



Framework for Bellevue Housing Stability Program

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July 5, 2022 Council Study Session





Direction from Council

Direct staff to implement Bellevue's Housing Stability Program consistent with the recommended framework and authorize revenue-supported staff for ongoing work.





Agenda

- Relationship to Bellevue's Affordable Housing Strategy
- Implementation to Date
- Recommended Framework for Ongoing Program
- Next Steps



Affordable Housing Strategy

Housing Stability Program:

- Brings additional revenue to meet critical housing needs for vulnerable populations
- Advances the continuum of affordable housing strategies
- Enhances housing for diverse income levels and service needs



City of Bellevue
Affordable Housing Strategy


Approved by City Council
June 5, 2017





Implementation to Date

Year One Program



Oct '20	Bellevue Res. No. 9826 to establish program consistent with RCW 82.14.530
Dec '20	Initiation of Year One Work Plan
Jan '21	Local 0.1% sales tax collection began
Feb '21	Bellevue HB 1590 Interest Statement
May-Aug '21	RFP for Behavioral Health and Housing-Related Services: \$1.66 M awarded
Aug '21-Jan '22	RFP for Affordable and Supportive Housing: \$1.6 M for LifeWire's <i>Hope Starts Here</i> project



Year One: Lessons Learned

- Need to balance unit production/O&M with supportive behavioral health and housing-related services
- Funding for O&M/on-site services is essential
- Importance of coordination and flexibility to leverage other resources
- Capital funding expenditures will take time to ramp up
- Opportunity for City role in partnerships and securing land
- Upfront bonding will require firming up funding opportunities/projects
- Funding behavioral health and housing-related services needs can help prevent vulnerable community members from falling into homelessness



State Enabling Legislation (RCW)

At least 60% of the funding must be spent on facilities and programs that serve specific populations at or below 60% AMI:

Construction or Acquiring

- Affordable housing
- Housing-related services
- Behavioral health-related facilities
- Land for these purposes

Operations and Maintenance

- New affordable housing
- Housing-related programs
- New evaluation and treatment centers

No more than 40% may be spent on:

