



# Element Updates

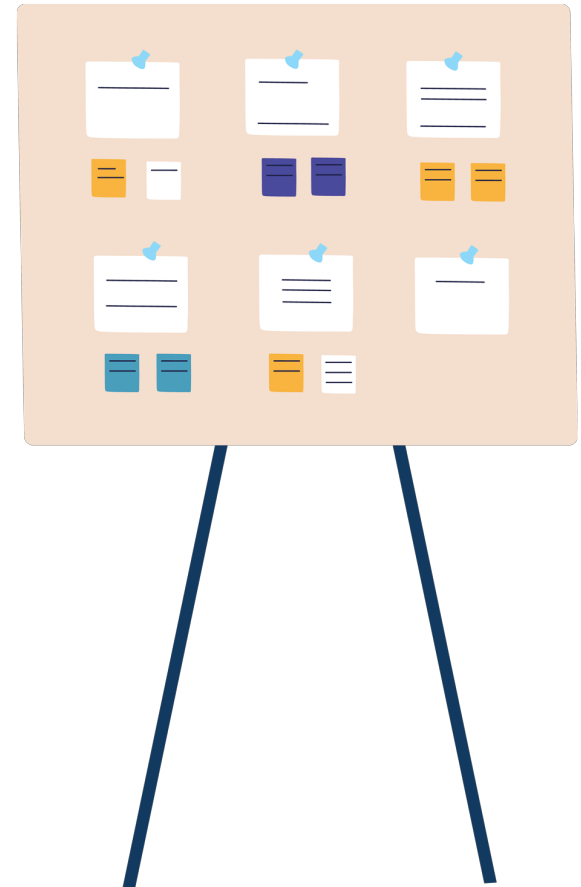
## Housing and Human Services

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*Community Development | October 25, 2023*

