



Affordable Housing Strategy Overview

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Community Development

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Information Only

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





Agenda

AHS Overview

1. Affordable Housing Strategy Background
2. Tracking Progress
3. Recent Actions
4. Upcoming Work
5. Housing Need



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



Affordable Housing Strategy Background



Hyde Square, BelRed FAR Incentive,
35 affordable units

Context



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



- Affordable housing continues as key priority for the City
- 2016 Housing Needs Assessment
- AHS adopted by Council in June 2017
- Bellevue implementing actions based on Council-approved work program
- 2500-unit target over 10 years (2016-2026) based on anticipated outcomes of 21 actions in Plan

21 Actions under 5 Strategies

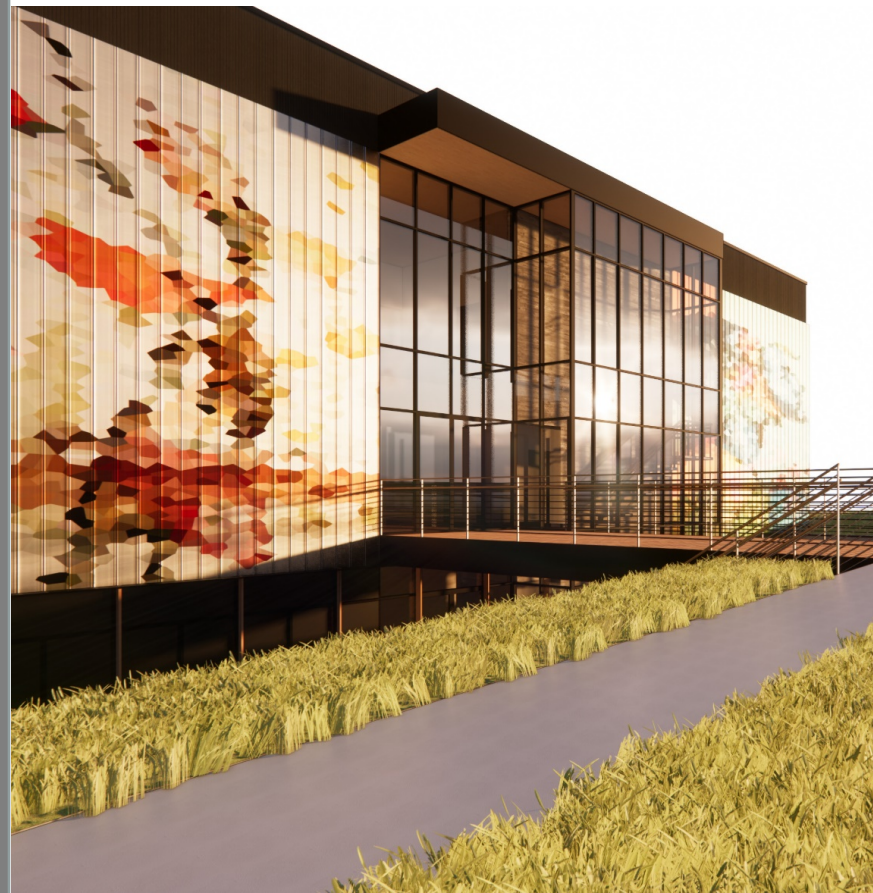
- A. Help people stay in their affordable housing
- B. Create a variety of housing choices
- C. Create more affordable housing
- D. Unlock housing supply by making it easier to build
- E. Prioritize state, county, and local funding for affordable housing



Hyde Square, BelRed FAR
35 affordable units



Tracking Progress





Types of Housing Achieved

Type of Housing	2017	2018	2019	2020	2021	Total Units
Shelter Beds				100	90	190
Preservation	76		240	326	36	678
Inclusionary Affordable Units	1	63	20			84
New Affordable Units (without on-site services)			62	360		422
New Affordable Units (with on-site services)					95	95
Accessory Dwelling Units	12	13	8	10	16	59
Total	89	76	330	796	237	1528

