



City of Bellevue

# HB 1590 Work Plan Initiation

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*December 14, 2020*



# Direction from Council

Seeking Direction to Initiate HB 1590 Work Plan to include the following elements:

- Interest Statement
- Outreach and Regional Collaboration
- Funding Prioritization and categories
- Timing

# Agenda

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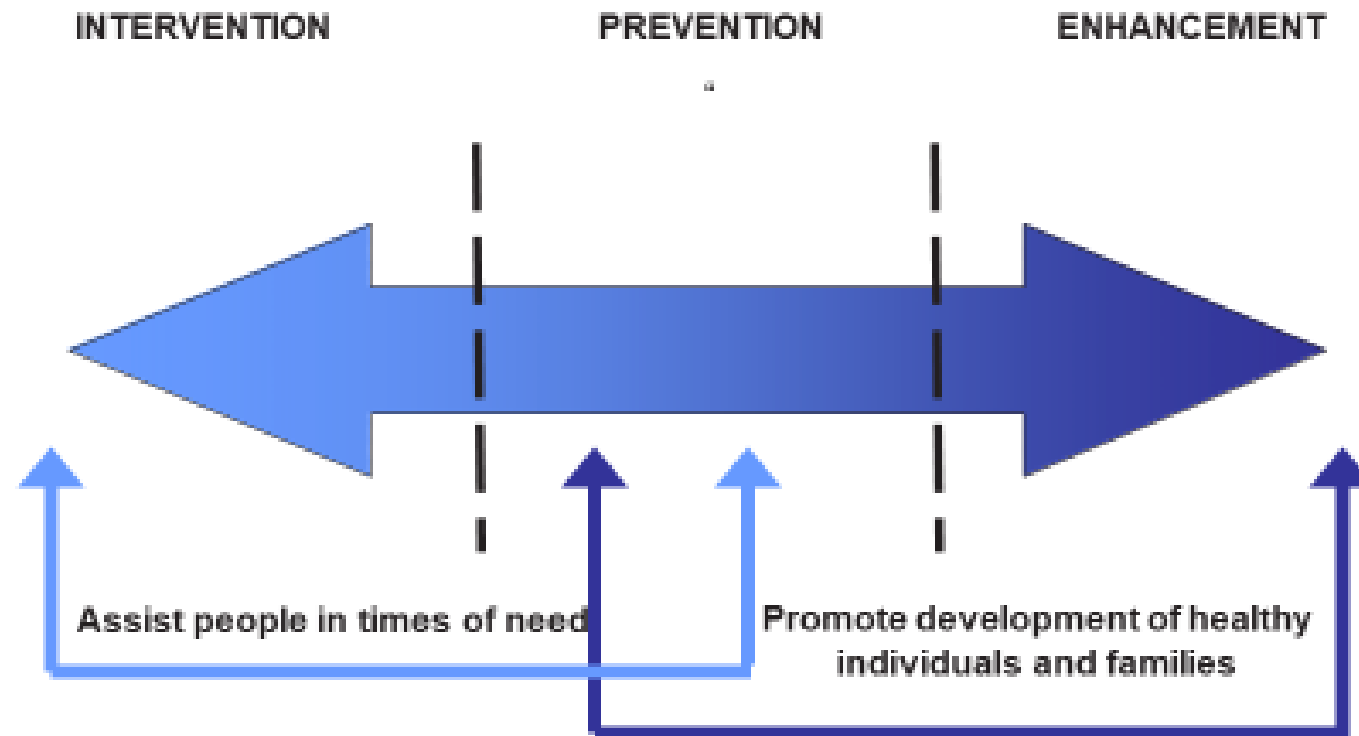
- Existing Policy Supportive of HB 1590
- Continuum of Care Model
- Need for Affordable Housing
- Funding Opportunities within 1590
- Need for Human Services
- Regional Collaboration and Outreach

# Interest Statement: Intersection of Existing Policies



# Continuum of Care

## Human Infrastructure Continuum



# Human Services Policies

- Preventative services
- Continuum of human service needs
- Benefiting low- and moderate-income residents
- Welcoming, safe and just community
- Fairness and equity provided to those disproportionately affected by poverty, discrimination and victimization
- Coordinate with local, regional, and national efforts
- Network of service points, easily accessible, geographically distributed and proximate to public transit