**BELLEVUE**  
COMPREHENSIVE PLAN  
**2044**

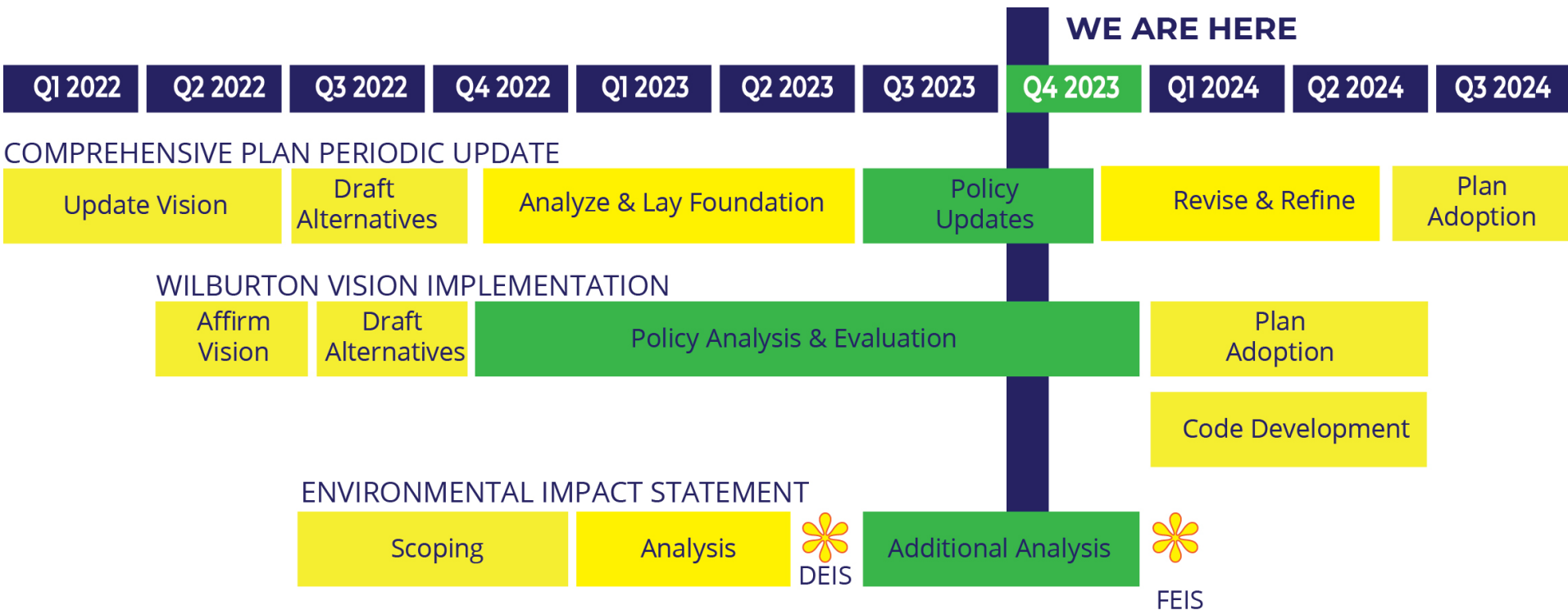
# Agenda

1. Background
2. Roles & Responsibilities
3. Element Update Summaries
  - Equity in Housing & Services
  - Addressing Homelessness
  - Housing Affordability
  - Increasing Housing Options & Supply
  - Addressing Racially Disparate Impacts



