



Affordable Housing Strategy Implementation Update

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Community Development

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Information Only

No action is required for the Affordable Housing Strategy (AHS) update. This is an informational briefing on the progress of the AHS, ongoing work, and overview of potential future housing work.





Agenda

AHS Update

1. Affordable Housing Strategy Overview
2. Recent Housing Work
3. Ongoing Work Program
4. Upcoming Work Program



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



AHS Overview



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

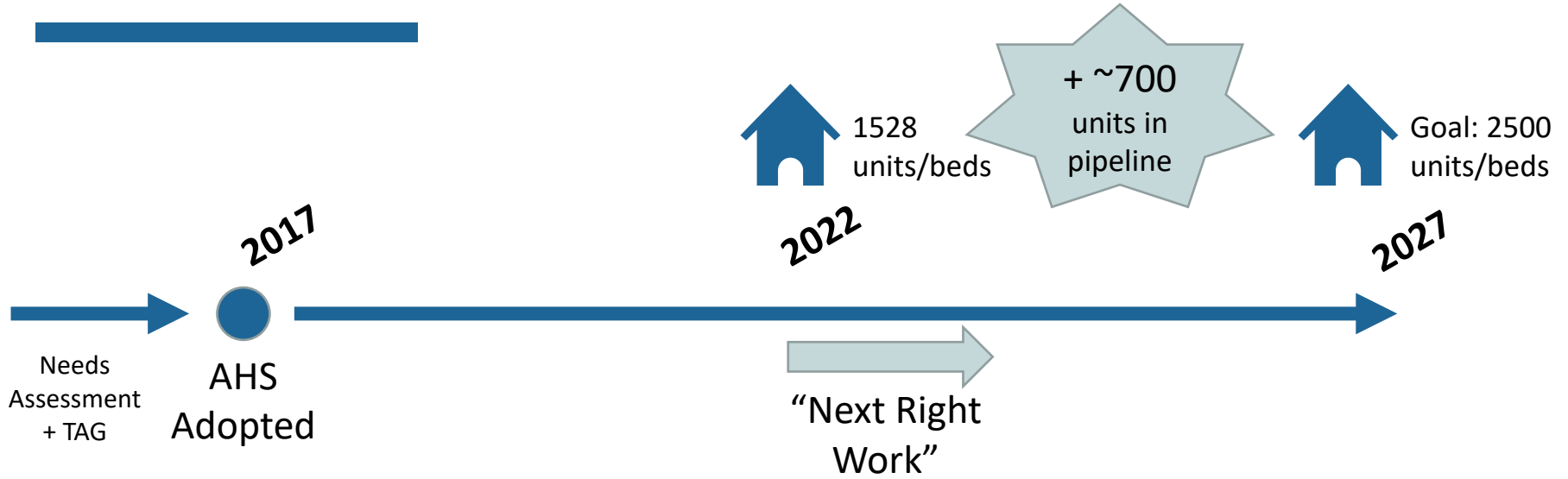
AHS Background



LIV Bellevue, BelRed FAR, 54 affordable units

- Affordable housing key City priority
- AHS adopted by Council in June 2017
 - 21 actions under 5 strategies
- Bellevue implementing actions based on Council-approved work program
- Delivery of affordable homes has increased over 10-year implementation period as strategies are implemented and momentum gained
- Work underway to define the next set of affordable housing work

Affordable Housing Progress

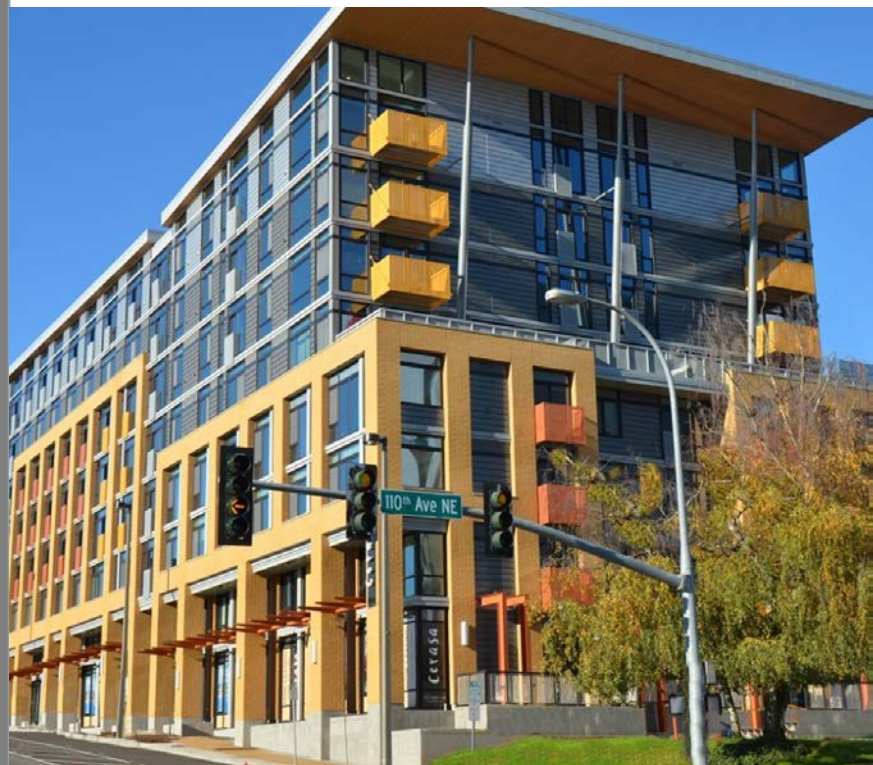


Shelter Beds	Preservation	Inclusionary	New (w/o services)	New (w/ services)	ADUs	Total
190	678	84	422	95	59	1528

