

Bellevue Planning Commission

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Affordable Housing Strategy Target & Update

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Agenda

- 2017 AHS
 - » C-1 Program
 - » Next Right Work
- Starting Point Target
- AHS Update





2017 Affordable Housing Strategy

Background

- Adopted in 2017 with 5 Strategies and 21 Actions
- In 2022, Council approved Next Right Work



Help People Stay in Affordable Housing



Create a Variety of Housing Choices



Create More Affordable Housing



Unlock Housing Supply by Making It Easier to Build



Prioritize State, County, and Local Funding for Affordable Housing

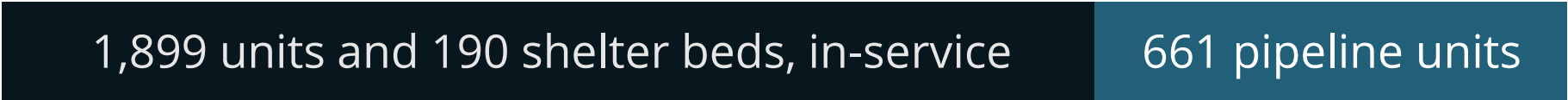
Background

- Target to construct or preserve 2,500 affordable units in 10 years.
- To date, 2,750 units have been built or are in the pipeline.

Target:



Actual:

