City of Bellevue

2026-2032 Affordable Housing Strategy

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Direction

Consider directing staff to prepare the 2026 - 2032 Affordable Housing Strategy Update for action at a future meeting.

AGENDA

- Background & Guidance
- Community Engagement
- Overview & Highlights
- Implementation & Next Steps

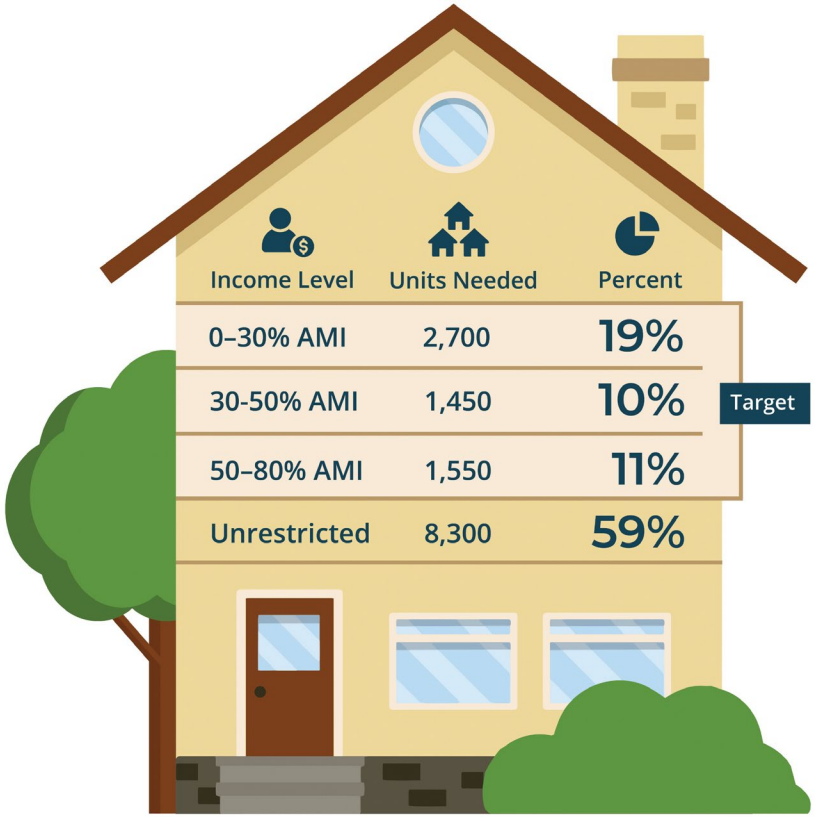
Background

- Short-term action plan
- First adopted in 2017
- Focused on Affordable Housing, but includes other housing priorities

Affordable Housing Strategy Update

- Update launched in Nov. 2024
- Builds on 2017 implementation
- New affordable housing target
- Implements Comp Plan policy goals

