

What is the affordable housing need in our community?

Unit Range	Bellevue Housing Data: Existing Households (2017)		Bellevue Housing Data: Existing Units (2017)		Regulated Units: Bellevue (2020)*
	# of Households	% of Households	# of Units	% of Units	# of Units (Rental)
0-30% AMI	5,680	10%	1,695	3%	335
31-50% AMI	4,395	8%	2,684	5%	971
51-80% AMI	4,404	8%	5,969	11%	1,670
>80% AMI	40,688	74%	44,819	81%	991

Who rents which affordable units?

Affordability Level	Average Household within ARCH Units (2016-2019)**	
	Household Income	Approximate Household AMI
25% AMI	No Data	No Data
30% AMI	No Data	No Data
35% AMI	No Data	No Data
40% AMI	No Data	No Data
50% AMI	\$32,968	35% AMI
60% AMI	\$39,232	45% AMI
70% AMI	\$43,165	50% AMI
80% AMI	\$48,798	55% AMI
85% AMI	\$39,775	45% AMI
90% AMI	\$46,557	55% AMI
100% AMI	\$76,579	90% AMI
105% AMI	\$50,941	60% AMI
120% AMI	\$59,664	70% AMI

* 98 Section 8 Units also are regulated in Bellevue

** Average across ARCH rental units, not Bellevue-specific

Source 1: U.S. Census Bureau, 2013-2017 American Community Survey customized for the Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy. Assumes that only renter housing is affordable below 30% of AMI.

Source 2: ARCH Housing Data Records, 2019.

The chart above shows the distribution of household incomes and available units across Bellevue in 2017. At the lowest AMI levels (0-50% AMI), more households fall within that category than there are units available at that category. In the 50-80% AMI category, more units exist than households matching that income range. This explains the trends seen in ARCH units at the right half of the chart, where Households occupying 50% AMI and higher units tend to be of lower income levels. This clearly displays how higher AMI units tend to be rented to households of lower income brackets. This is particularly true in the highest brackets. In 80% AMI ARCH units across ARCH cities, the average household income is around 55% of the median, much lower than the 80% maximum permitted.