Pipeline Units



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

Affordable Units Pipeline (unit # estimate)	Date	Units	Affordability (% AMI)		
			<30/Sec 8	31-60	61-80+
Pipeline land use incentive units estimate for BelRed and Downtown	2022+	~50			~50
Pipeline MFTE units estimate	2022+	~150			~150
HB 1590 Funding (LifeWire HSH)	2022	25	20	5	
Eastgate single adult apartments	2022+	~80	~80		
OMFE TOD, including Council Spur property donation	2023+	~250	~26	~112	~112
130th Station TOD for affordable housing	2023+	~150	~16	~67	~67
Pipeline Total		~705	~142	~184	~379



Recent Actions



Cerasa, MFTE - 31 affordable units

Council 2021-23 Priority



Execute Affordable Housing strategy, including:

1. Look at code amendments instead of comp plan amendments for projects with exceptional amounts of low-and middle-income housing; and
2. Strengthen housing bonus program

Eastgate Master Development

- Congregations for the Homeless (CFH) project
- Includes three projects:
 - Eastside Men's Shelter (100 beds)
 - Permanent Supportive Housing (95 units)
 - Workforce Housing (360 units)
- \$4 million additionally in City funds toward projects in 2021



Preservation (Illahee)

- \$4 million in City funds toward preserving Illahee Apartments – 36 units at the 0-30% AMI level
- Partnership with King County and Amazon
- Development was listed for sale on the open market and advertised for rent increases or demolition



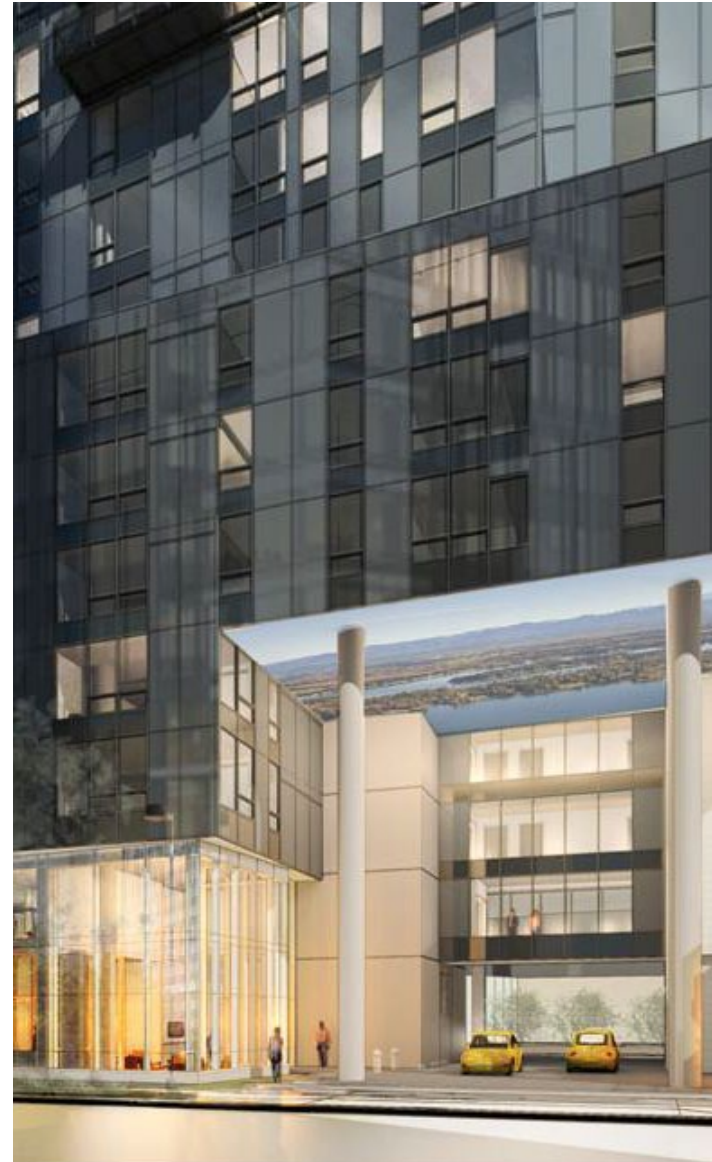
Land Use Code Amendments

- Reduced minimum parking requirements near transit
- Unit lot subdivisions
- Accessory dwelling unit three-year rule removal