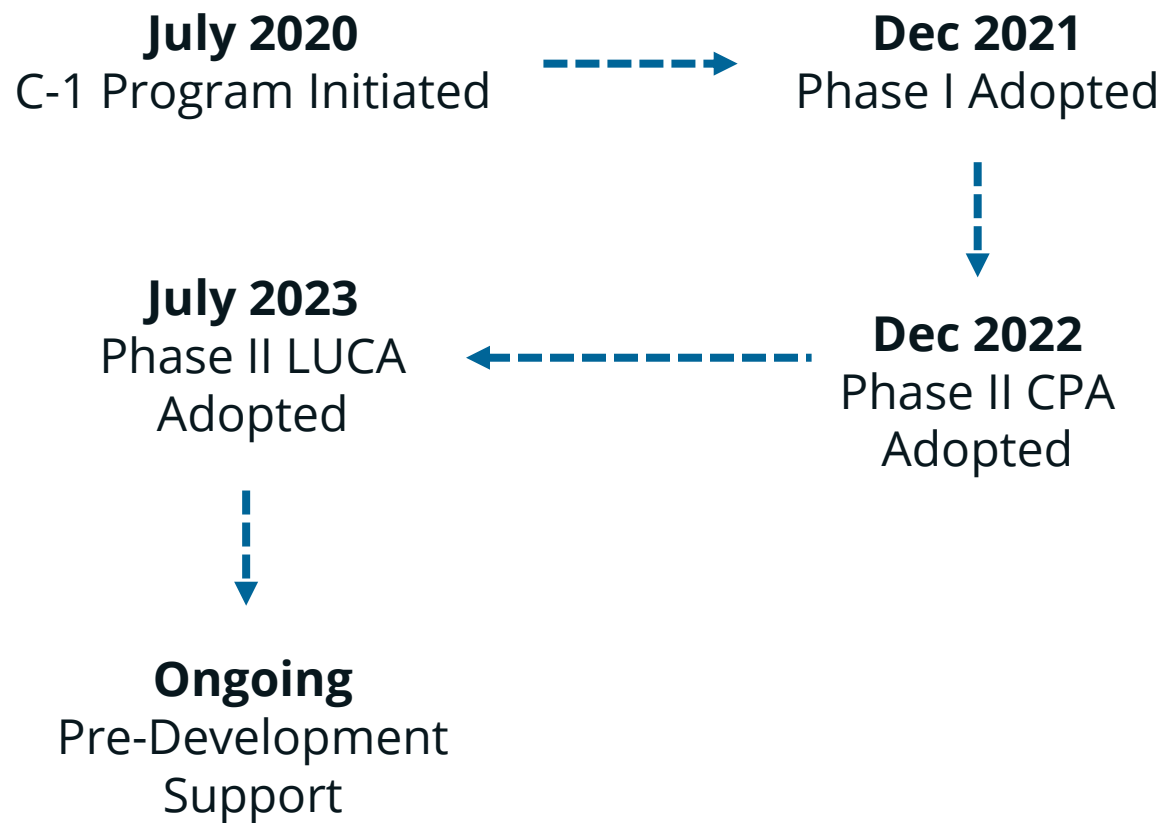


Accomplishments

- ✓ Eastgate Campus
- ✓ Multi-Family Tax Exemption (MFTE)
- ✓ Housing Stability Program (HSP)
 - C-1 Program
 - Next Right Work (NRW)



C-1 Program



C-1 Program

Phase 1 (2021)

Established a 50 percent density bonus for permanent affordable housing development on qualifying properties

Broad density bonus consistent with State legislation

