



Affordable Housing Strategy Implementation Update

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Information Only

No action is required.
This is an informational
briefing on Affordable
Housing Strategy progress
and highlights of the
current workplan.





Agenda

1. Affordable Housing Strategy Overview
2. Recent & Ongoing Work Program



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



Affordable Housing Strategy Overview



Background

- 2017 Affordable Housing Strategy
 - Target of 2,500 units/beds over 10 years
- June 2022 marked midway point
 - On track to exceed 10-year target
- New affordable housing tools - “Next Right Work”
- Approach for new affordable housing target in the fall

AFFORDABLE HOUSING STRATEGY 2017-2027





Recent + Ongoing Housing Work



Focus: Housing Stability Program

May-Aug '22

RFP – Affordable and Supportive Housing Capital and O&M

Aug-Nov '22

RFP – Behavioral Health and Housing-Related Services: ~ \$1.55 M awarded

Sept-Apr '23

Capital and O&M applications reviewed and staff recommendations formed

Council review on May 8



Focus: Comp Plan Periodic Update

- Examining growth centers – Wilburton, Downtown, BelRed, etc.
- Increasing choice – “middle housing” types
- Discussing homelessness and tie w/ housing and human services
- Exploring various affordable housing approaches across the city



Focus: State/Regional Planning

- Housing target: 35K new units by 2044
 - Analyzing additional capacity in Comp Plan DEIS
- City 2022 Housing Needs Assessment
- State/County housing allocations by jurisdiction
 - Draft numbers for Bellevue include large percent of new units 0-80% AMI
- State legislative process wrapping up
 - Implications for city growth strategy and approaches to affordability



Focus: C-1 Phase 2

- Phase 2 adds affordable housing capacity on qualifying faith-owned properties beyond 50% Phase 1 Bonus
- Planning Commission has formed Phase 2 LUCA recommendation; Council adoption next step
- Faith-based property owners taking steps to develop affordable housing



Focus: MFTE Program

- 12-year tax exemption in exchange for affordability of 20% of units
- Program updated in 2021
- Unit pipeline
 - 275 affordable units in the pipeline
 - Nearly 300 add'l affordable units through future projects
 - Continued growth of program utilization





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