2035 Housing Growth & Affordable Target



Affordable Housing Strategy Goals

Affordable Housing

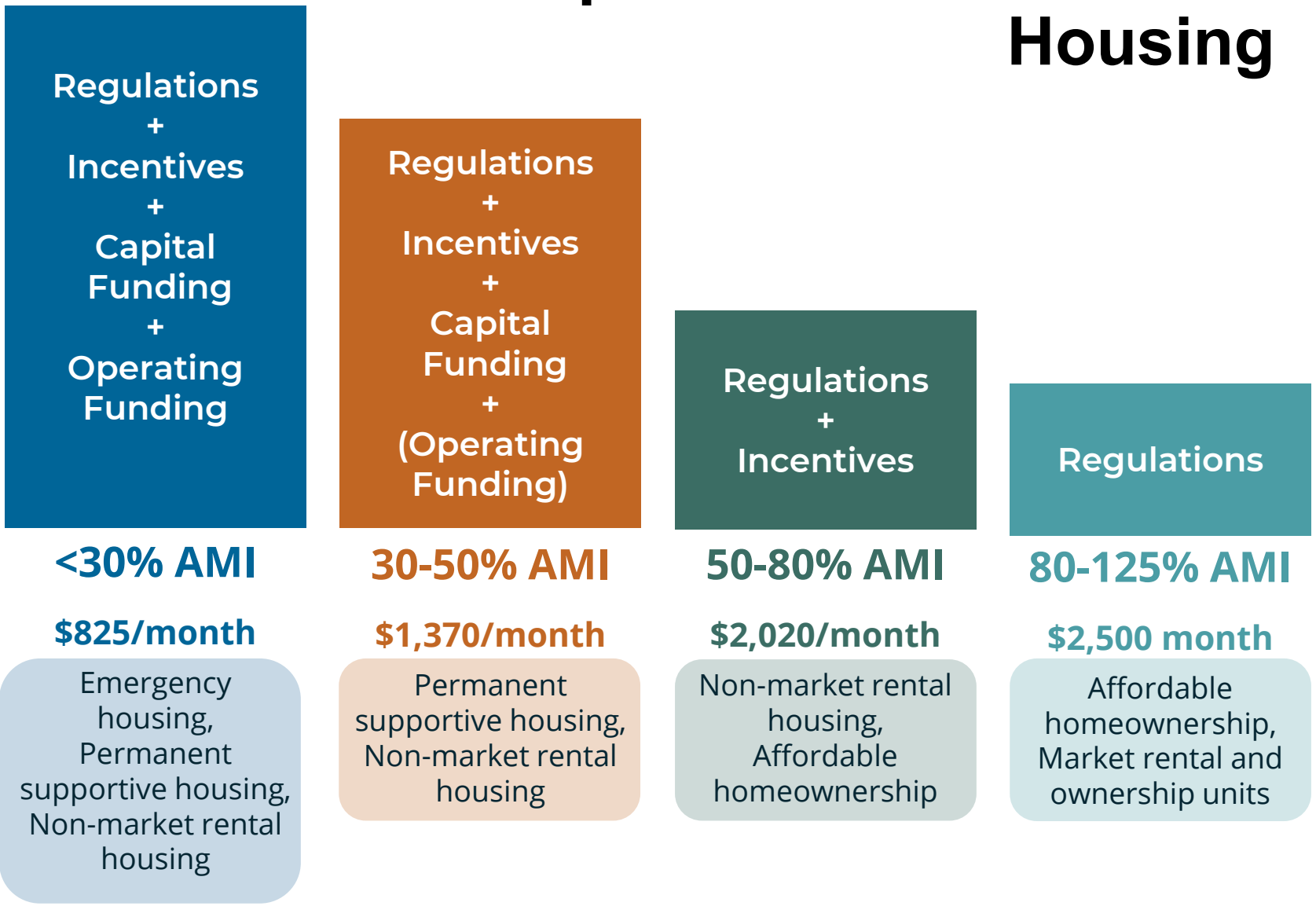
Housing Stability

Housing Equity

Housing for Unique Needs

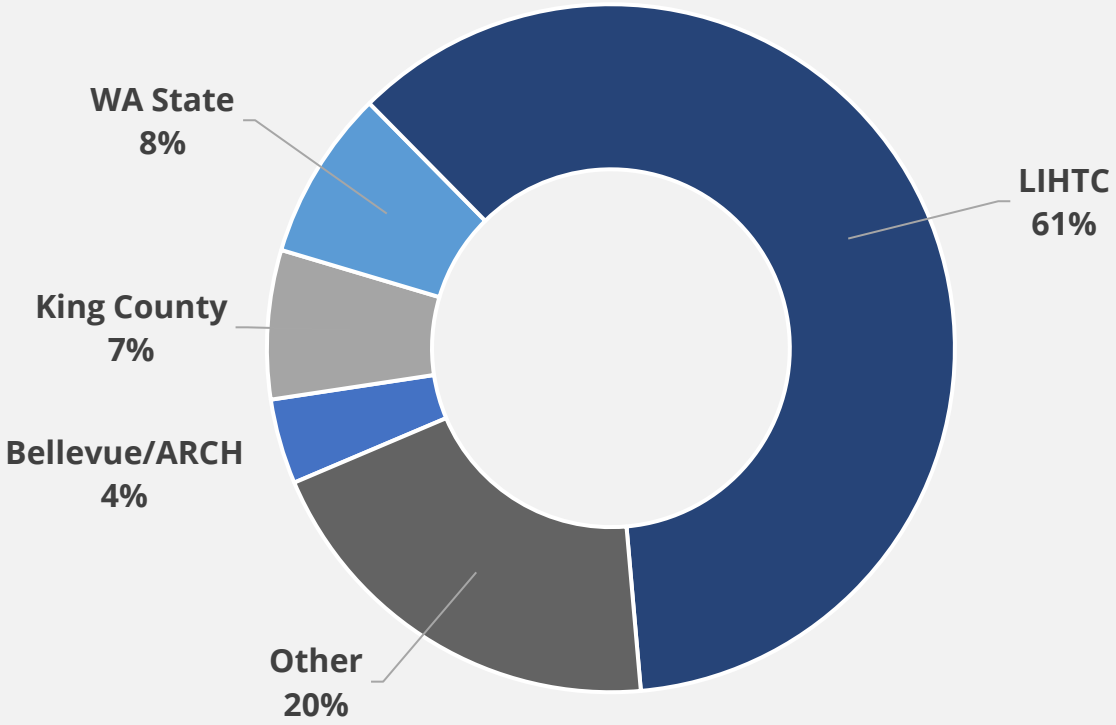
Housing Supply & Diversity

Spectrum of Affordable Housing



Project Funding

Example funding stack for a 30-50% AMI project

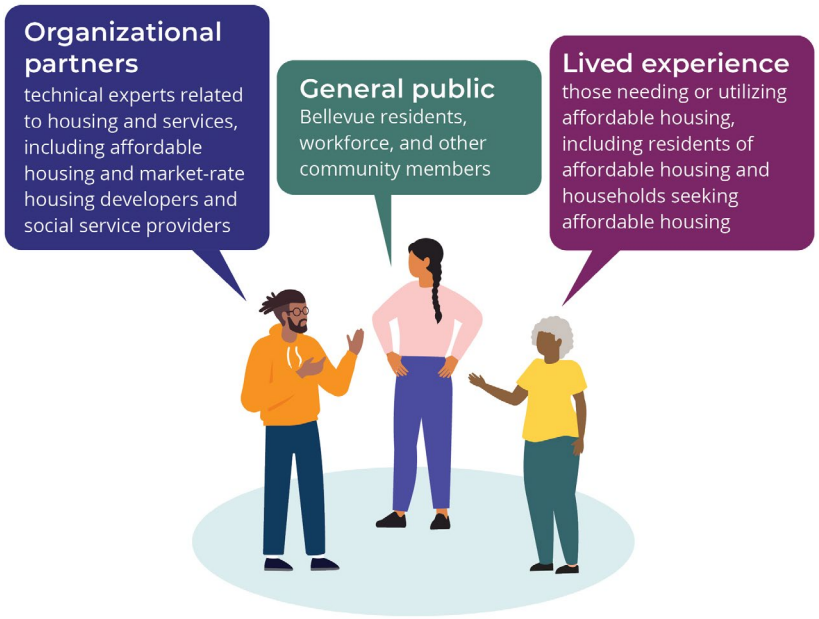


Community Engagement

Process & Takeaways

Engagement Process

Innovative and language inclusive engagement focused on reaching:



Overall, the city engaged…

- **325 community members** at 4 public events
- **60 organizational partners** through workshops and presentations
- **209 public survey respondents**
- **96 organization survey respondents** across two surveys
- **150 people with lived experience** through over 30 listening sessions led by 9 community facilitators

Phases of Engagement

Launch: *Level set and build audience with educational events*

- Public & Partner Events

Assess: *Evaluate tradeoffs and understand priorities to inform strategies*

- Partner Survey #1
- Community Facilitator Program

Refine: *To review and refine strategies and prioritize actions*

- Partner Presentations (BDC, PLUSH, EAHC) & Workshop
- Partner Survey #2
- Public Open House
- Public Survey