50% increase, no additional review

Additional flexibility, some duplexes and triplexes in single family districts

Phase 2 (2022)

Comprehensive Plan Amendment allowing some faith-owned properties in *single family districts* to reclassify as multifamily if they met certain criteria.

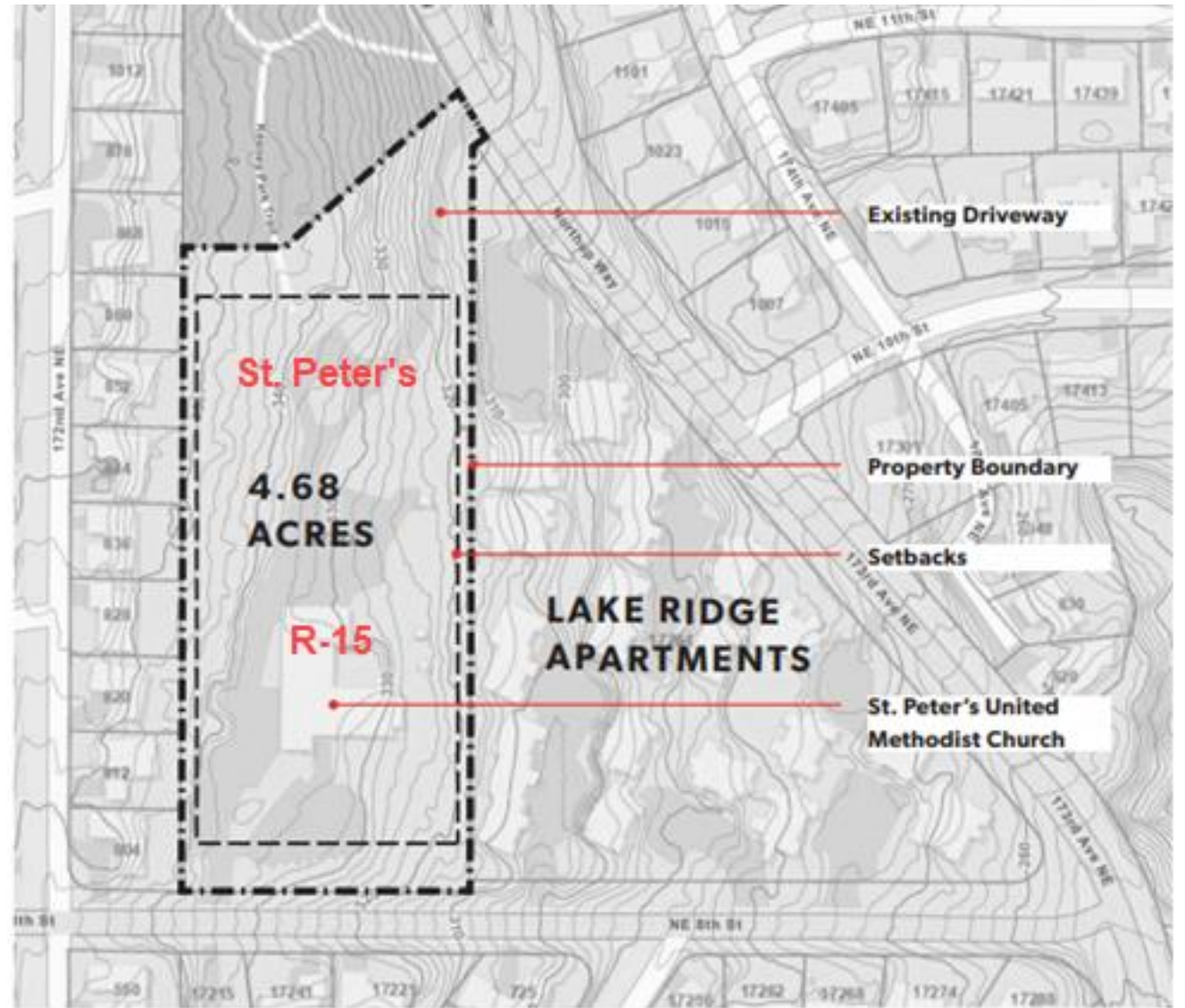
Affordability: 100% of development must be permanently affordable.

