu collections and on-site performance. As needed, identify updates to improve program outcomes.	OOH	Existing	Ongoing; Mid-term/Ongoing	Guidance, Information and Analysis	N/A	Catalyst/Low
AH.10.3	Adopt a sales and use tax exemption program for conversion of commercial to residential buildings that provide affordable housing.	OOH	New	Mid-term/12-24 months	Development Incentive	N/A	Direct/Medium
AH.10.4 <b>*HIGH-PRIORITY ACTION*</b>	Adopt a sales and use tax exemption program for utilization of vacant parking lots for affordable housing.	OOH	New	Ongoing/12-24 months	Development Incentive	N/A	Direct/High
Implementation Metrics		<ul style="list-style-type: none"> <li>- New or expanded incentive programs adopted (#)</li> <li>- Affordable units produced from affordable housing incentive programs (#)</li> </ul>					

AH.11	<b>Leverage city resources for affordable housing:</b> Prioritize surplus land, funds, and capital projects to advance affordable housing and maintain a strategic 5-year financial plan.						
<b>Actions</b>	<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>	

AH.11.1	Establish a framework to prioritize surplus city owned land for affordable housing, especially in proximity to transit hubs, and dispose of it at a free or reduced cost	FAM	Expanded	Ongoing/12-24 months	City Policy, Process or Strategy	N/A	Catalyst/Medium
AH.11.2	Establish a process to prioritize the co-location of affordable housing when developing new capital facilities	FAM	New	Ongoing/24-36 months	City Policy, Process or Strategy	N/A	Catalyst/Medium
AH.11.3	Prioritize use of funds collected from the sale of city-owned property for affordable housing.	FAM	New	Mid-term/12-24 months	Revenue & Finance	N/A	Direct/Medium
AH.11.4 <b>*HIGH-PRIORITY ACTION*</b>	Maintain a 5-year Financial Plan to strategically deploy city housing funds including the Housing Stability Program, Fee-In-Lieu, and Affordable Housing Funds.	OOH	Existing	Ongoing/Ongoing	City Policy, Process or Strategy	N/A	Catalyst/Medium
AH.11.5	Create an annual, standardized RFP process for affordable housing separate from the Housing Stability Program with clearly	OOH	Existing	Ongoing/Ongoing	City Policy, Process or Strategy	N/A	Catalyst/Medium

	defined priorities and goals						
Implementation Metrics		<ul style="list-style-type: none"> <li>• Surplus city sites used for affordable housing (#)</li> <li>• Total city funding invested in affordable housing (\$)</li> </ul>					



Goal: Eliminate disparate impacts in housing by race, ethnicity, status, sexual orientation, ability and income.

## Outcome Metrics

Outcome	Metric	Target
Increase affordable homeownership opportunities	Build or preserve affordable homeownership units	75 affordable homeownership units (2026-2032)
Ensure affordable housing is available in every neighborhood	Each of Bellevue's 16 neighborhoods have housing units affordable to those making <80% AMI	At least 10% affordable to those making <80% AMI

## Strategies & Actions

HE.1		<b>Community education, information, and resources:</b> Improve communication and educational tools to build understanding, track progress, and increase housing stability across Bellevue					
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
HE.1.1	Create an education and communication plan for regular community dialogue on housing needs and the benefits of housing choices.	OOH	New	Mid-term/12-24 months	Communications & Engagement	N/A	Community/Low

HE.1.2	Develop a City of Bellevue housing dashboard that reports on affordable housing performance metrics and implementation	OOH	New	Ongoing/12-24 months	Communications & Engagement	\$\$/Ongoing	Catalyst/Low
HE.1.3	Create accessible and easy to understand resource guides for homeowners, tenants, and landlords to increase housing stability in the community.	OOH	New	Short-term/<12 months	Communications & Engagement	\$/1x	Community/Low
HE.1.4	Create educational materials for residents about restrictive covenants.	OOH	New	Mid-term/12-24 months	Communications & Engagement	\$/1x	Community/Low
Implementation Metrics		<ul style="list-style-type: none"> <li>metric language (unit)</li> <li>Outreach and education program(s) created (#)</li> <li>Community members and organizational partners reached through outreach (#)</li> </ul>					