- On track to exceed 2500 unit/bed goal
- "Next Right Work" will look at upcoming housing work plan



Recent + Ongoing Housing Work



Cerasa, MFTE - 31 affordable units

Project Partnerships

- Illahee Apartments: Preservation of 36 units – City, KCHA, and Amazon
- Amazon to partnership with Sound Transit on 233 affordable units at BelRed OMFE site (existing City/Bridge Housing project)
- DASH/SRM joint 235-unit project southeast of downtown: Assistance through Microsoft loan





Mary's Place Opens

- New Mary's Place location in Downtown Bellevue opened in December 2021
- 90 units of transitional housing for women and children at risk of homelessness
- Wrap-around services on-site



MFTE Program Update Success

- 12-year residential tax exemption in exchange for affordability of 20% of units
- Program updated in 2021
- Successful update
 - No examples of eligible projects choosing not to use new program – exceeding expectations
 - 190 affordable units through approved applications (includes overlapping incentive-based units)
 - Nearly 300 add'l affordable units through future projects



2021 HB 1590 RFPs

- HB 1590 funds originate from a .1% sales and use tax authorized in October 2020 for housing and related services
- Human Services RFP allocated \$1.7 million towards housing and related services, including behavioral health services
- Capital RFP allocated up to \$1.6 million towards *LifeWire Hope Starts Here*



Recent Code Amendments

- November 2021 – removal of occupancy limits for residential uses in the City, except for those related to health and safety
- December 2021 – C-1 code changes to add 50% bonus for affordable housing projects on faith-owned, public surplus, and non-profit sites
- December 2021 – East Main Land Use Code adoption, including incentives for affordable housing





Ongoing Work

Affordable Housing Partnerships

- Funding partnerships with employers, financial institutions, foundations, etc
- Partnerships on public lands (OMFE, 130th)

Affordable Housing Code & Policy Work

- C-1 density bonus next phase: 2022 map amendments for targeted properties
- HB 1590 funds: Future program framework
- Supportive housing Community Engagement Guide

Broader Housing Work

- Legislation for different housing types and residential occupancy (re: state leg.)
- Pre-launch work for Wilburton Vision implementation
- Housing work as part of Comprehensive Plan Periodic Update



Upcoming Work Program



Upcoming Housing Work

- Update City's Housing Needs Assessment
- Affordable housing need and target definition
 - Local need based on Housing Needs Assessment
 - Countywide Planning Policies: Regional + sub-regional (ARCH Cities) collaboration
 - State framework requirements: Commerce requirements and regional disaggregation
- Housing options, types, and locations as part of Comprehensive Plan Periodic Update



Potential Future Actions

- City on track to exceed 2017 10-year target of 2,500 affordable units
- Staff readying to engage stakeholder groups to prioritize recommendations for the “Next Right Work”
 - Informs 2022-23 workplan
 - Looks at housing supply and affordability
- Considerations:
 - Geographic distribution/expanded typologies
 - Expected unit production
 - Affordability/AMI level
 - Speed of entitlement and construction
 - Ability to attract capital and scale up
 - Equity outcomes
 - Opportunities for partnerships
 - Needed code/policy work



Future Housing Issues for Discussion

Evaluating a variety of ideas from previous Council discussion, technical advisory work and community discussions such as:

- Range of housing ownership models, housing typologies and creating additional opportunities and incentives.
- Potential for rezones instead of Comprehensive Plan amendments for affordable housing.
- Formal land acquisition strategy.
- Framework for achieving housing in Bellevue growth areas (e.g. minimum housing, density incentives to build housing).
- Mandatory affordable housing units in new development.
- Potential new revenue sources (e.g. linkage fees for new commercial development, housing levy).



Stakeholder Process

City staff will work together with stakeholders to prioritize actions for recommendation to Council

- Affordable housing non-profits
- Community leaders
- Development community
- Business organizations
- Large employers
- Eastside Housing Roundtable
- Lived experience/affordable housing tenants
- ARCH



Next Right Work Summary

- Need to identify the “Next Right Work”
- Wide range of ideas to be discussed covering housing supply and affordability
- Considerations:
 - Geographic distribution/expanded typologies
 - Expected unit production
 - Affordability/AMI level
 - Speed of entitlement and construction
 - Ability to attract capital and scale up
 - Equity outcomes
 - Opportunities for partnerships
 - Needed code/policy work
- Stakeholder engagement process to develop recommended actions for Council consideration to add to workplan





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