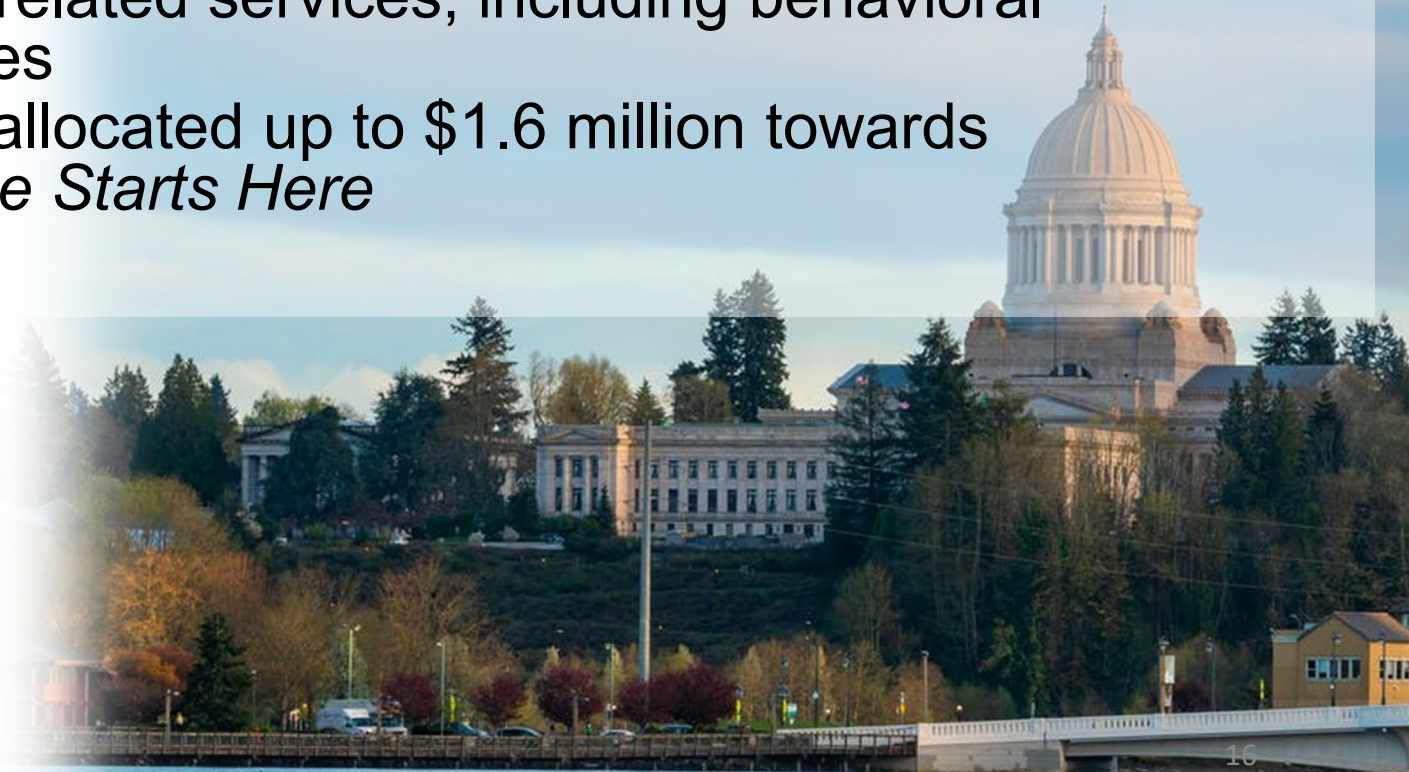
MFTE Program Update

- Program updated in 2021
- 12 year residential tax exemption in exchange for affordability of 20% of units
- Available in all multifamily land use districts
- Deeper affordability for: extra small units, projects with few 2+ bedroom units, units that overlap with other incentives
- Increased utilization after update



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*



C-1 Housing Initiative

- “By-right” 50% bonus – given without any added process for eligible properties
- Affordable housing 80% AMI or below
- Single Family: *Land owned by a religious organization*
- Multifamily: *Land owned by a religious organization, nonprofit organization, or public agency*
- Flexibility for dimensional standards
- Duplexes and triplexes for up to 50% of units