HE.2	<b>Ensure fair housing outcomes in Bellevue:</b> Assess, update, and enforce fair housing codes and practices to eliminate disparities and reduce exclusionary barriers						
<b>Actions</b>		<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>
HE.2.1	Assess the extent and type of fair housing issues, potentially in partnership with other Eastside cities.	OOH	Expanded	Mid-term/12-24 months	Guidance, Information and Analysis	\$/Ongoing	Community/Low

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.	DS	New	Mid-term/12-24 months	City Code Change & Review	N/A	Community/Medium
HE.2.3	Review city fair housing code and enforcement procedures and identify ways to improve fair housing outcomes and compliance.	OOH	New	Short-term/12-24 months	City Code Change & Review	N/A	Community/Medium
Implementation Metrics		- Reduction in instances of failed fair housing testing compared to the 2024 King County Affirmatively Further Fair Housing Report (%)					

HE.3	<b>Support alternative ownership models:</b> Expand affordable homeownership through funding, insurance reform, incentives, and support for cooperative or community-led housing models						
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
HE.3.1	Identify funding for affordable homeownership within existing funds. Consider creating a fund for affordable homeownership with new resources.	OOH	Expanded	Short-term/<12 months	Funding Program	N/A	Direct/Medium
HE.3.2	Continue to advocate for liability and insurance reforms to	IGR	Expanded	Ongoing/12-24 months	Advocacy	N/A	Catalyst/Medium

	support condominium development especially for middle income and affordable homeownership.						
HE.3.3 <b>*HIGH-PRIORITY ACTION*</b>	Consider incentives for affordable homeownership, such as allowing additional density in exchange for on-site affordable homeownership.	DS	Expanded	Mid-term/12-24 months	Development Incentive	N/A	Direct/High
HE.3.4	Profile local housing cooperatives and alternative ownership projects to share best practices and lessons learned to increase awareness, support replication, and encourage community-led affordable housing solutions.	OOH	New	Short-term/12-24 months	Communications & Engagement	N/A	Catalyst/Low
Implementation Metrics		- Affordable homeownership and/or cooperative ownership units created (#)					

HE4	<b>Develop inclusive policy making structures:</b> Engage those most affected by housing challenges in decision making by reducing barriers to participation.						
<b>Actions</b>	<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>	

HE.4.1 *HIGH- PRIORITY ACTION*	Create opportunities for those most impacted by housing issues to inform housing decision making. Lower barriers to participation within existing systems.	CMO	New	Short-term/12-24 months	City Policy, Process or Strategy	\$/Ongoing	Community/ Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Community members and organizational partners reached through outreach (#)</li> </ul>					





# Housing Stability

Goal: Increase the ability of low- and moderate-income households to live stably in their home and neighborhood.

## Outcome Metrics

Outcome	Metric	Target
Decrease cost burden for lowest income households	Reduce the number of below 50 percent AMI households experiencing severe cost burden	At least 2% decrease (2026-2032)

## Strategies & Actions

HS.1 <b>Expand supports for individual stability:</b> Strengthen tenant protections, rental assistance, repair programs and conflict resolutions to prevent displacement.							
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
HS.1.1	Provide expanded services through the Bellevue Conflict Resolution Center's Housing Accord Program	CD	Expanded	Short-term/12-24 months	Other Program	\$\$/Ongoing	Community/Medium
HS.1.2	Shore up existing funding for the Home Repair Assistance Program and explore	PCS	Expanded	Short-term/12-24 months	Other Program	\$\$/Ongoing	Community/Medium

	ways to expand services to low and moderate-income homeowners						
HS.1.3	Create a policy to stabilize rent increases in land use incentive affordable units	OOH	Expanded	Ongoing/12-24 months	City Policy, Process or Strategy	N/A	Community/Medium
HS.1.4	Support state legislation for reasonable expanded tenant protections as an anti-displacement measure.	IGR	New	Short-term/12-24 months	Advocacy	N/A	Community/Medium
HS.1.5	Partner with King County to provide environmental reviews for the home repair program to extend eligibility to condos in buildings with 6+ units.	PCS	Expanded	Mid-term/12-24 months	Other Program	N/A	Community/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Households served by city programs addressing housing instability (#)</li> </ul>					