Engaged Organizations 2024-26

Africans on the Eastside
Alliance Residential
Amazon
Ashworth Homes
Bellevue Chamber of Commerce
Bellevue Church
Bellevue LifeSpring
Bellevue Network on Aging
Bellevue School District
Bellwether Housing
BRIDGE Housing
Disability Empowerment Center
DR Horton
Eastside Affordable Housing Coalition
Eastside For All
Eastside Foundation
Eastside Christian School
Eastside Legal Assistance Program
Friends of Youth
Futurewise
GGLO
GMD Development
Gillis Real Estate
Housing Development Consortium
Habitat for Humanity Seattle-King & Kittitas Counties
HERO House Bellevue
Hopelink
Housing Diversity Corporation
Imagine Housing
Indian American Community Services (IACS)
Jubilee REACH
Kin On
King County Housing Authority (KCHA)
Low Income Housing Institute (LIHI)
Mary's Place
Master Builders Association (MBAKS)
Mill Creek Residential
MJS Investors
Murray Franklyn Homes
Muslim Community Resource
NAIOPWA
Neighborhood Church
Open Doors for Multicultural Families
Parkview Services
Plymouth Housing
PorchLight
Redding Architects
Shelter Resources, Inc.
Soundbuilt Homes
SRM Development
Su Development
St. Peter's Church
Steve Burnstead Construction
Taylor Morrison
TWG Development
Urban Renaissance Group
Vulcan Real Estate
Wallace Properties
YWCA
Center (MCRC)
United Hub