Upcoming Work



C-1 Housing Initiative

- Additional land use map and policy amendments to incentivize affordable housing proximate to arterials, transit and multifamily
- Emphasis on single family zones



2022 Housing Needs Assessment

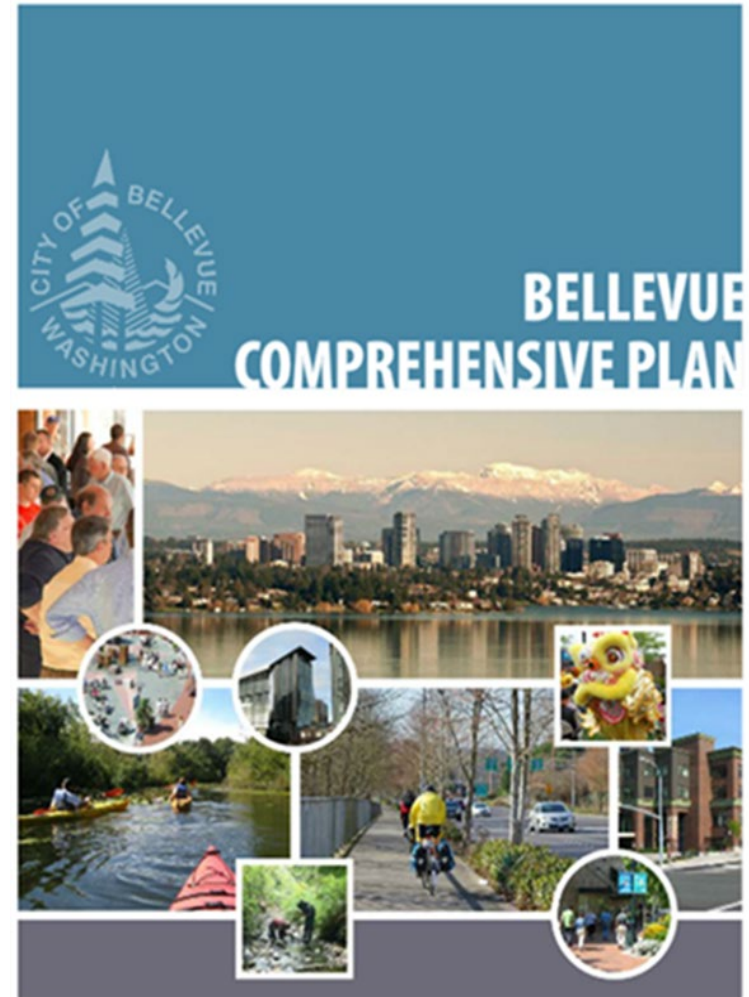
- Upcoming Housing Needs Assessment will result in updated needs analysis this Summer
- Planning Commission study session will follow



Comprehensive Plan Periodic Update



- Due in 2024
- Updates include:
 - Housing unit targets & map amendments
 - Housing affordability targets
 - Policies for increased housing options
- Regional coordination is key



Upcoming Actions

- Remaining actions from AHS and TAG recommendations to be considered by Council for upcoming workplan



