



Affordable Housing Strategy

Progress Report

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Community Development
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Direction

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



Agenda

1. Affordable homes achieved
2. Effectiveness of programs
3. Implementation of actions
4. Progress to achieve goal
5. Housing investment strategy
6. Funding coordination between housing and humans services



August Wilson Place, LIHI - 57 low-income units

Context



LIV- BelRed FAR 54 affordable units

- Council's twice-yearly briefing on the progress of the Affordable Housing Strategy
- Bellevue's Affordable Housing Strategy was adopted in June 2017.
- Its 21 actions are organized under 5 inter-related strategies.
- Bellevue has been implementing these actions based on the council approved 2 phase work program.
- The delivery of affordable homes will increase over the implementation period as all the strategies are implemented and gather momentum.



Affordable Homes Realized



Hyde Square, BelRed FAR
35 affordable units



Affordable Units Added/Funded	Date	Units
KCHA Highland Village	2017Q2	76
ADUs permitted 2017	2017	12
Park East, DT AH incentive	2017Q4	1
	2017 subtotal	89
MFTE 888-108	2018Q1	8
DT incentives 888-108	2018Q1	24
MFTE Cerasa	2018Q3	31
ADUs permitted 2018	2018	12
	2018 subtotal	75
30Bellevue opens at St Luke's	2019Q2	62
KCHA Kendall Ridge	2019Q3	240
DT incentive Brio	2019Q4	20
ADUs permitted 2019	2019	8
	2019 subtotal	330
Units since Affordable Housing Strategy		494
Affordable Units Pipeline (unit # estimate)	Date	Units
Pipeline Incentive Units Estimate BR and DT	2020+	~145
CFH Men's Shelter at Eastgate (100 beds) Polaris at Eastgate (300 apartments)	2020+	~400
OMF RFP: KC/\$10M TOD Bond, ARCH/\$4M, ST/land donation, Council Spur property donation	2019	~200-300
Bellevue & ST partner at 130th for TOD with AH	2020+	~150
Pipeline Total		945