# Affordable Housing Need

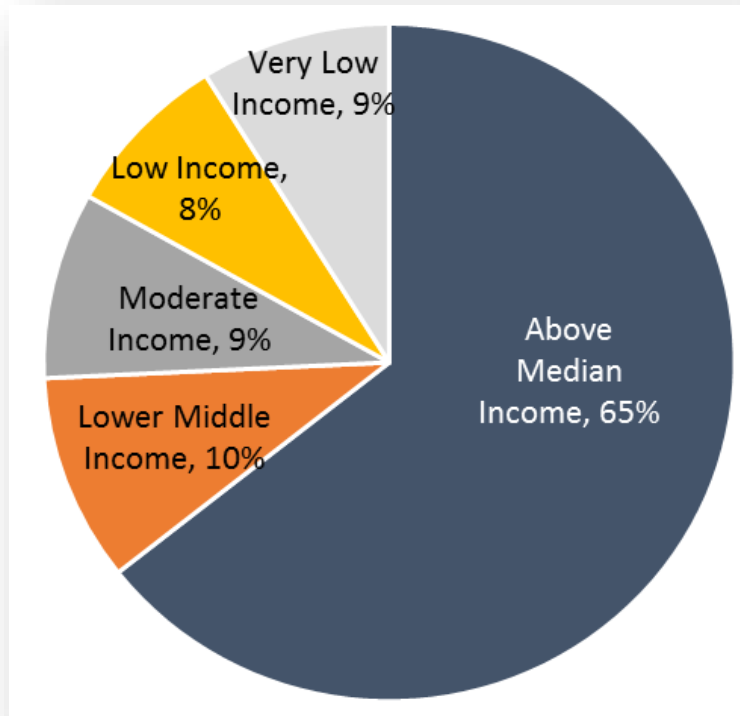
## **Human Services Needs Update 2019:**

*75% of survey respondents rate lack of affordable housing as #1 community problem compared to 68% in 2015, 51% in 2013*

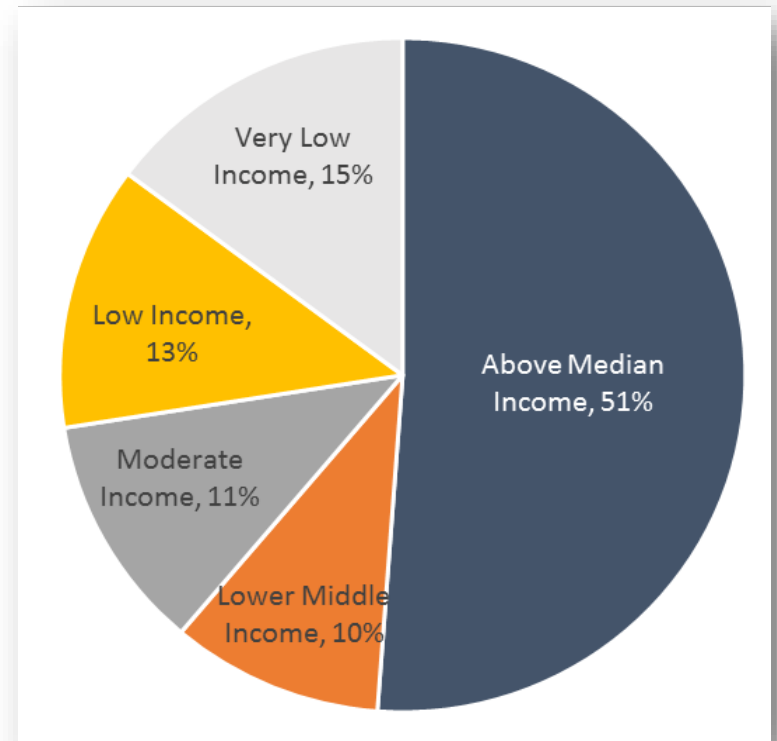
## **Survey of Businesses 2019:**

- *All business sectors rate Bellevue worse than other local cities for affordable housing options- workforce housing primary challenge*
- *This rating has increased each year, significantly higher than 2015*
- *42% had difficulty finding trained/ qualified staff (48% retail, 63% tourism)*

## All Bellevue Households



## Bellevue Senior Households



- Almost one third (31%) of all Bellevue households spend more than 30% of their income on housing.
- 16% all renters & almost 1/3 senior renters spend more than 50% of income on housing.