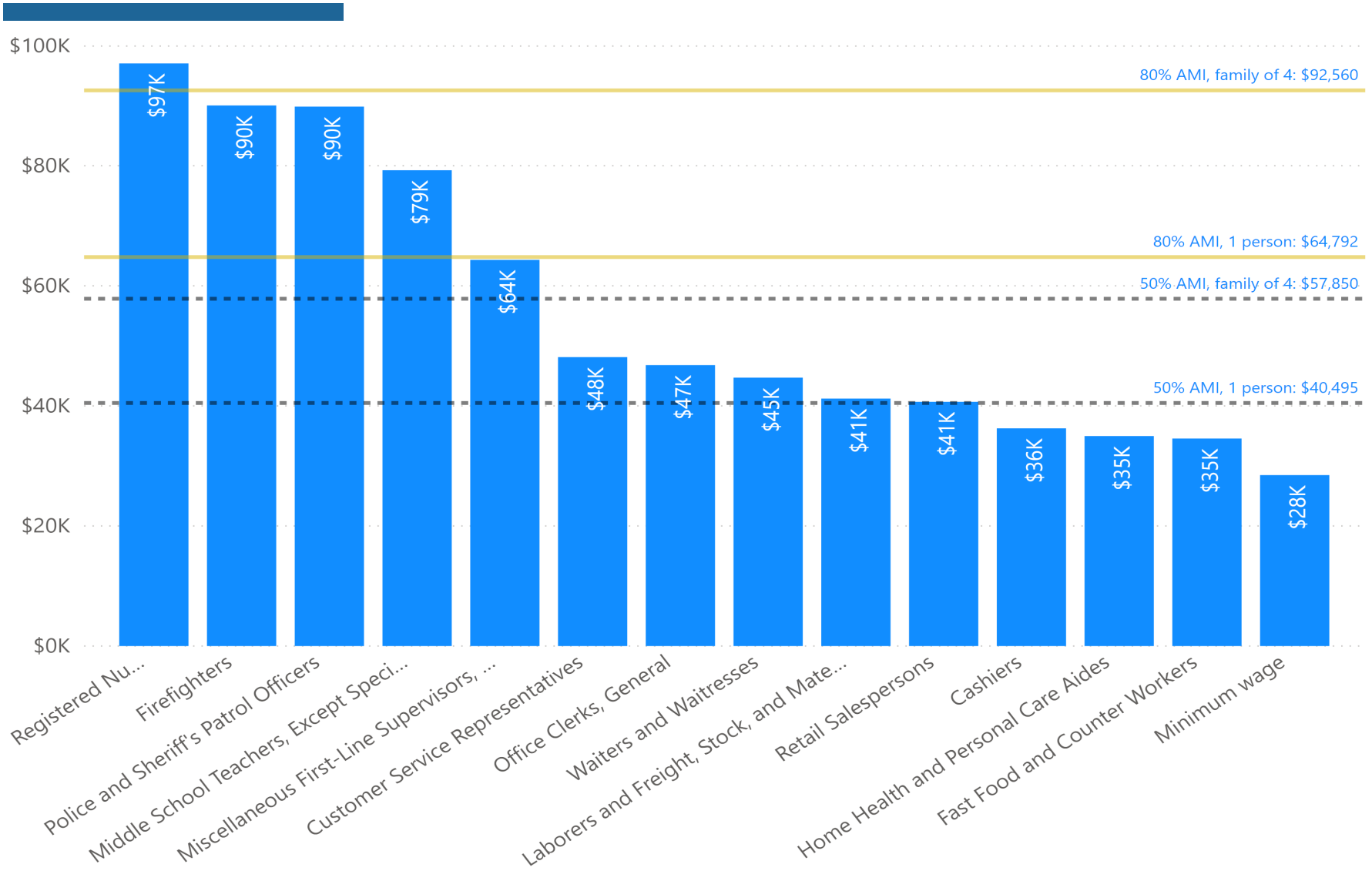


Housing Need



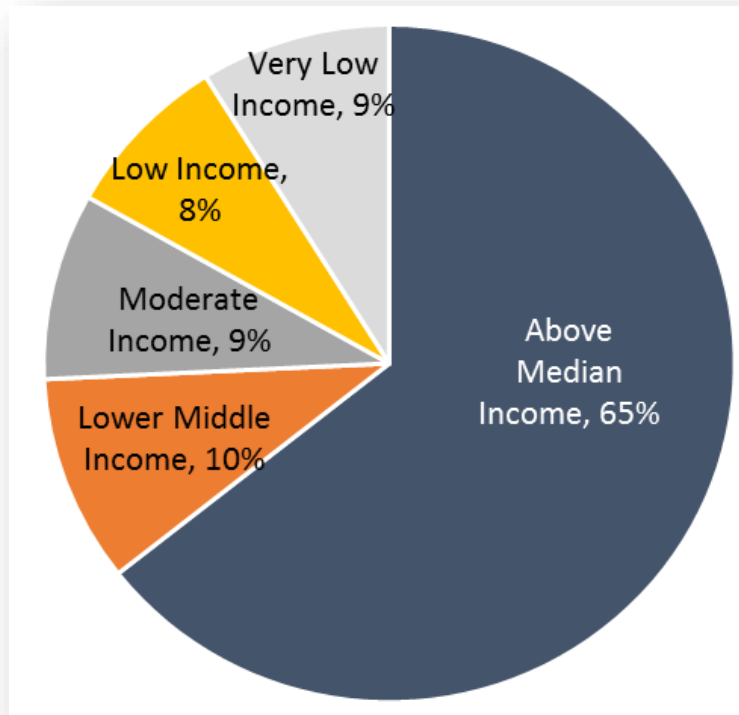
30Belleuve at St. Luke's Church, Imagine Housing