Ownership: Owned or controlled by faith-based organization.

Location: In a single-family district, near frequent transit service or an arterial street, within 500 feet of multifamily or commercial land use district.

St. Peters United Methodist

- Two Bus stops
- One Mile from Crossroads
- Near neighborhood park
- **Status:** Released RFP, identified developer. Ongoing negotiations.



Next Right Work

- Micro-Apartment LUCA
- Increased FAR for residential
 - Phase 1: Downtown
 - Phase 2: Mixed Use Areas
- Encourage Middle-Scale Housing
 - Phase 1: ADU Reform LUCA
 - Phase 2: Middle-Scale Housing
- Reduced fees for affordable housing
- Simplify permitting & expedite it for affordable housing
 - Maximize SEPA categorical exemptions
 - Align code for Unit Lot Subdivisions
 - Internal process improvements

Highlighted items have ongoing or upcoming work



Starting Point Target

Approach

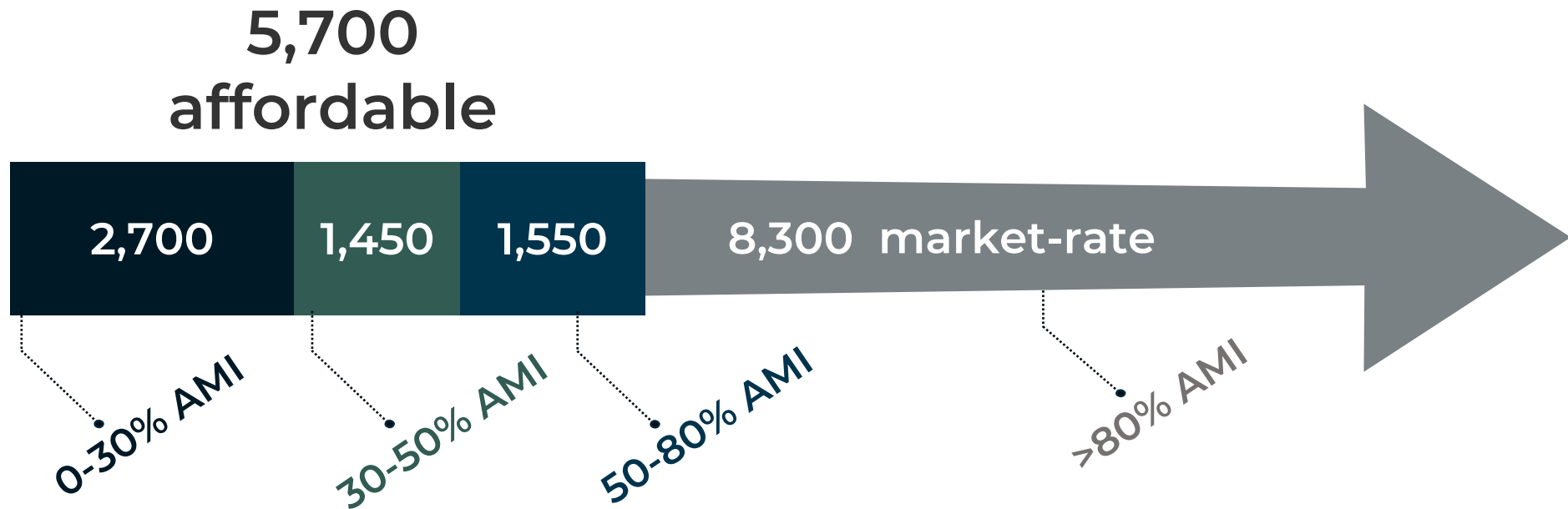
Why have a target?