# BACKGROUND

# Timeline Update

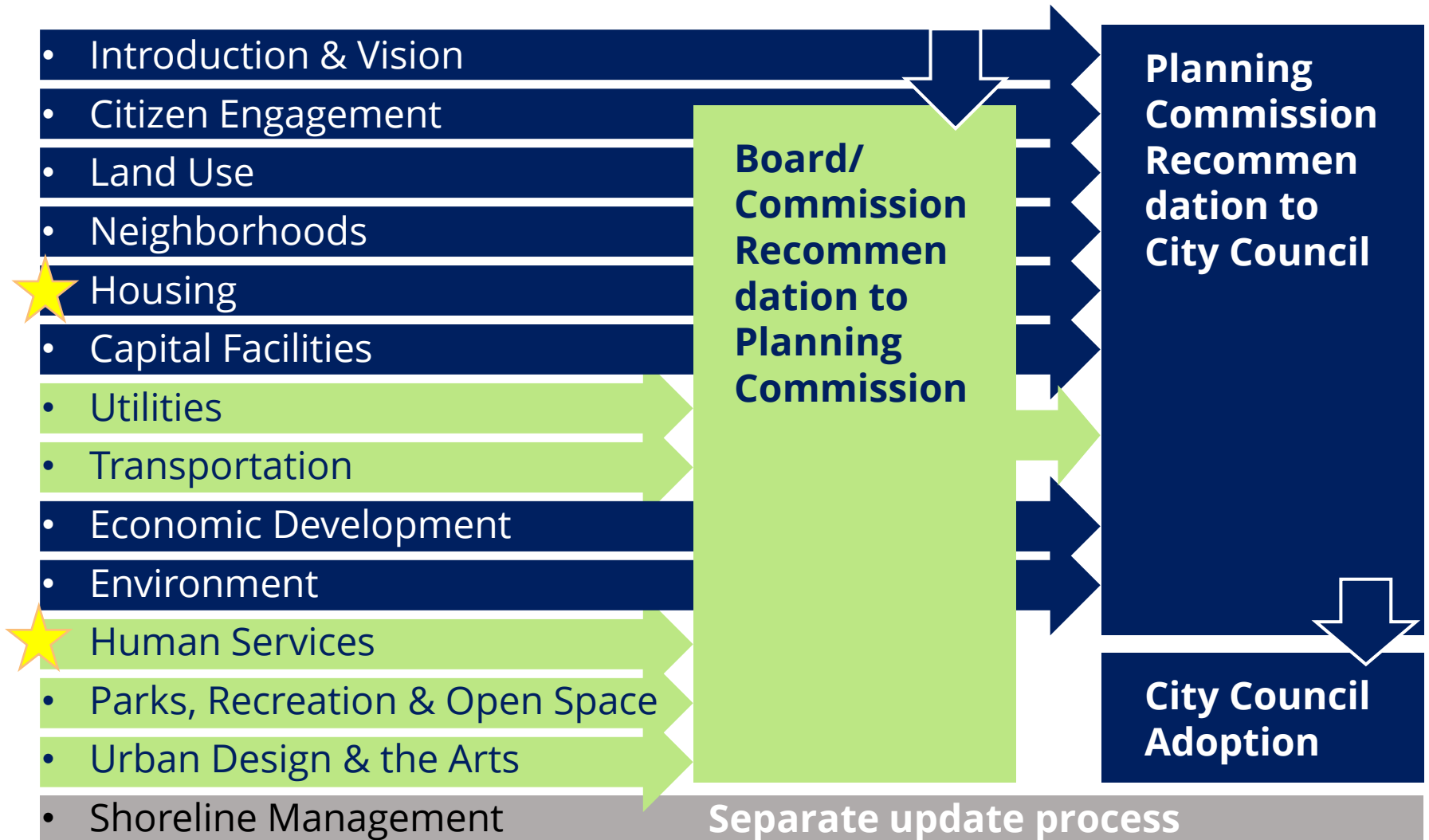


## BACKGROUND

# Element Updates Summaries

Meeting	Elements Covered
Sep 13	<ul style="list-style-type: none"><li>• Capital Facilities</li><li>• Environment</li><li>• Parks, Recreation &amp; Open Space</li><li>• Utilities</li></ul>
Sep 27	<ul style="list-style-type: none"><li>• Citizen Engagement</li><li>• Economic Development</li><li>• Transportation</li><li>• Urban Design &amp; the Arts</li></ul>
Oct 11	<ul style="list-style-type: none"><li>• Land Use</li><li>• Neighborhoods</li></ul>
Oct 25	<ul style="list-style-type: none"><li>• Housing</li><li>• Human Services</li></ul>

# Roles & Responsibilities



# Element Updates

- Sources of updates

- Council Vision
- State and regional requirements
- Reports and Analysis
- Community Input

GMA  
Countywide PP  
Multicounty PP

Racially Disparate IA  
Economic Analysis  
Climate VA  
Air Quality Report  
DEIS  
Subject Analysis

Vision Questionnaire  
Data Deep Dives  
Housing Meetings  
Stat. Valid Survey

- Future sources

- FEIS
- Additional Community Engagement

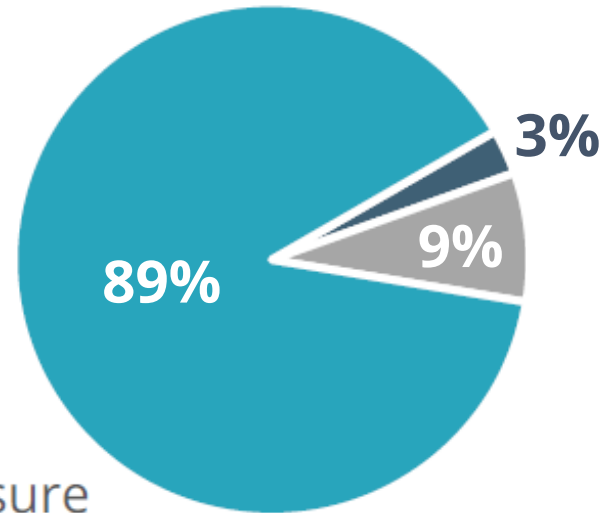
# Engagement Example: Housing Stories

- “Our now adult son can’t afford a one bedroom apartment anywhere in town.”
- “I was a student at Bellevue College [and] unhoused for a brief amount of time. [It] drove me to seek work and housing in Seattle.”
- “A 55 and over subsidized apartment building is the only way I can live here comfortably.”
- “I’d like to stay in Bellevue but I’m not sure where I’ll find housing.”



# Support for middle housing among underrepresented groups

Would you like to own a home in the future if you can afford it?



■ No ■ Yes ■ I don't know / Unsure

Do you support Middle Housing in your city even if you cannot afford it? (Bellevue responses, 228)

25%

61%

14%



# Bellevue residents support new middle housing development

“Please indicate your level of support for increased housing, including townhomes, apartments and condominiums.”

## Throughout Bellevue



## In Your Neighborhood



Statistically Valid Survey (2023).

# Younger residents strongly support new middle housing development

**60% Bellevue residents are under the age of 45**

Approximately **80%** of support new housing development **throughout the city.**