Average Full-Time Annual Wages Bellevue Area 2021

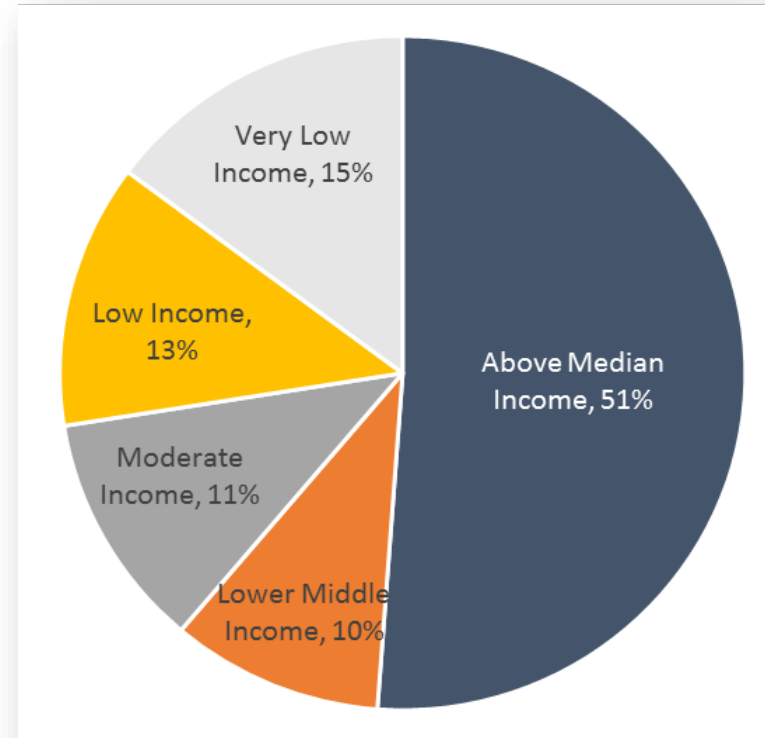


Household Cost Burden

All Bellevue Households



Bellevue Senior Households



- Almost one third (31%) of all Bellevue households spend more than 30% of their income on housing.
- 16% renters & almost 1/3 senior renters spend more than 50% income on housing.