- Evaluate effectiveness of current programs
- Identify resources to meet the goal
- Guide implementation of CPPU and AHS

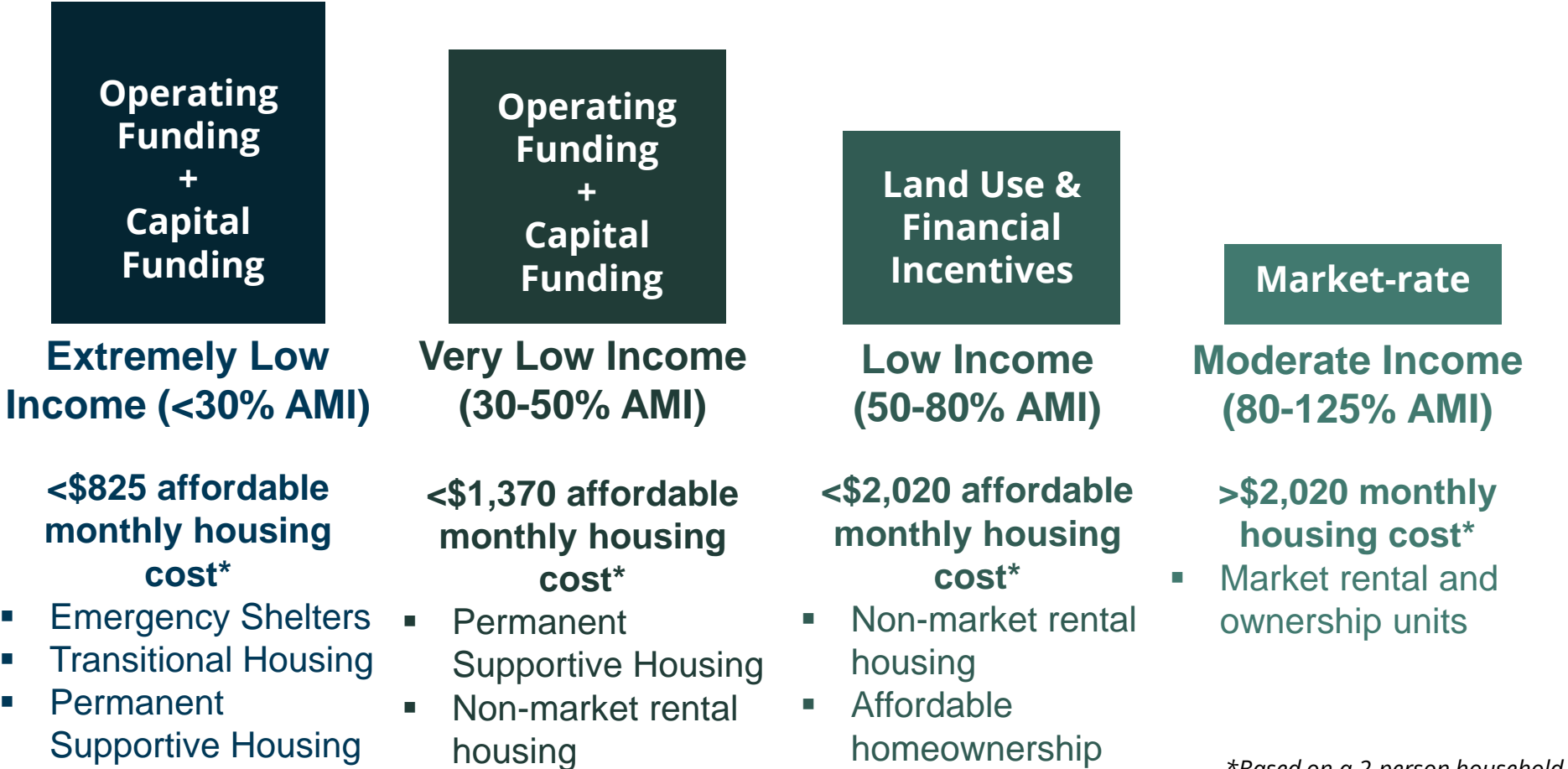
- Based on 35,000 units housing growth target (2019-2044)
- Within 10-year timeframe, 14,000 units added
- Distribution estimated used 2022 Housing Needs Assessment
- Target focuses on <80% AMI