Approximately **75%** support new housing development **in their neighborhood.**



# Older residents less supportive of new middle housing development

**24% Bellevue residents are over the age of 55**

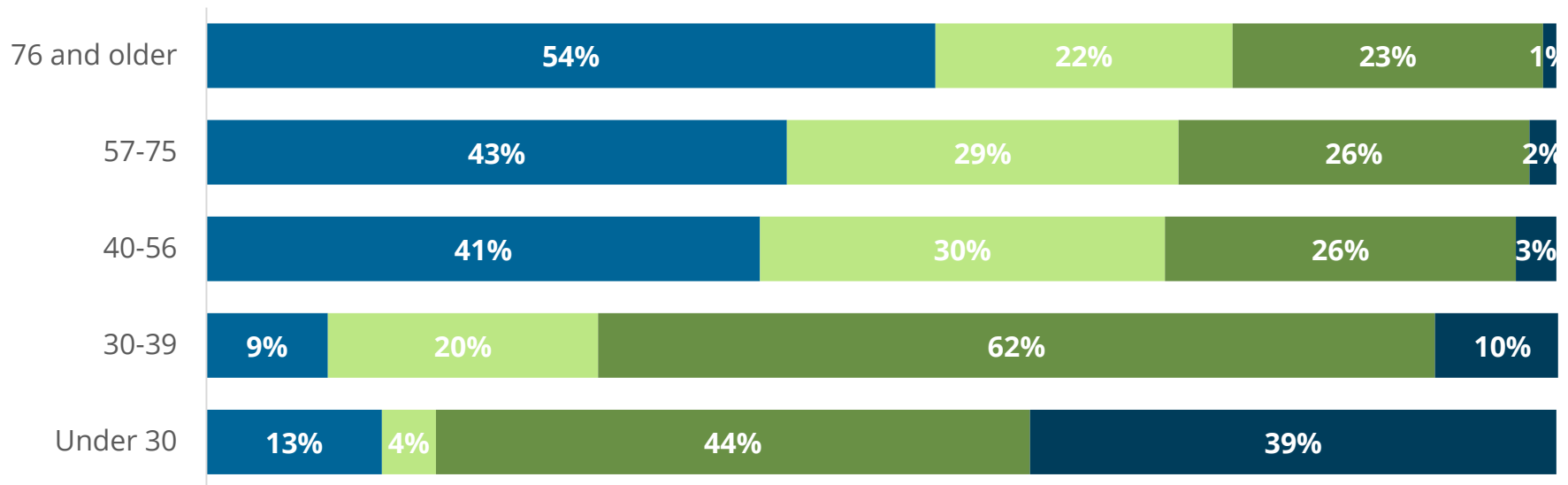
Approximately **50%** support new housing development **throughout the city**.

**37%** of residents ages 57-75 and **19%** of residents ages 76 and older support new housing development **in their neighborhood**



# People desire different mix of housing depending on age

Neighborhood Housing Mix Preferences by age



- One House per Lot
- Mix of One House per Lot, Duplexes & Townhomes
- Mix of Small Condos, Apartments, Townhomes, Single-Family Homes & Duplexes
- Mostly Apartments and Condo Buildings

Statistically Valid Survey (2023).

# Renter vs. Owner support for new middle housing development

**53% Bellevue residents own their home**

**47% Bellevue residents rent their home**

**55%** of homeowners support new housing development **throughout the city.**

**80%** of renters support new housing development **throughout the city.**

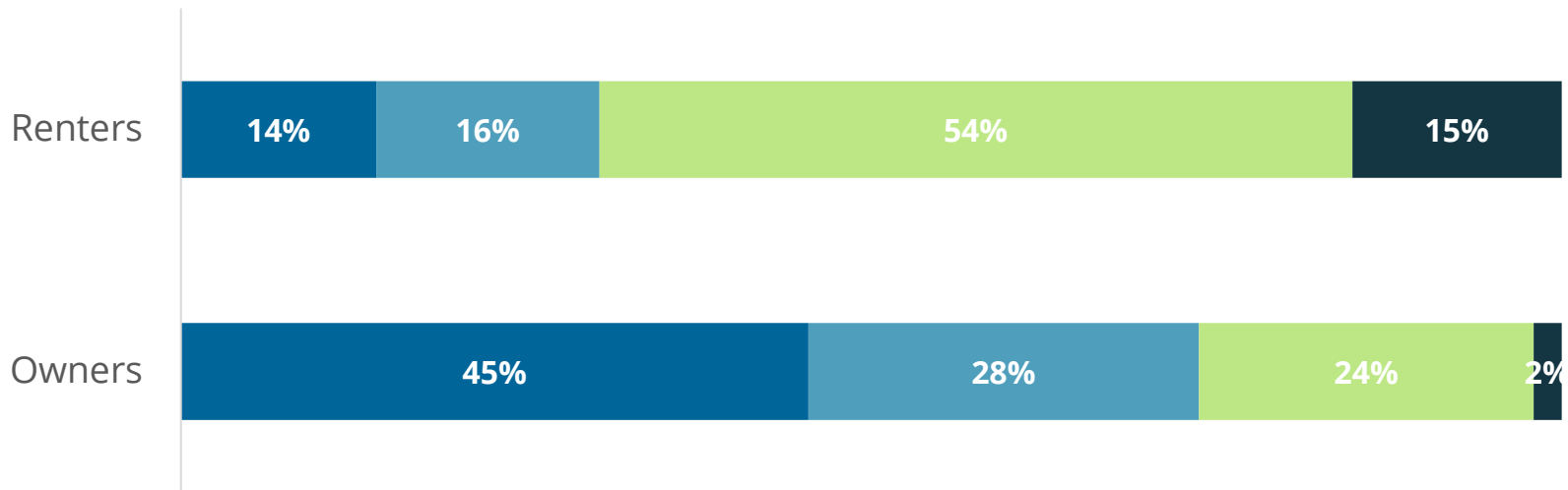
**35%** of homeowners support new housing development **in their neighborhood.**