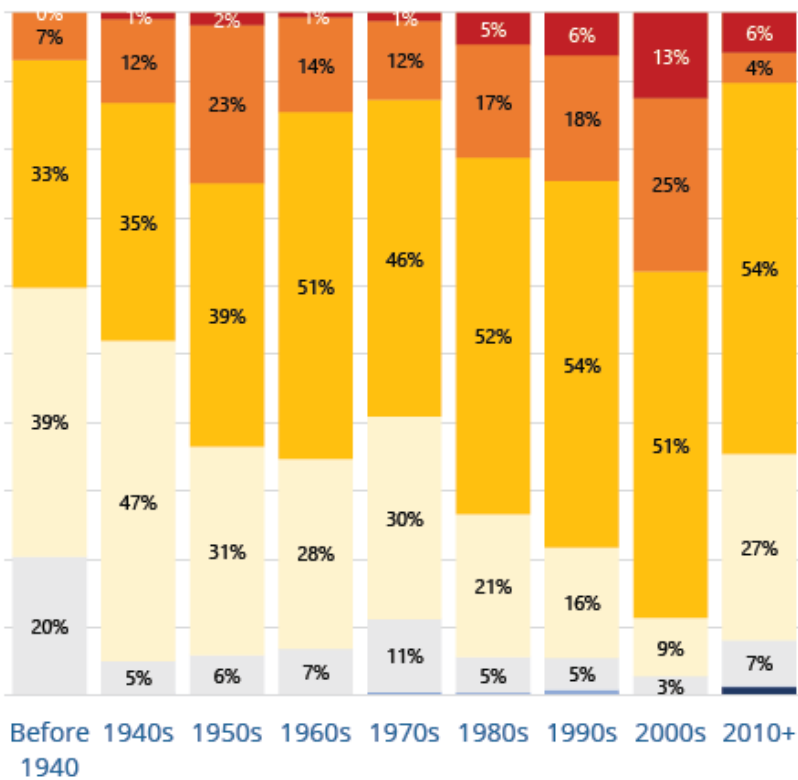
Housing Gap

	Bellevue Housing Data: Existing Households (2017)		Bellevue Housing Data: Existing Units (2016)		Regulated Units: Bellevue (2020)*
Unit Range	# of Households	% of Households	# of Units	% of Units	# of Units (Rental)
0-30% AMI	5670	10%	1735	3%	335
31-50% AMI	4875	9%	3035	6%	971
51-80% AMI	4850	9%	8070	15%	1670
>80% AMI	39285	72%	41295	76%	991

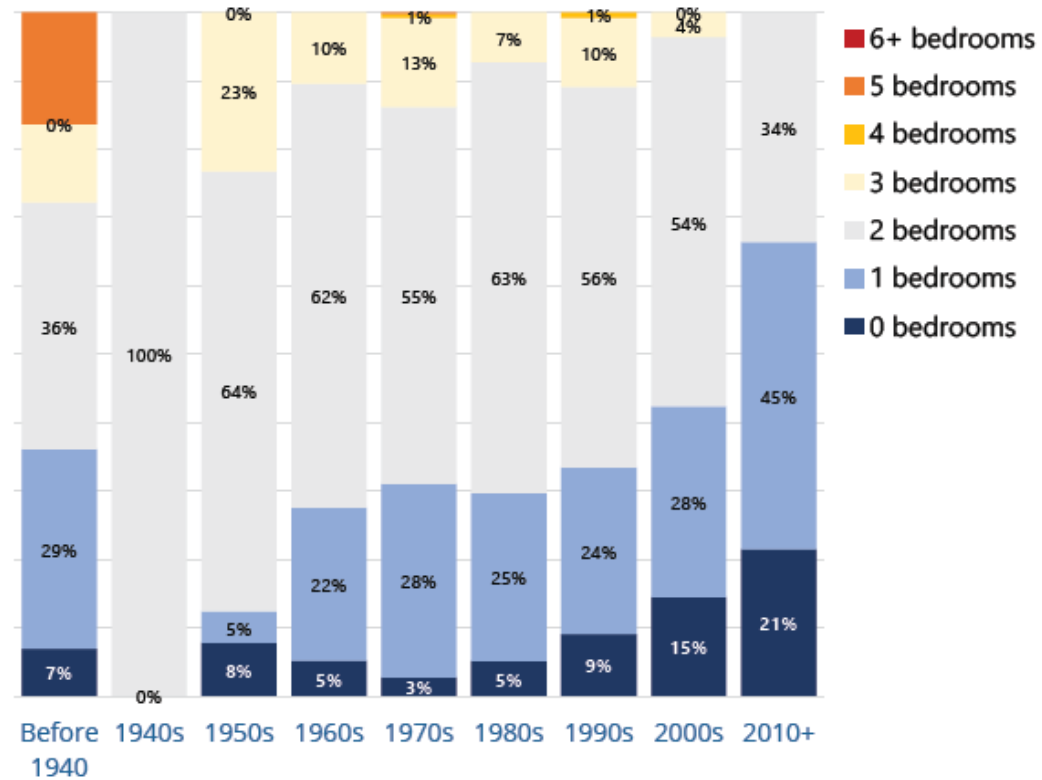
Housing Sizes

Housing by Year Built

Single Family



Multi-family



Missing Middle Housing

- Between duplexes and small-scale apartments
- Found in more walkable and transit-rich areas
- Generally 2+ bedrooms (suitable for families)
- Generally more affordable than single-family homes: ideal for moderate income residents
- Provide options throughout residents' lives