# Local workers earning \$15 - \$20/hour



Barista  
\$11.09/hr



Grocery Clerk  
\$13.95/hr



Cook  
\$13.37/hr



Cust. Service  
Representative  
\$18.68/hr



Bookkeeper  
\$21.21/hr



Medical  
Assistant  
\$18.65/hr

**Workers earning less than \$15 hour or \$31,000 annually can only afford rent of less than \$800 month**

**Workers earning about \$20 hour or \$42,000 annually can only afford rent of about \$1,000 month**

SOURCE: WA Employment Security Dept.  
Workforce Explorer: King County, 2015

# Bellevue Housing Costs

Housing prices are still sky-high; they are just not increasing as fast as recent years.



*Nov. 2020*

*Bellevue median rent*

*1-bedroom \$1,860*

*2-bedroom \$2,430*

*Bellevue single family home  
median sales price:*

*\$1,413,764*

# Affordable Housing Strategy

## Why an Affordable Housing Strategy

- Council initiated to address City's affordable housing need
- Council Vision Priority to create an affordable housing *strategic action plan*
- Affordable housing need key issue in City's Survey for Human Services Needs Update and Survey of Businesses
- Implements City's Comprehensive Plan



## City of Bellevue Affordable Housing Strategy

Approved by City Council  
June 5, 2017



# Household Income and Housing Need by Cost Burden

## ARCH Land Use and MFTE Income and Rent Guidelines 2019\*

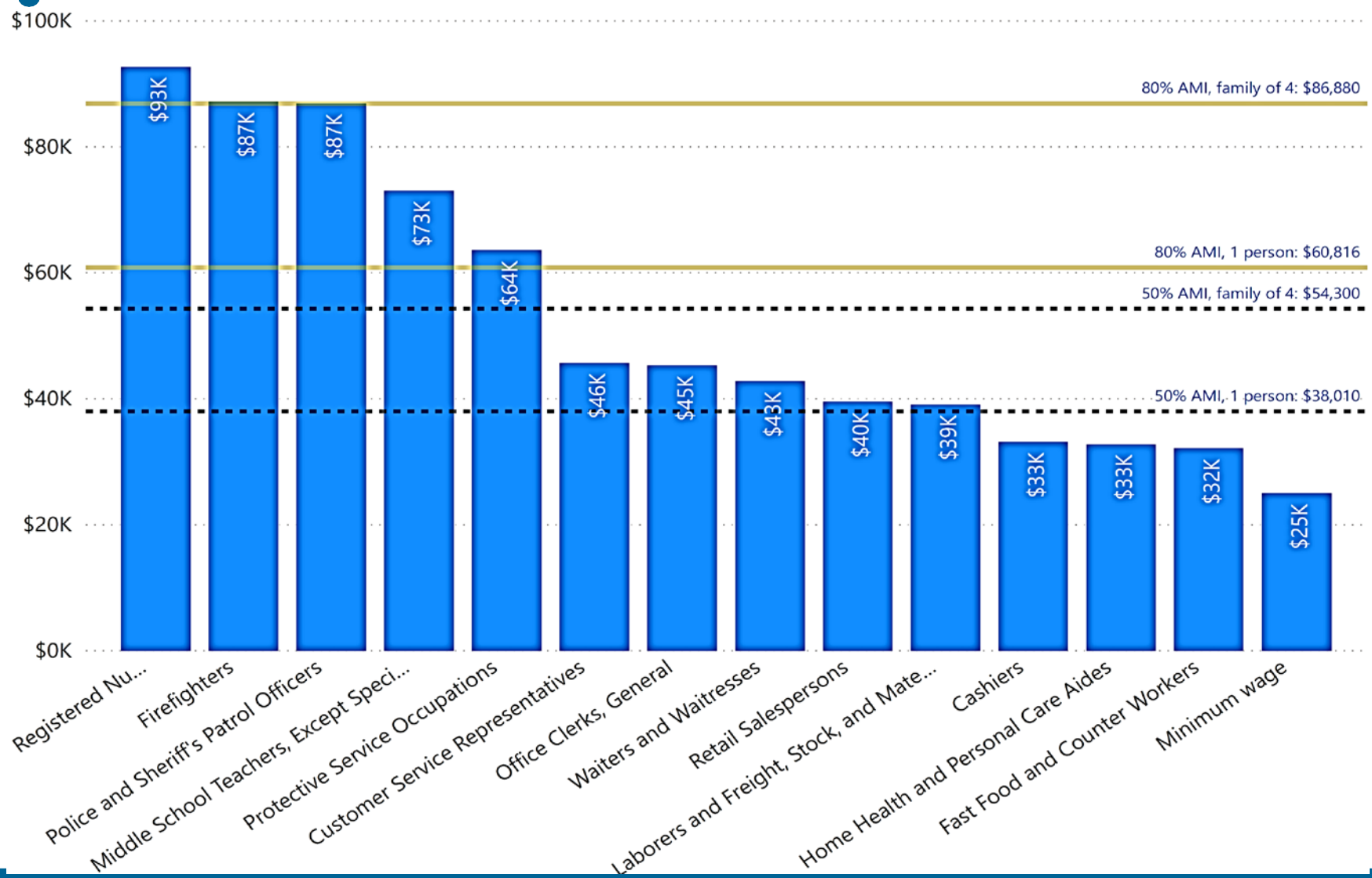
King County Area Median Income (AMI) 4-person household: \$108,600

