



Affordable Housing Strategy Implementation Update

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Information Only

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





Agenda

1. Affordable Housing Strategy Overview
2. Focus on Recent & Ongoing Work



August Wilson Place (LIHI),
57 low-income units



Affordable Housing Strategy Overview





Background

- 2017 Affordable Housing Strategy
 - Target of 2,500 units/beds over 10 years
- On track to exceed 10-year target
 - New affordable housing target Spring of 2024
- New affordable housing tools - “Next Right Work”

AFFORDABLE HOUSING STRATEGY 2017-2027





Recent + Ongoing Housing Work





Comp Plan Periodic Update

- Examining growth centers – Wilburton, Downtown, BelRed, etc.
- Exploring range of affordable housing approaches, including FEIS review of mandatory and voluntary options
- Addressing new legislation
 - HB 1220 (Range of housing needs)
 - HB 1110 (Increasing middle housing)
 - HB 1337 (Accessory dwelling units)
- 2022 Bellevue Housing Needs Assessment (City needs by income level, seniors, family-sized units, homeownership, etc.)
- Spring 2024 City process to update affordable housing target



Next Right Work

- Builds upon Affordable Housing Strategy
- July 5, 2022 Council selected five items:
 - Micro-Apartments LUCA
 - Increased FAR for residential
 - Phase 1: Downtown
 - Phase 2: Mixed Use Areas
 - Reduced fees for Affordable Housing
 - Encourage Middle-Scale Housing
 - Phase 1: ADU Reform LUCA
 - Phase 2: Middle-Scale Housing
 - Simplify & expedite permitting for Affordable Housing
 - Maximize SEPA categorical exemptions
 - Align City Code for Unit Lot Subdivisions
 - Internal process improvements



Housing-Related Policy and Code Work Underway



Comp Plan
FEIS shifted
from fall 2023
to early 2024

Wilburton Plan and
Land Use Code
adoption in June (Plan
shifted from Q4 2023)

Overall Comp
Plan adoption
(shifted from
May 2024)

| CPAs/LUCAs Underway (2024) | | | | | | | | | | | | |
|---|------|-----|-----|-------|-----|-----------------|------|-----|---------------------|-----|-----|-----------------|
| Project/Initiative | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| Comprehensive Plan Periodic Update | FEIS | | | | | | | | Target Adoption | | | |
| Wilburton Vision Implementation CPA/LUCA | FEIS | | | | | Target Adoption | | | | | | |
| BelRed Look Forward CPA/LUCA | FEIS | | | | | | | | Target CPA Adoption | | | LUCA Q1-Q2 2025 |
| Downtown IOC Extension | | | | | | | | | | | | |
| Increased FAR for Residential (Mixed Use Areas) LUCA | | | | | | | | | Target CPA Adoption | | | LUCA Q1-Q2 2025 |
| Encourage Middle-Scale Housing + HB 1110 and HB 1337 Implementation | | | | | | | | | Target CPA Adoption | | | LUCA Q1-Q2 2025 |

| KEY |
|----------------------|
| Execution Phase |
| Implementation Phase |

Multifamily Tax Exemption

- 12-year tax exemption in exchange for affordability of 20% of units
- Program updated in 2021
- Unit pipeline
 - 275 affordable units in the pipeline
 - Nearly 400 add'l affordable units through future projects
 - Continued growth of program utilization
- “Very small unit” provisions to Council later this year



Housing Stability Program

May-June '23

Council approved \$6.8M for three recommended projects.

June-Aug '23

RFP Issued - Affordable and Supportive Housing Capital and O&M

Sept-Dec '23

Three applications being reviewed, and staff recommendations formed

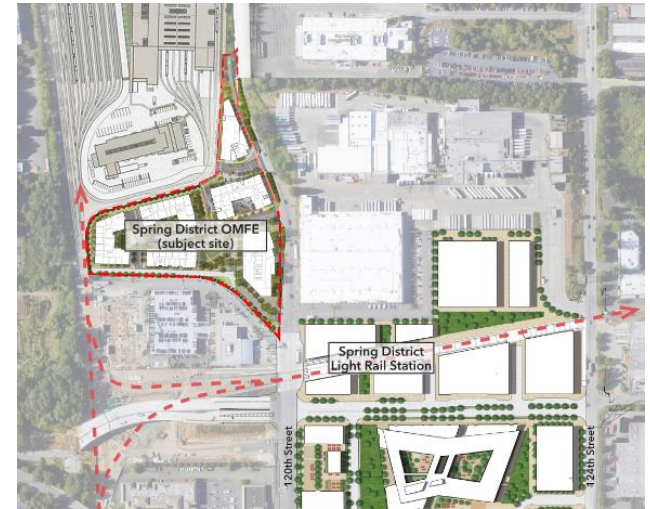
Jan - Feb '24

Council review and approval



Development Partnerships

- Spring District OMFE Site
 - Sound Transit surplus site
 - BRIDGE Housing partnership
 - 235 units in two buildings
 - \$6M in 2022 HSP funding
 - 2024 construction start
- 130th Station Kelly Site
 - Affordable housing and arts space to activate the BelRed Arts District
 - Program and feasibility study
 - Public/private partnership model



Spring District OMFE



130th Station Kelly Site

C-1 Phase 2: Faith-Owned Sites

- Adopted in June: Adds affordable housing capacity on qualifying faith-owned properties beyond 50% Phase 1 Bonus
- Outreach to faith-based organizations moving forward
- 3 churches have started affordable housing feasibility studies



Eastgate Campus

- **PorchLight Men's Shelter**
 - Opened in June
 - (100 shelter beds)
- **Plymouth Crossing, Permanent Supportive Housing**
 - Opened in July
 - 92 studio apartments
 - Planned lease-up over a few months; approx. 50% leased now
- **Polaris Workforce Housing**
 - Opening spring 2024
 - 353 apartments





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