



Bellevue Planning Commission

April 22, 2026

PLANNING COMMISSION AGENDA ITEM

SUBJECT

2026-2032 Affordable Housing Strategy

STAFF CONTACT(S)

Hannah Bahnmitter, Senior Affordable Housing Planner, 229-6510

Linda Abe, Affordable Housing Planning Manager, 452-4853

City Manager's Office

POLICY ISSUES

The Affordable Housing Strategy (AHS or Strategy) is the City's citywide strategic plan for housing work. In March, City Council directed staff to bring the 2026-2032 AHS back to Council for adoption. The Strategy implements policy direction from the Comprehensive Plan and aims to meet the target of building or preserving 5,700 affordable units in ten years.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION

DIRECTION

INFORMATION ONLY

Staff will provide an update to the Planning Commission on the final 2026-2032 Affordable Housing Strategy. The presentation is for information only.

BACKGROUND

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

In November 2024, Council initiated the update of the Strategy and established a new target to build or preserve 5,700 affordable units in ten years, based on assessment of need in Bellevue. The draft Strategy was presented to Bellevue City Council on March 24, who directed staff to prepare the document for adoption.

OVERVIEW/ANALYSIS

The updated AHS covers the years 2026 to 2032 and aligns the City on a path towards meeting its significant new affordable housing target. It contains a suite of strategies and actions to improve housing affordability and address accessibility, equity, and stability. The Strategy helps the City to build and preserve affordable housing; implement housing policy direction; and respond to changing market conditions and needs.

Within the plan, strategies and actions are nested under five high-level goals: Affordable Housing, Housing Equity, Housing Stability, Housing for Unique Needs, and Supply and Diversity. The companion Action Plan identifies a range of specific policy, funding, and program-related actions that can be implemented across the seven-year implementation timeframe.

Implementation prioritizes high-impact actions that align to the objectives of creating or preserving

under 50% AMI units, remedying or addressing inequitable outcomes or results, and improving the effectiveness of existing tools. Twenty high-priority actions were identified to emphasize for implementation over the next 7 years.

All strategies and actions were evaluated to determine approximate costs and benefits. With full implementation of the priority actions and additional investment, it is estimated that the City could achieve an increase of over 4,000 units of affordable housing units by 2036. This represents almost double the production estimated without Strategy implementation and a significant shift towards under 50 percent AMI units.

IMPLEMENTATION

The 2026-2032 Affordable Housing Strategy, once adopted by the council, provides an organizational roadmap for how the city can continue to improve housing opportunities for people in Bellevue. The Affordable Housing Action Plan operates as a menu of options to guide future implementation. The actions within the Action Plan will be further developed and vetted in implementation, and the Action Plan itself may be updated every other year.

Outlined below are ways that future implementation items will advance through additional city processes, which include further refinement, engagement, and assessment of costs, including costs to development.

Code-related items will be advanced through the annually-viewed Land Use Process Improvement (LUPI) workplan. Code amendments will be initiated by the council, informed by additional public input, and reviewed and recommended by Planning Commission. Draft action items currently on the LUPI workplan include Parking Reform, Lot Splitting, Safe Parking, C-1 Expansions, Downtown Livability 2.0, and High Density Residential.

Other new programs or initiatives will be developed with council direction and budget authorization. All major projects and initiatives will be informed and refined by subsequent public outreach. Items related to advocacy will be used to inform and guide specific recommendations for the draft legislative agendas, which ultimately function as the advocacy priorities of the City. In cases where actions suggest reviews of current code or processes, results will be presented to city leadership for further direction.

The Strategy is designed to accelerate affordable housing growth and advance work to address housing-related needs in Bellevue. The Action Plan identifies a range of specific policy, funding, and program-related actions that can be implemented across the seven-year timeframe of the Affordable Housing Strategy. While the City intends to advance actions as capacity and budget allow, the twenty high-priority actions will be emphasized for implementation over the seven years.

ATTACHMENT(S)

- A. Draft 2026-2032 Affordable Housing Strategy
- B. Draft Affordable Housing Action Plan
- C. AHS Engagement Summary