	<b>Studio (1 Person)</b>	<b>1-Bedroom (2 People)</b>	<b>2-Bedroom (3 People)</b>	<b>3-Bedroom (4 People)</b>
<b>30% AMI [VERY LOW INCOME]</b>				
Household Income	\$22,806	\$26,064	\$29,322	\$32,580
Max. Affordable Rent**	\$570	\$611	\$733	\$847
<b>50% AMI [LOW INCOME]</b>				
Household Income	\$38,010	\$43,440	\$48,870	\$54,300
Max. Affordable Rent**	\$950	\$1,018	\$1,222	\$1,412
<b>80% AMI [MODERATE INCOME]</b>				
Household Income	\$60,816	\$69,504	\$78,192	\$86,880
Max. Affordable Rent**	\$1,520	\$1,629	\$1,955	\$2,259
<b>100% AMI [MEDIAN INCOME]</b>				
Household Income	\$76,020	\$86,880	\$97,740	<b>\$108,600</b>
Max. Affordable Rent**	\$1,901	\$2,036	\$2,444	\$2,824

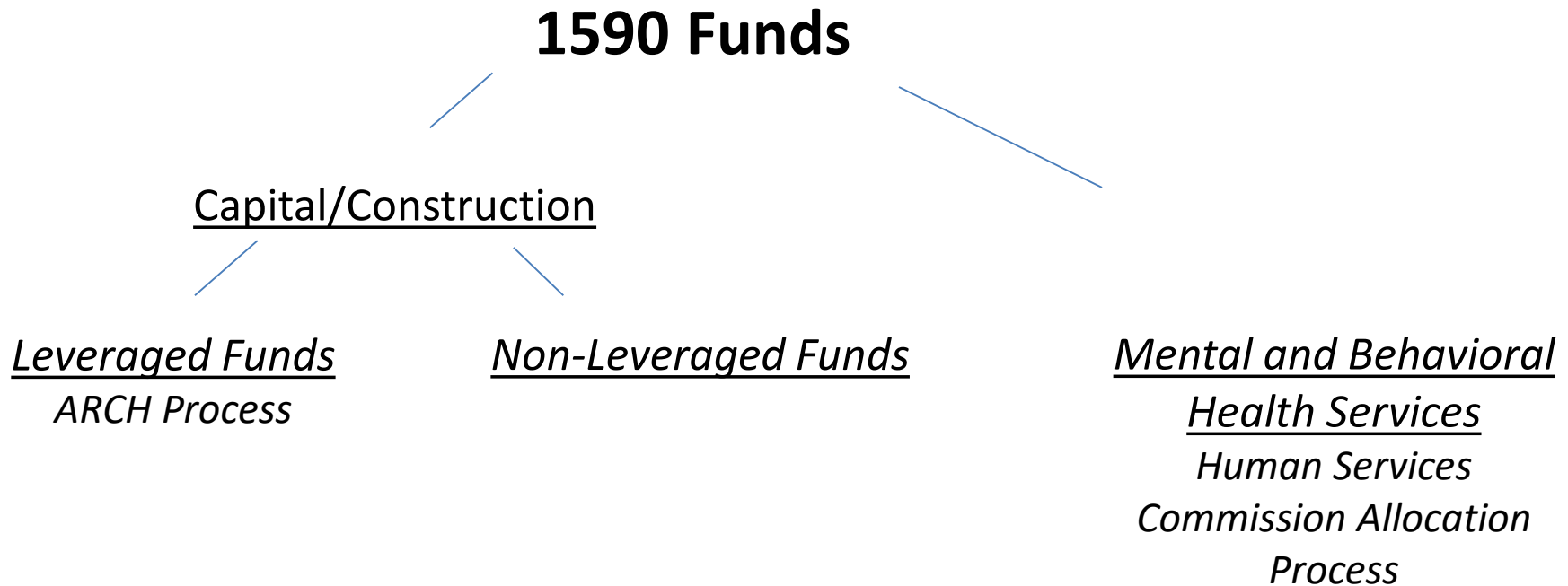
\* Rent guidelines have not increased since 2019 because of Covid-19 policies.

\*\* Rental estimate includes utilities allowance including electricity/gas, water/sewer, garbage.

# Average Full-Time Annual Wages Bellevue Area 2019



# Funding Opportunities



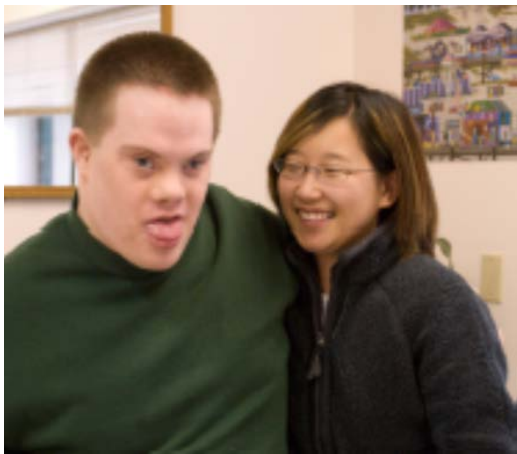
# Construction of New Housing or Housing Related Services

## Leveraged Sources of Money

- ARCH Process
- Regional Collaboration
- Less cost/subsidy per unit created
- More total units created
- Coordinated Entry Requirements

## COB Funds

- More nimble
- Possibility to fund projects with more specific populations served



# Mental and Behavioral Health Services





# Human Services Gaps

## 2019-2020 Human Services Needs Update:

- Focus on root causes: mental health and substance use disorder treatment

- 20% of respondents: mental health is a major or moderate concern

- 67% of providers: clients need mental health care but can't afford it



# Regional Collaboration and Outreach



# Components of Outreach

## Regional Collaboration

- Work with King Co to evaluate areas of common service delivery
- Coordinate Human Service approach

## Developer Outreach

- Conduct outreach to understand developer interest in projects (or components) which may be fundable
- Work with partner agencies (ARCH, KCHA etc) to understand funding gap needs



## City of Bellevue Affordable Housing Strategy

Approved by City Council  
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# Next Steps

- Study sessions with City Council scheduled for every 3-5 weeks, starting in January
- Begin public outreach and collaboration
- Begin work on consolidation of policies for interest statement adoption
- Return to City Council in January





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