MM Housing in the Area



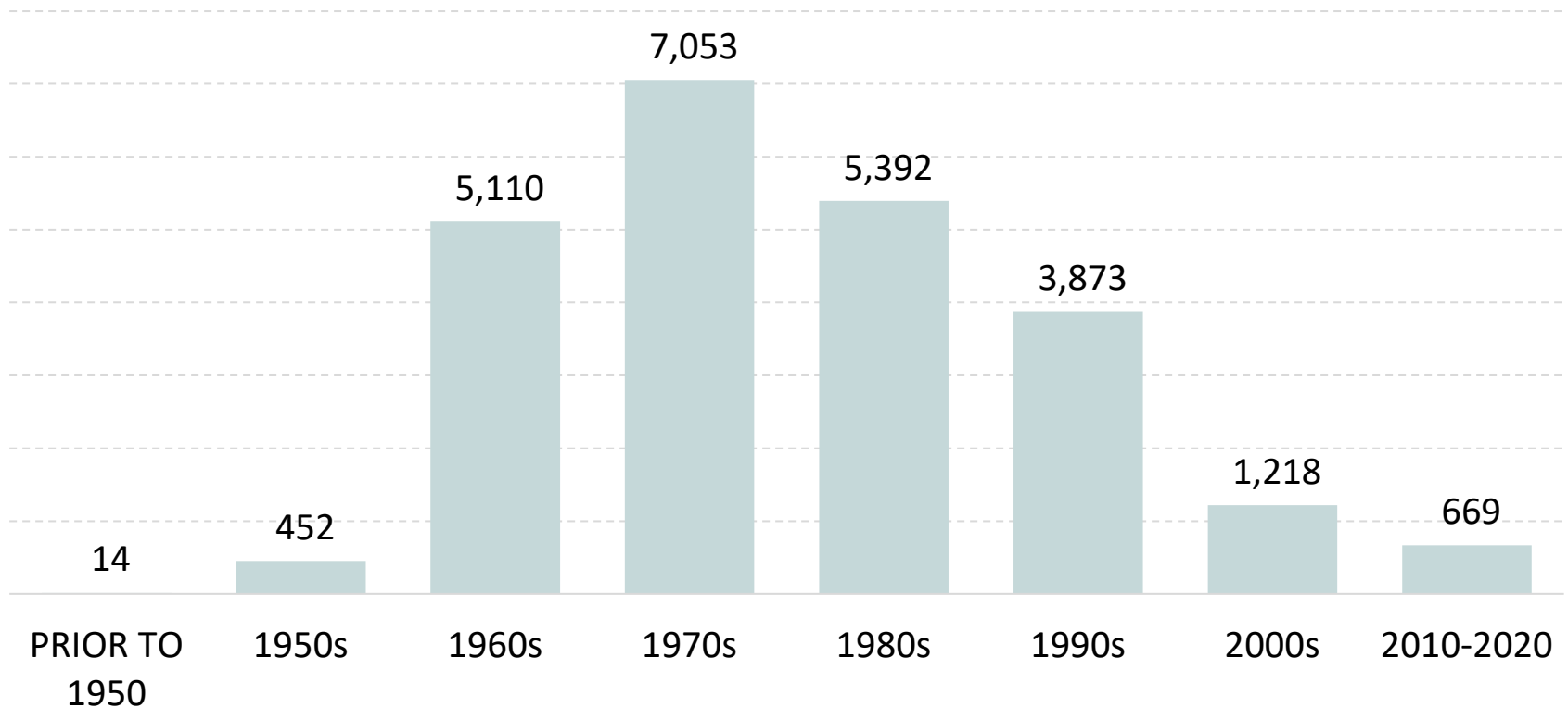
The Park in Bellevue, Bellevue
Staff photo



Danielson Grove, Kirkland
Image source: huduser.gov

Missing Middle Production

BELLEVUE MISSING MIDDLE HOUSING BY DECADE BUILT



Next Steps

- Housing Needs Assessment
- Comprehensive Plan Periodic Update
- Specific Actions



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