



#### Direction

No action is required for the Affordable Housing Strategy (AHS) update. This is an informational briefing on the progress of the AHS.





## Agenda

#### **AHS Update**

- 1. Affordable Housing Strategy Background
- 2. Affordable Homes Achieved
- 3. Effectiveness of Programs
- 4. Implementation of Actions



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



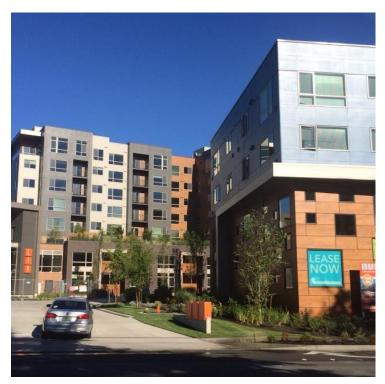
# Affordable Housing Strategy Update



Hyde Square, BelRed FAR, 35 affordable units



#### Context



LIV Bellevue, BelRed FAR, 54 affordable units

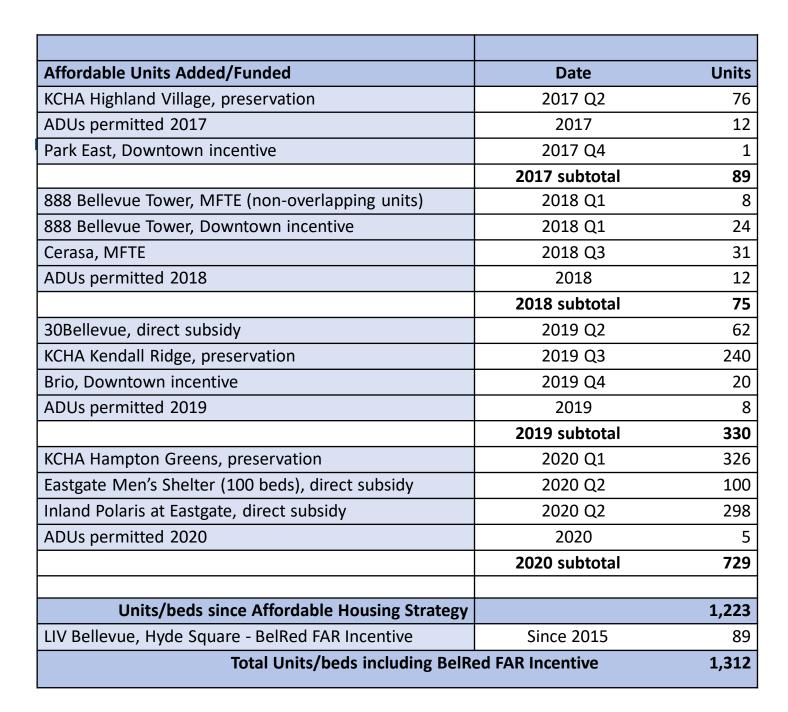
- Council's twice-yearly briefing on progress of the AHS
- AHS adopted by Council in June 2017
- 21 actions organized under 5 interrelated strategies
- Bellevue implementing actions based on Council-approved two-phase work program
- Delivery of affordable homes will increase over 10-year implementation period as all the strategies are implemented and gain momentum



### Affordable Homes Realized



Eastgate Housing Campus, Direct Subsidy 300 affordable apartments, 100 bed men's shelter





Affordable Units Pipeline (unit # estimate)	Date	Units
Pipeline incentive units estimate BelRed and Downtown	2020+	~152
Pipeline MFTE units estimate	2021+	~59
Eastgate single adult apartments	2022+	~80
OMF RFP: KC/\$10M TOD Bond, ARCH/\$4M, ST/land donation, Council Spur property donation	2021+	~200-300
Bellevue & ST partner at 130th for TOD with AH	2022+	~150
Pipeline Total		~741



Bridge Housing "Songbird", 61 units affordable housing (OMFE developer example from Portland)