**74%** of renters support new housing development **in their neighborhood.**



# Both renters and owners want diverse mixes of housing

Housing Mix Preferences by Ownership Status



- One House per Lot
- Mix of One House per Lot, Duplexes & Townhomes
- Mix of Small Condos, Apartments, Townhomes, Single-Family Homes & Duplexes
- Mostly Apartments and Condo Buildings

Statistically Valid Survey (2023).

# Housing forums revealed nuanced desire for more housing

## Preference

- Walkability & third places.
- Community building
- Variety of housing types
- Homeownership opportunities.
- Preserve the tree canopy & green space
- Support affordability

## Concern

- Will more housing help housing prices?
- “cohesion, not chaos.”
- Loss of trees and open space
- Bus service

# There is need for more housing, especially affordable housing

**Exhibit 72. Projected Housing Units by Income Level, Bellevue, 2044**

Income Level	Current Need (Resident HH)	Future Allocation (Bellevue Worker 3-person HH)	Future Allocation (KC Residents)	Total Housing Need, 2044	% of Net Housing Need
0-30% AMI	4,070	682	2,068	6,820	19%
31-50% AMI	935	994	1,717	3,646	10%
51-80% AMI	-	2,238	1,648	3,887	11%
81-100% AMI	-	1,579	1,456	3,035	9%
101-120% AMI	-	1,536	1,649	3,185	9%
Above 120% AMI	-	7,969	6,459	14,428	41%
	<b>5,005</b>	<b>14,998</b>	<b>14,998</b>	<b>35,000</b>	<b>100%</b>

Source: HUD CHAS 5-year 2015-2019; AASHTO, CTPP Data, 2016; City of Bellevue, 2022; Community Attributes, 2022.

Housing Needs Assessment (2022). City of Bellevue.



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# Key Policy Moves





# Equity in Housing & Services

- Amend policies that prioritize some residents over others
- Add equity to Human Services goal statement
- Focus on needs of those with most challenges
- Address inequities for historically marginalized groups

- Multicounty PP
- Countywide PP

- Racially Disparate Impact Analysis

- Vision Questionnaire
- Outreach to underrepresented

**What questions do you have about this topical area?**

**Housing  
Element**

**Human Services  
Element**



# Addressing Homelessness

- Support provision of emergency housing
- Increased outreach and services to at-risk populations
- Community education
- Align policies in Housing and Human Services elements

- GMA
- Multicounty PP
- Countywide PP

• Vision  
Questionnaire

Continue Work of  
Affordable Housing  
Strategy

What questions do  
you have about this  
topical area?

Housing  
Element

Human Services  
Element



# Housing Affordability

- Anti-displacement strategies
- Emphasize the needs of households for which housing gaps exist
- Attainable options in every neighborhood

- GMA
- Multicounty PP
- Countywide PP

- Housing Needs Assessment
- Racially Disparate Impact Analysis

- Statistically Valid Survey
- Vision Questionnaire

FEIS

What questions do you have about this topical area?

Housing  
Element



# Increase Housing Options

- Housing options in every neighborhood
- Allowing and encouraging middle-scale housing
- Increase ownership opportunities

- GMA
- Multicounty PP
- Countywide PP

- DEIS
- Bellevue Housing Needs Assessment

- Statistically Valid Survey

FEIS

What questions do you have about this topical area?

Housing  
Element



# Racially Disparate Impacts

- Reference past inequities
- Remove inequitable language
- Focus language about single family areas on specifics rather than “protection”
- Emphasize underserved community members

- GMA
- Multicounty PP
- Countywide PP

- Racially Disparate Impact Analysis

- Vision Questionnaire

**What questions do you have about this topical area?**

**Housing  
Element**