HS.2	<b>Increase access to pathways into the affordable housing system:</b> Improve navigation, expand voucher access, streamline applications, and support community-based housing navigation pathways						
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
HS.2.1	Provide funding for move in expenses for those seeking assistance through the	OOH	Expanded	Short-term/12-24 months	Other Program	\$/Ongoing	Community/Low

	Homeless Outreach Team						
HS.2.2	Collaborate with the King County Regional Homelessness Authority and service providers to advocate for a more equitable, transparent, and accessible Coordinated Entry system. Support efforts to streamline assessments and reduce wait times.	OOH	Expanded	Short-term/Ongoing	Advocacy	N/A	Community/Low
HS.2.3	Advocate federally to support expanded funding for key affordable housing programs, including Housing Choice Vouchers	IGR	Existing	Short-term/12-24 months	Advocacy	N/A	Catalyst/Medium
HS.2.4 *HIGH-PRIORITY ACTION*	Work with ARCH to create a centralized, user-friendly hub for affordable housing seekers. Implement improvements like creating a centralized affordable housing search tool; developing a step-by-step housing	OOH	Expanded	Short-term/12-24 months	Communications & Engagement	\$\$/Ongoing	Community/Low

	application guide; improving accessibility; and language access.						
HS.2.5 *HIGH-PRIORITY ACTION*	Assist those looking for affordable housing by expanding housing navigation services and partnership with community-based organizations focusing on underserved communities	OOH	New	Short-term/12-24 months	Other Program	\$\$/Ongoing	Community/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>City dollars allocated to housing navigation (\$)</li> <li>Homeless Outreach Team clients moved into housing (#)</li> </ul>					

HS.3	<b>Strengthen supports for those on limited incomes and at risk of homelessness:</b> Expand funding, rental assistance, vouchers, and relocation programs for extremely low-income residents, seniors, and people with disabilities						
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
HS.3.1 *HIGH-PRIORITY ACTION*	Explore ways to expand funding for operational costs of affordable housing serving extremely low-income households.	OOH	Expanded	Mid-term/Ongoing	Funding Program	\$\$\$ /Ongoing	Direct/Medium
HS.3.2	Create an affordable housing rental assistance program for seniors and people with	PCS	New	Mid-term/12-24 months	Other Program	\$\$/Ongoing	Community/Medium

	disabilities on fixed incomes						
HS.3.3	Expand the City's rental relocation assistance program to more eligible instances	OOH	Expanded	Short-term/24-36 months	Other Program	\$\$/Ongoing	Community/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>City dollars allocated to operational funding (\$)</li> <li>City dollars allocated rental and relocation assistance (\$)</li> </ul>					

HS.4	<b>Rental registration and/or inspection program:</b> Establish a rental registration system to promote healthy, safe, and fair housing through education and oversight.						
<b>Actions</b>		<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>
HS.4.1	Explore establishing a rental registration program to promote healthy and fair rental housing through education for landlords and tenants.	OOH	New	Mid-term/24-36 months	Other Program	\$\$/Ongoing	Community/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Rental units registered (%)</li> </ul>					



# Housing for Unique Needs

Goal: Create more housing available and affordable to those with unique housing needs like seniors, families with children, and people with disabilities.

## Outcome Metrics

Outcome	Metric	Target
Increase housing opportunities for those with disabilities	Build or preserve units for those with Intellectual and Developmental Disabilities (IDD)	130 affordable IDD units (2026-2032)
Increase housing opportunities for families and large households	Build or preserve affordable family-sized units	800 affordable units with 2 or more bedrooms (8.7% of target) (2026-2032)