# Effectiveness of programs



Groundbreaking 30 Bellevue, Imagine Housing, 62 low-income units





Affordal	ole Housing Strategy Action	10-year High Yield Estimate	Achieved	Pipeline
		2,785	1,312	741
A-1	Partner with housing non-profits and housing agencies to preserve existing affordable housing	Potential for up to 1,000 units, split between low and mod. Available funding estimated at 350 units.	642	
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-2	Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods	300 units, moderate income	37	
B-4	Consider changes to down-payment assistance program for low-income homeowners	50 units, moderate income		
C-1	Increase development potential for affordable housing on suitable properties owned by faith, housing non-profit and public entities.	Potential for up to 1,000 units, mostly low income. Available funding estimated at 350 units.		
C-2	OMFE and 130 <sup>th</sup> , surplus transit opportunities	300 units, mostly low income		450
C-3	Updated MFTE	650 units, moderate income	39	59
	Voluntary LU incentive – Downtown and BelRed	245 units, moderate income	134	152
C-4	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		
E-1	Tap additional sources for affordable housing, Est. available funding for 700 direct subsidy units included counts above.	Direct subsidy targeted at low income	460	80
		2,785	1,312	741



# Implementation of Actions

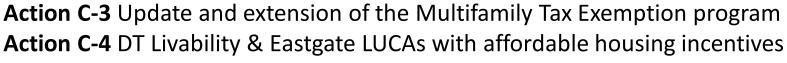


Cerasa, MFTE - 31 affordable units

### **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 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
- \$19 million CIP contingency funds for affordable housing through 2027
- \$625,000 estimated per year from Council authorization of HB 1406
- \$9 million estimated per year from Council authorization of HB 1590

**Action E-2** Pursue funding partnerships with employers, financial institutions, foundations and others.



### **Timeline of Actions**



		2017			2018				2019				2020				2021				2022	
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
	Affordable Housing Strategy Adoption of Actions																					
	Affordable Housing Strategy Adoption																					
A-1	Partner for preservation of AH; Preservation Strategy																					
A-2	Legislative Advocacy: extend MFTE to exist MF apts																					
A-3	Promote programs to help seniors and disabled stay in their homes																					
A-4	Increase funding for home repair and weatherization																					
A-5	Promote energy efficiency in design and construction of AH																					
A-6	Expand utility tax relief, utilities emergency assistance																					
B-1	Micro-units update parking requirements near transit																					
B-2	DADU in self-selected neighborhoods													ADU topic in Great Neighborhoods work pla								lan
B-2	ADU update- 3-year rule, reduce off-street parking																					
B-3	Promote Universial Design in AH																					
	Consider changes to down-payment assist program																					
C-1	Density bonus for faith, nonprofit housing & public surplus																					
C-2	AH at ST OMFE TOD																					
C-2	AH at 130th TOD																					
C-3	Update of MFTE- 2018																					
C-3	Update of MFTE- 2020																					
C-4	Eastgate- Plan and LUCA																					
C-4	Downtown Livabiity- Plan and LUCA																					
C-4	Wilburton LUCA																					
C-4	East Main LUCA																					
	Reduce cost of building MF- townhome,IOC parking																					
D-1	Reduce cost of building AH- IOC parking, MFTE parking																					
D-2	Legislative Advocacy: change condo liability laws																					
D-3	Change approach to density calculation in MF zones																					
E-1	Additional Funding for AH																					
E-1	Funding Strategy																					
E-2	Pursue funding partnerships with employers, foundations, others																					
E-3	Expand state and local funding tools (SHB 1406, 1590)																					



### **CD and Cross-Department Actions**

Recently Completed Work Program,
Community Development and
Development Services

Action B-2 LUCA to amend ADU 3-year rule and off-street parking requirement

**Action C-5** LUCA for zero lot line townhome regulations





### **CD and Cross-Department Actions**

Continuing Work Program,

Community Development and Development Services

**Action C-1** Affordable housing incentive for faith-owned, public surplus, non-profit housing property

Action C-2 TOD on public lands at OMFE and 130th

Action C-3 Update Multifamily Tax Exemption Program

**Action C-4** East Main LUCA affordable housing incentives

Action D-1 LUCA reducing MF parking near transit and revising codes to reduce costs and process time for building MF housing

**Action E-3** Developing program to utilize 1590 funds





### Summary

- Affordable Housing Strategy is working and will gain momentum as all actions come online.
- Progress to date indicates we can achieve beyond 10-year goal of 2,500 affordable homes and make a greater impact in addressing need.
- Actions achieved through mix of public policy, legislative changes and investments together with private development interests and support.



KCHA Kendall Ridge, 240 units Preservation



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