Feedback on Draft Strategies

Public Engagement

- Prioritize most impactful work
- Be clear about timelines and costs

Council Study Session

- Understanding impact of new actions
- Understanding how we track progress

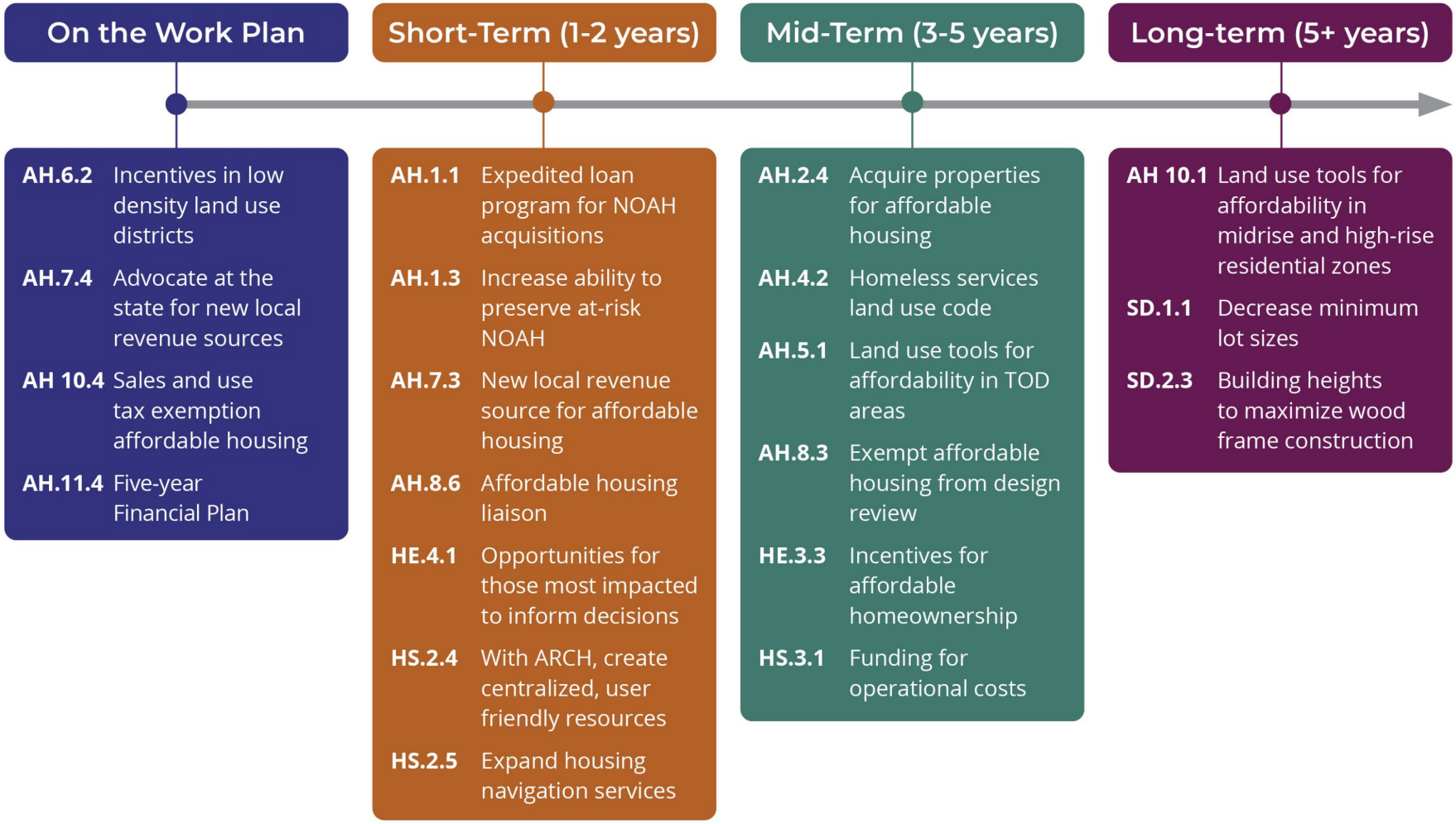
Overview & Highlights

Structure and Strategies

Document Structure

- Affordable Housing Strategy
  - Goals and strategy narrative
- Action Plan
  - Provides menu of implementation actions
  - Identifies high-priority actions
  - Outcomes and implementation metrics