Operation, delivery, or evaluation of

- Behavioral health treatment programs and services
- Housing-related services

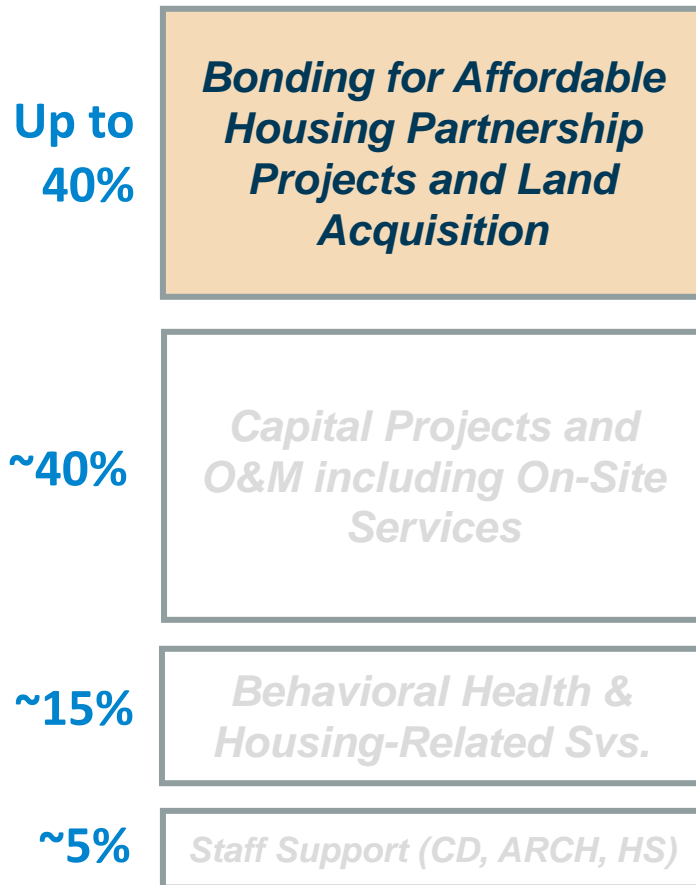


Recommended Framework





Recommended Framework

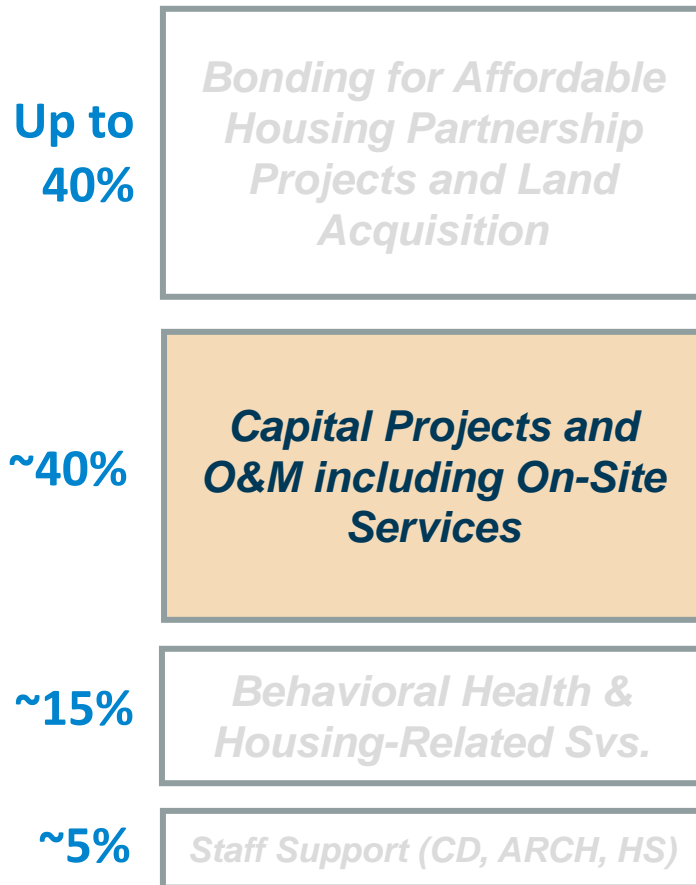


**100% of Annual Revenues
(expected \$10.3 M in 2022)**

- Revenue use consistent w/ RCW 82.14.530(2)(a)
- State law allows up to 50% of revenues for bond repayment
- Program element focus:
 - Preventing homelessness and housing instability;
 - 0-30 percent AMI;
 - Vulnerable, underserved populations.
- In addition:
 - Immediate deployment of funds that don't require traditional funding sources such as LITC
 - Leverage untapped resources, such as long-term O&M or philanthropic funds
 - Ability to pursue significant land acquisition opportunities
- Target: Minimum 170 units and strategic land acquisitions over 20 yrs



Recommended Framework



**100% of Annual Revenues
(expected \$10.3 M in 2022)**

- Revenue use consistent w/ RCW 82.14.530(2)(a)
- RFP process for Affordable and Supportive Housing Capital and O&M
 - Aligned with ARCH Housing Trust Fund process
- Program element focus:
 - Preventing homelessness and housing instability;
 - 0-30 percent AMI;
 - Vulnerable, underserved populations.
- Funding for ongoing O&M/on-site services
- Unused funds roll over to next RFP
- Target: 130-170 new units over 20 yrs, and funding for O&M/on-site services.



Recommended Framework

Up to
40%

*Bonding for Affordable
Housing Partnership
Projects and Land
Acquisition*

~40%

*Capital Projects and
O&M including On-Site
Services*

~15%

***Behavioral Health &
Housing-Related Svcs.***

~5%

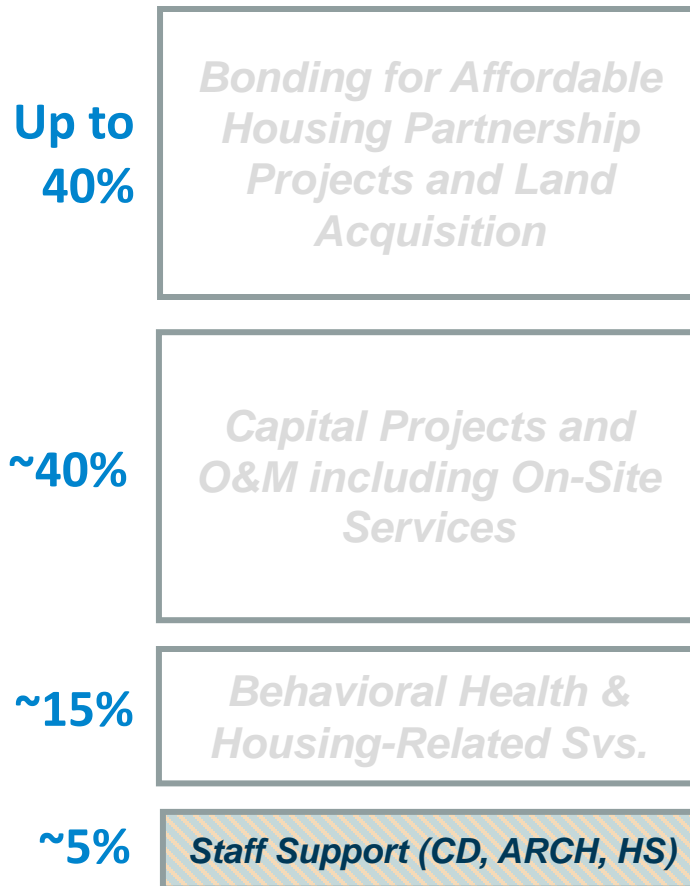
Staff Support (CD, ARCH, HS)

**100% of Annual Revenues
(expected \$10.3 M in 2022)**

- Revenue use consistent w/ RCW 82.14.530(2)(c)
- RFP administered by Human Services staff and Human Services Commission.
- Program element focus:
 - Behavioral Health Services
 - Same-day mental health and substance use disorder assessments and treatment
 - Medically assisted treatments for substance use disorders
 - Culturally specific behavioral health services designed to meet historically underserved populations' needs
 - Services co-located at facilities and/or housing properties
 - Supportive Services (co-located)
 - Case management to help an individual and/or family achieve housing stability
 - Employment services
- Outcome target: Preventing vulnerable community members from falling into homelessness



Recommended Framework



- “One City” team to implement program
- Ongoing staff support to be added in Community Development, ARCH and Human Services (in Parks & Community Services Dept.)
- 5% for admin and oversight comparable to other capital programs
- Staff support backed by revenues

**100% of Annual Revenues
(expected \$10.3 M in 2022)**



Next Steps

- **RFP** – Affordable and Supportive Housing Capital and O&M: \$10.5 M available. *Recs. to Council Q1 2023.*
- **RFP** – Behavioral Health and Housing-Related Services: Approx. \$1.55 M. *Recs. to Council fall 2022.*
- Continued due diligence on building preservation and land acquisition – would lead to future bonding options.
- Council approval and recruitment for revenue-supported ongoing staff for the Housing Stability Program.
- Program monitoring with regular updates provided to Council; recommend adjustments as needed.



Direction from Council

Direct staff to implement Bellevue's Housing Stability Program consistent with the recommended framework and authorize revenue-supported staff for ongoing work.