Effectiveness of programs



30 Bellevue, Imagine Housing - 62 low-income units

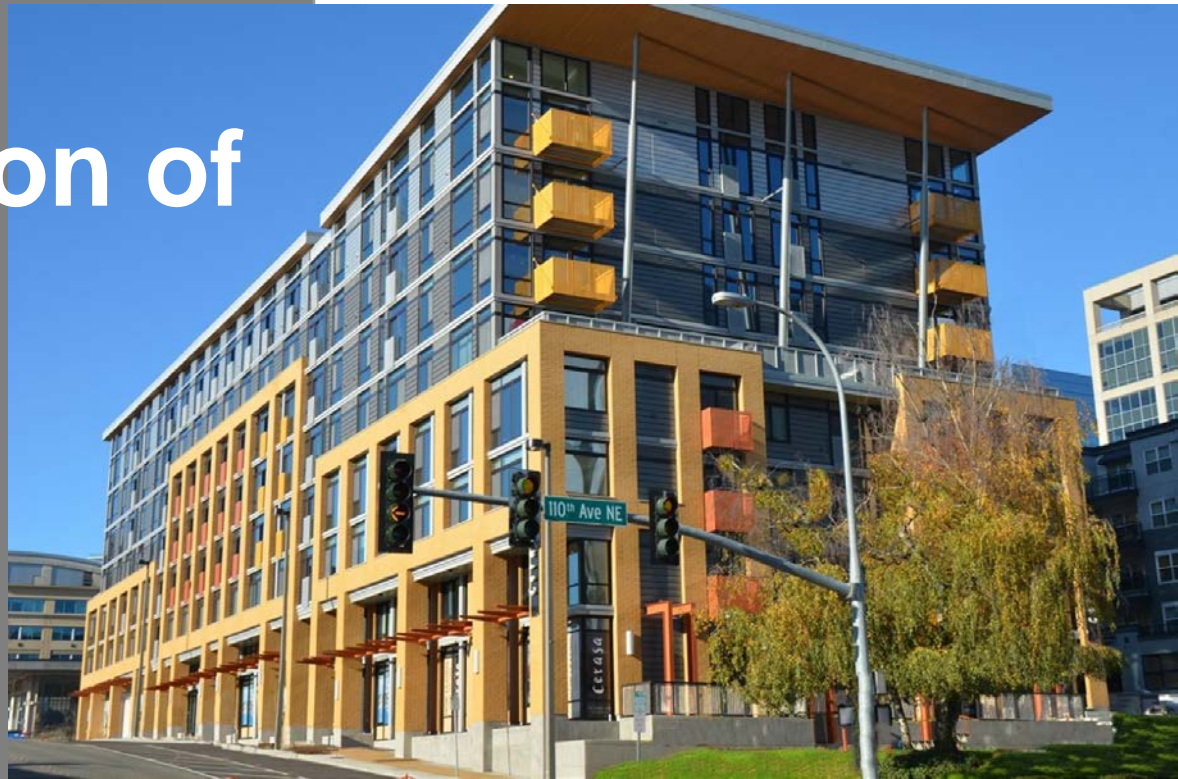


Effectiveness of programs

Action	Phase 2 Work Program Actions	10-year High Yield	Achieved	Pipeline
C-3	Updated MFTE	650 units, moderate income	39	100
C-1	Development Incentive on suitable surplus, faith based, and non-profit land	(estimated with E-1)		
C-4	Voluntary LU incentive – Downtown	45 units, moderate income	45	25
	Voluntary LU incentive – BelRed	200 units, moderate income	89	20
	Voluntary LU incentive – Wilburton	200 units, moderate income		
	Voluntary LU incentive – East Main	20 units, moderate income		
	Voluntary LU incentive - Eastgate	10 units, moderate income		
C-2	OMFE and 130 th , surplus transit opportunities	300 units, mostly low income		400
A-1	Partner with housing non-profits and housing agencies to preserve existing affordable housing	(estimated with E-1)	316	
E-1	Tap additional sources for affordable housing – Direct subsidy units	700 units, mostly low income	62	400
A-2	Advocate for state legislation to extend property tax exemptions to existing MF	110 affordable units		
B-1	Encourage micro-apartments around light rail stations	200 units, moderate income		
B-4	Consider changes to down-payment assistance program for low-income homeowners	50 units, moderate income		
B-2	Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods	300 units, moderate income	32	
		2,785	583	945



Implementation of Actions



Cerasa, MFTE - 31 affordable units



Implemented actions

Action A-1 Preservation of existing, affordable multi-family housing

Action A-5 Review and extension of utility rate relief and utility tax relief programs

Action C-3 Update and extension of the Multifamily Tax Exemption program

Action C-4 DT Livability & Eastgate LUCAs with affordable housing incentives

Action D-2 Changes to state condo statutes to increase condo development

Action E-1 Increased funding for affordable housing

- **\$412,000** per year general fund support for affordable housing
- **\$15 million** CIP contingency funds for affordable housing through 2025
- **\$625,000** estimated per year from Council authorization of HB 1406



CD and Cross-Department Actions

2020 Expected Work Program

Community Development and Development Services

- **Zero Lot-Line Townhomes.** Revise codes to reduce costs and process time for building multifamily housing (Action D-1)
- **Accessory Dwelling Units.** LUCA limited in scope to removing 3-year requirement for new construction. (Action B-2)
- **TOD at OMFE and 130th.** Develop affordable housing on suitable surplus public lands in proximity to transit hubs (Action C-2)
- **East Main LUCA** including affordable housing incentives (Action C-4)
- **Affordable Housing Incentives for faith-owned,** public surplus and non-profit housing property (Action C-1)
- **Wilburton CPA** including affordable housing incentives (Action C-4)



Affordable Housing Investment Strategy

Information on potential five-year investment of affordable housing funds





Affordable Housing Investment Strategy



Vision for 130th Station Area

Identified Funding Pipeline

- CFH Shelter, Eastgate
- Supportive Housing, Eastgate
- Bel-Red TOD at 120th, 130th, and OMF
- Housing at Metro site
- Housing non-profits
- Preservation
- Faith property housing
- Housing Stability with Human Services



Affordable Housing Investment Strategy



Principles of Funding Strategy

- Considers projects likely to seek funding between 2021-2024
- 20% held in contingency for high value projects
- Continued support for ARCH projects
- BelRed fees-in-lieu option continues
- Potential to support Human Services housing stability needs with HB-1406 or other funds.

KCHA Highland Village. 100 units Preservation



Human Services Coordination

Strategy A: Help People Stay in Affordable Housing

- Weatherization and energy savings programs
- Support to help seniors and people with disabilities stay in their homes
- Supportive services for affordable housing (HB1406?)

Bellevue Human Services
NEEDS UPDATE
2019-2020



BellevueWA.gov

Coordinating funding with Human Services on actions that increase housing stability



Summary

- Bellevue's Affordable Housing Strategy is working, and will gain momentum as all of its actions come online.
- Strategy will be achieved through a diverse mix of public policy, legislative changes and investments together with private development interests and support.
- Current pipeline of affordable units indicates current work program can achieve 10-year goal of 2,500 affordable homes.



KCHA Kendall Ridge. 240 units Preservation