Starting Point Target

- 10-year affordable housing target, based on 2022 HNA.
- Total of 14,000 units added between 2024-2034.



Level of Support

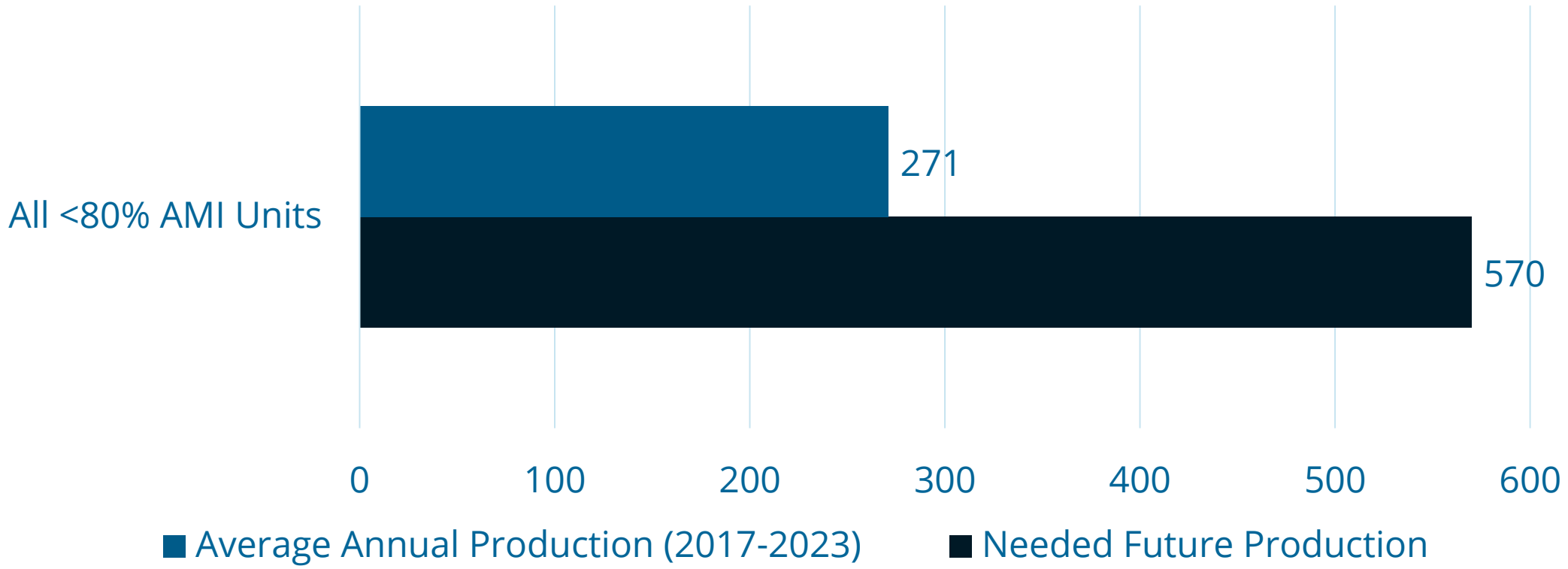


*Based on a 2-person household

Average Annual Affordable Housing Production

Past and Future Average Annual Unit Production

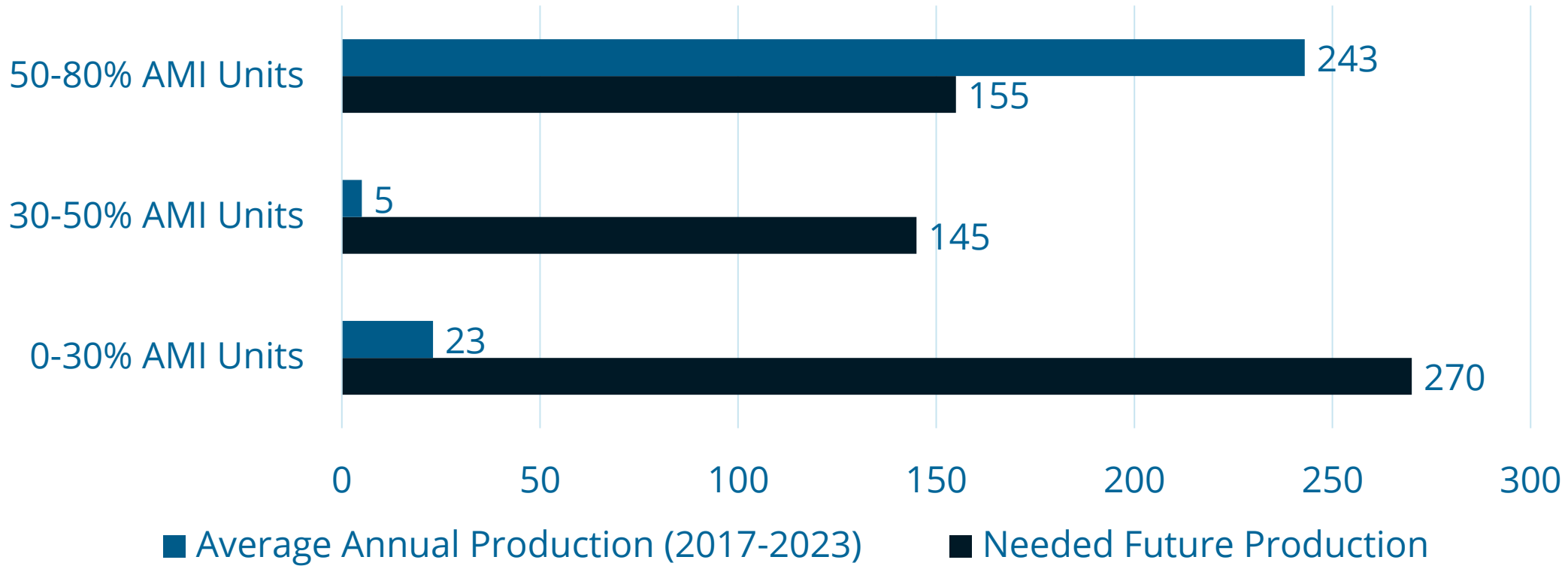
2017-2023 Annual Average v. Needed Future Production for Target



Average Annual Affordable Housing Production

Past and Future Average Annual Unit Production

2017-2023 Annual Average v. Needed Future Production for Target



Additional Metrics

- ✓ Area Median Income (AMI)
- Tenure
- New construction vs. preservation
- Family-sized units
- Geographic distribution
- Emergency housing





Affordable Housing Strategy Update

Timeline & Process



Pre-Launch Engagement

Goal: Explore considerations for starting point target and inform finalization of scope – not a replacement for post-launch engagement

- June & July: Presentations to and discussion with key technical stakeholders
 - Request 1-3 participants from each group for follow-up focus group
- August or Sept: Host focus group for more in-depth discussion across stakeholders

The background of the slide is a blue-tinted photograph of a city skyline. In the foreground, there is a dense layer of green trees. The city buildings are visible in the mid-ground and background, with several tall skyscrapers. The overall scene is a panoramic view of a city from an elevated position.

Questions?