



# Affordable Housing Strategy Implementation Update

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*Community Development*

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# Information Only

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No action is required for the Affordable Housing Strategy (AHS) update. This is an informational briefing on the progress of the AHS, ongoing work, and overview of potential future housing work.

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# Agenda

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## Affordable Housing Strategy Implementation Update

1. Strategy Background
2. Affordable Homes Achieved
3. Implementation of Actions
4. Community Forum on Affordable Housing
5. Future Housing Work/Discussion



August Wilson Place (LIHI), 57 low-income units



# Affordable Housing Strategy Update

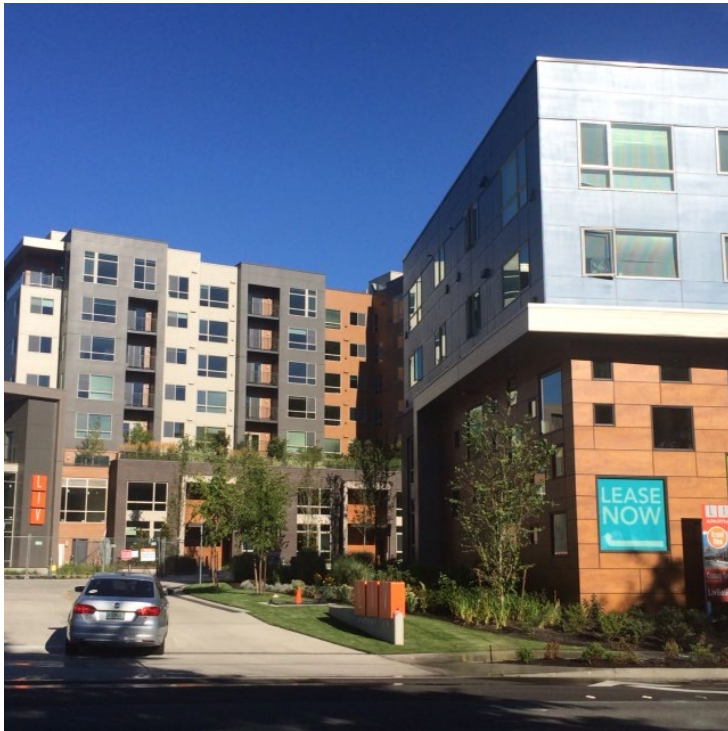
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Hyde Square, BelRed FAR Incentive,  
35 affordable units

# Context

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LIV Bellevue, BelRed FAR, 54 affordable units

- Affordable housing continues as key priority for the City
- Strategy adopted by Council in 2017; 21 actions organized under 5 inter-related strategies
- Bellevue implementing actions based on Council-approved work program
- Delivery of affordable homes has increased over 10-year implementation period as strategies are implemented and momentum gained
- The future Affordable Housing Work is a significant topic of conversation in the Community



# Affordable Homes Achieved

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Eastgate Housing Campus, Direct Subsidy  
300 affordable apartments, 100-bed men's shelter



Affordable Units Pipeline (unit # estimate)	Date	Units	Affordability (% AMI)		
			<30/Sec 8	31-60	61-80+
<i>Pipeline land use incentive units estimate for BelRed and Downtown</i>	2021+	~92			~92
<i>Pipeline MFTE units estimate</i>	2021+	~200			~200
<i>Eastgate single adult apartments</i>	2022+	~80	~80		
<i>OMFE TOD, including Council Spur property donation</i>	2021+	~250	~26	~112	~112
<i>130th Station TOD for affordable housing</i>	2023+	~150	~16	~67	~67
<b>Pipeline Total</b>		<b>~772</b>	<b>~122</b>	<b>~179</b>	<b>~471</b>



Bridge Housing “Songbird”,  
61 units affordable housing (OMFE developer example from Portland)





# Implementation of Actions

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Cerasa, MFTE - 31 affordable units



# Council 2021-23 Priority

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Execute Affordable Housing Strategy, including:

1. Look at code amendments instead of comp plan amendments for projects with exceptional amounts of low-and middle-income housing; and
2. Strengthen housing bonus program

# Accomplishments since Last Update

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- Lowered minimum residential parking requirements in areas with frequent transit, including specific provisions for affordable housing.
- Updated MFTE program with expanded geography and updated provisions.
- \$1.66 M Council award of 2021 funds to 19 agencies for housing-related human services.
- \$8.0 M Council capital funding allocation for:
  - Eastside Men's Shelter (\$3.6 M)
  - Eastgate Supportive Housing (\$400,000)
  - Illahee Apartments preservation partnership (\$4.0 M)
- Request for Proposal issued for HB 1590 capital funds; applications received.





# Significant Ongoing Work Program

Ongoing Work Program Items (w/ next Council interaction)	Aff. Unit Est.
East Main affordable housing LUCA provisions (ongoing)	TBD
Partnerships on public lands (ST lead at OMFE; 130th ongoing)	~300-400 units
Supportive housing best practices (November 2021)	-
C-1 density bonus (Q4 2021); staff rec. for review of potential map changes on some faith-based properties (2022 CPA)	~1,000 units long-term per AHS
HB 1590 funds: <ul style="list-style-type: none"> <li>○ Capital funding recs. based on RFP (January 2022)</li> <li>○ Potential bonding of HB 1590 revenues (Q2/Q3 2022)</li> </ul>	~150-250 over first 3-4 years
Permanent legislation to meet State reqs. for housing types, residential occupancy (Q4 2021, Q1 2022)	-
Update City's Housing Needs Assessment (Q1/Q2 2022)	-
2022 Annual Comprehensive Plan Amendments (Q1 2022 intro)	TBD
Pursue funding partnerships (ongoing)	TBD
Pre-launch work for Wilburton implementation (Q1/Q2 2022)	TBD

# Remaining Items from 2017 AHS

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- Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.
- Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods.
- Promote design that ensures accessibility for all ages and abilities (e.g. “universal design”).
- Increase funding and expand eligibility for home repair and weatherization programs.
- Promote energy efficiency in design and construction of affordable units to reduce costs for residents.



# Recent Community Forum

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Themes from September 23 Neighborhood Forum:

- Diversity of housing options (duplex, triplexes, townhomes) for various income levels.
- Addressing the need for permanent supportive housing.
- Allowing for detached Accessory dwelling units in single-family neighborhoods.
- Senior housing and opportunities for aging in place.
- Addressing issues of neighborhood scale with mega mansions replacing older homes.



# Future Housing Issues/Discussion

**Ideas from previous Council discussion, technical advisory work and community discussions; staff to engage community/stakeholders and report back to Council in early 2022 along with updated needs assessment.**

Evaluating a variety of policy options including:

- Range of housing ownership models, housing typologies and creating additional opportunities and incentives.
- Potential for rezones instead of Comprehensive Plan amendments for affordable housing.
- Formal land acquisition strategy.
- Framework for minimum housing requirements in Bellevue growth areas (e.g. Downtown, East Main, BelRed, Wilburton).
- Mandatory affordable housing units in new development.
- Potential new revenue sources (e.g. linkage fees for new commercial development, housing levy).





# Summary

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- 2017 Affordable Housing Strategy is working and is gaining momentum as actions come online.
- Progress to date indicates we can achieve 10-year goal of 2,500 affordable homes.
- An updated Housing Needs Assessment will help inform additional actions to consider.
- Future discussion in 2022 to explore potential ideas and set priorities for the next phase of affordable housing work.



KCHA Kendall Ridge, 240 units Preservation





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