20 High-Priority Implementation Actions

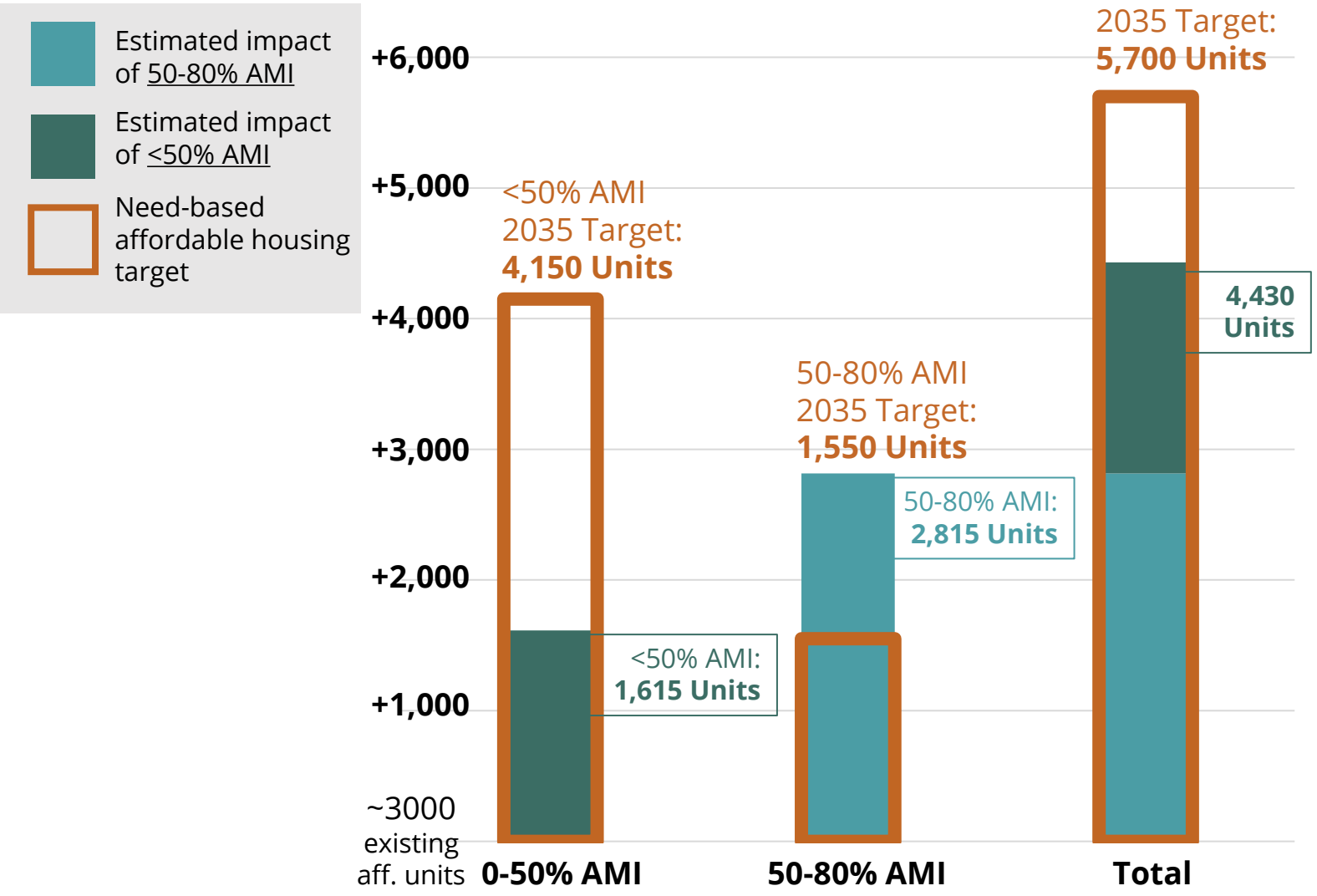


Action Plan Supplement

- 80+ total actions
- 20 high priority actions

AH.7	**Explore new revenue sources and financing tools:** Explore ways to get new funding through mechanisms like credit programs, partnerships, bonding, levies, and state advocacy to expand affordable housing resources						
Actions		**Lead Dept.**	**Status**	**Phasing/ Duration**	**Mechanism**	**Investment / Type**	**Impact**
AH.7.3 *HIGH-PRIOIRTY ACTION*	Explore new local revenue sources for affordable housing such as levies, increment revenue, fees and bonding. Prioritize funding sources that are ongoing, predictable, and commensurate to the need. Considerations should include potential regional coordination and the needs for supportive services.	OOH	New	Short-term/ 24-36 months	Revenue & Finance	$$/1x	Direct/High
Implementation Metrics	• City dollars generated ($) • City dollars leveraged to other investment (ratio)						

2035 Impact


Estimated impact of 50-80% AMI
Estimated impact of <50% AMI
Need-based affordable housing target
+6,000
+5,000
+4,000
+3,000
+2,000
+1,000
~3000 existing aff. units
<50% AMI 2035 Target: 4,150 Units
<50% AMI: 1,615 Units
50-80% AMI 2035 Target: 1,550 Units
50-80% AMI: 2,815 Units
2035 Target: 5,700 Units
4,430 Units
0-50% AMI
50-80% AMI
Total

Tracking Progress

- Outcome Metrics
  - Measures overall impact toward the goal
- Implementation Metrics
  - Measures progress of activities

Example Outcome Metrics from each goal area (not exhaustive):

AH	**Increase** housing for extremely low-income households	0-30% AMI units, built or preserved
HE	**Increase** affordable homeownership opportunities	Affordable homeownership units, built or preserved
HS	**Decrease** cost burden for lowest income households	Cost-burdened households under 50% AMI
UN	**Increase** housing opportunities for families and large households	<80% AMI 2+ bedroom units, built or preserved
SD	**Increase** the supply of market rate housing	Market rate units, built

Affordable Housing

- Build or preserve **more income-restricted affordable housing**
  - Acquisition and preservation
  - Reducing costs and time to build
  - New and expanded resources and incentives
  - Partnerships

Examples include…

Strategy: *Acquire and rehabilitate Naturally Occurring Affordable Housing (NOAH)*

High-Priority Action (abbr.): *Provide expedited short-term loans to acquire NOAH*

Strategy: *Explore new revenue sources and financing tools*