## Strategies & Actions

UN.1		Encourage inclusive design: Promote universal and accessible design standards to make housing more inclusive.					
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
UN.1.1	Increase inclusively designed housing by requiring, incentivizing, or funding its inclusion.	OOH	New	Mid-term/12-24 months	Development Incentive	\$/1x	Community/Medium
UN.1.2	Review existing city codes and building standards to identify	DS	New	Short-term/12-24 months	City Code Change & Review	N/A	Community/Medium

	ways to incorporate "visitability standards."						
UN.1.3	Encourage inclusive design by creating a guide on best practices. Partner with knowledgeable organizations such as AARP, AIA, etc.	DS	New	Mid-term/12-24 months	Guidance, Information and Analysis	\$/1x	Community/Low
Implementation Metrics		<ul style="list-style-type: none"> <li>Units created with inclusive design features (#)</li> </ul>					

UN.2	<b>Support family sized affordable housing:</b> Prioritize funding and incentives for larger units that meet the needs of families.						
<b>Actions</b>		<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Duration</b>	<b>Mechanism</b>	<b>Investment/Type</b>	<b>Impact</b>
UN.2.1	Prioritize family sized units when allocating local funding	OOH	Existing	Ongoing; Short-term/<12 months	City Policy, Process or Strategy	N/A	Direct/Medium
UN.2.2	Review incentive programs for ways to encourage the development of family sized units	DS/OOH	New	Mid-term/12-24 months	City Code Change & Review	N/A	Community/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Family sized (2+ bedroom) units created (#)</li> </ul>					



# Housing Supply & Diversity

Goal: Create more housing in general and more housing types available to meet the needs of people at all stages of life.

## Outcome Metrics

Outcome	Metric	Target
Increase the supply of market rate housing	Build market-rate units	8,300 units (2026-2036)

## Strategies & Actions

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.					
Actions		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
SD.1.1 *HIGH-PRIORITY ACTION*	Decrease minimum lot sizes across low-density land use districts	DS	New	Long-term/12-24 months	City Code Change & Review	N/A	Direct/High
SD.1.2	Advance administrative improvements and/or land use code amendments to streamline lot splitting	DS	New	Short-term/12-24 months	City Code Change & Review	N/A	Direct/Medium
Implementation Metrics		<ul style="list-style-type: none"><li>Reduction in average lot size (%)</li><li>Lots split (#)</li></ul>					



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		Lead Dept.	Status	Phasing/Duration	Mechanism	Investment/Type	Impact
SD.2.1	Find ways to streamline inspection requirements for offsite construction methods to support fast and innovative housing construction	DS	New	Mid-term/12-24 months	City Policy, Process or Strategy	\$/1x	Catalyst/Medium
SD.2.2	Advocate at the state level for amendments to building codes that could enable developers to build single stairwells.	IGR	New	Short-term/12-24 months	Advocacy	N/A	Catalyst/Medium
SD.2.3 *HIGH-PRIORITY ACTION*	Enable building at heights that maximize wood frame construction and prioritize continuous, regular floorplates as a way to enable the construction of housing.	DS	Expanded	Long-term/Ongoing	City Code Change & Review	N/A	Direct/Medium
SD.2.4	Explore partnerships with local universities, funders, or other partners to promote innovative and efficient	OOH	New	Mid-term/12-24 months	Partnership	N/A	Catalyst/Low

	housing models for rental and ownership.						
Implementation Metrics		<ul style="list-style-type: none"> <li>Land use code, building code or permitting changes that encourage and support innovative construction methods (#)</li> </ul>					

<b>SD.3</b>		<b>Support middle housing in all neighborhoods:</b> Expand access to middle housing by addressing condominium restrictions, offering pre-approved plans, and partnering with lenders.					
<b>Actions</b>		<b>Lead Dept.</b>	<b>Status</b>	<b>Phasing/Dur ation</b>	<b>Mechanism</b>	<b>Investment/ Type</b>	<b>Impact</b>
SD.3.1	Inventory areas where middle housing regulations won't be implemented due to CCNRs	CD	New	Short-term/12-24 months	Guidance, Information and Analysis	\$/1x	Community/Low
SD.3.2	Develop a program to provide pre-permitted plans for DADUs and cottages and explore partnerships with local banks to provide financing	DS	New	Ongoing/24-36 months	Other Program	N/A	Direct/Medium
Implementation Metrics		<ul style="list-style-type: none"> <li>Middle housing units created (#)</li> <li>Neighborhoods with new middle housing (%)</li> </ul>					