High-Priority Action (abbr.): *Explore ongoing and predictable local revenue*

Housing Equity

- **Eliminate disparities in housing** by race, ethnicity, status, sexual orientation, ability, and income
  - Resources & information
  - Affordable homeownership
  - Fair housing
  - Inclusive decision making

Examples include…

Strategy: Support alternative ownership models

High-Priority Action (abbr.): Consider incentives for affordable homeownership

Strategy: Develop inclusive policy making structures

High-Priority Action (abbr.): Create opportunities for those impacted by issues to inform decision making

Housing Stability

- Increase the **ability** of low- and moderate-income households **to live stably in their home or neighborhood**
  - Repair and mediation programs
  - Housing navigation
  - Rental assistance
  - Rental health and safety

Examples include…

Strategy: Increase access to pathways into the affordable housing system

High-Priority Action (abbr.): Assist those looking for affordable housing by increase navigation services

Strategy: Increase access to pathways into the affordable housing system

High-Priority Action (abbr.): Work with ARCH to create a hub for affordable housing seekers

Housing for Unique Needs

- Create more available and affordable **units for those with unique housing needs**, like seniors, families, and people with disabilities
  - Inclusive design
  - Housing for families

Examples include…

Strategy: Encourage inclusive design

Action (abbr.): Review codes and standards to incorporate visitability

Strategy: Support family sized housing

Action (abbr.): Prioritize larger bedroom sizes in local funding

Supply & Diversity

- Create **more housing** in general and **more housing types** available to meet the needs at all stages of life
  - Encourage middle housing and smaller homes
  - Innovative models and technologies

Examples include…

Strategy: Encourage smaller and more homes in low-density residential areas

High-Priority Action (abbr.): Decrease minimum lot sizes

Strategy: Reduce costs to build using new models

High-Priority Action (abbr.): Enable building at heights that maximize wood frame construction

Implementation & Next Steps

- Additional time for review
- Implementation coordination across departments
- Consider costs and revenue in biennium budget processes
- Semi-annual progress reporting to Council

Direction

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