



Affordable Housing Strategy Implementation Update

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Information Only

No action is required.
This is an informational
briefing on AHS
progress, ongoing
work, and overview of
future housing work.





Agenda

AHS Update

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



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



Affordable Housing Strategy Overview



AHS Background

- Affordable Housing - Key Council Priority
- 2017 Strategy
 - Target of 2,500 units/beds over 10 years
- June 2022 marked midway point
 - On track to exceed 10-year AHS target
- “Next Right Work” includes initiatives for the next 12-18 months, to supplement ongoing efforts

In the process of
being updated

TARGET

ACTUAL

AFFORDABLE HOUSING STRATEGY 2017-2027





Recent + Ongoing Housing Work



Overview: Affordable Housing Work

	2022		2023				2024	
	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024
Comprehensive Plan Periodic Update (Housing work in Wilburton and BelRed)						Target Wilburton CPA Adoption		Target Plan Adoption
Affordable Housing C-1 Phase 2 CPA/LUCA		Target CPA Adoption		Target LUCA Adoption				
Regional Affordable Housing Coordination	Ongoing							
State Legislation (mandates/conformance)	Ongoing							
Housing Stability Program (HB 1590)	Ongoing							
Funding partnerships with employers, financial institutions, foundations, etc.	Ongoing							
Funding Partnerships on Public Lands (OMFE, 130th, etc.)	Ongoing							
Ongoing Affordable Housing Program (MFTE, incentives)	Ongoing							
Affordable Housing "Next Right Work"	Scoping/Ready Items for Launch	Ready Items for Launch and Checkin						

Focus: Comp Plan Periodic Update

- EIS Scoping underway – draft Growth Alternatives
- Examining growth centers – Wilburton, Downtown, BelRed, etc.
- Increasing housing choices – “missing middle” typologies
- Discussing homelessness and tie w/ housing and human services
- Exploring various affordable housing approaches across the city
 - Meeting regional requirements will require bold action
 - Incorporating policy discussion of Next Right Work actions
 - Exploring impacts of introducing a mandatory program



Focus: State/Regional Planning

- Housing target min. 35K new units by 2044; analyzing capacity for more in Comp Plan
- City updating local Housing Needs Assessment
- New countywide policies for middle scale housing
- State/County process on affordable housing allocations by jurisdiction
 - Draft numbers for Bellevue include large percent of new units 0-80% AMI
 - Continuing to work through regional process



Focus: C-1 Phase 2

- Allows additional affordable housing capacity on qualifying faith-owned properties in areas well-suited to multifamily
- Planning Commission CPA recommendation to Council in November for consideration
- Initial LUCA work to begin this fall



Focus: Housing Stability Program – Year Two in Progress



Aug-Nov '22

RFP – Behavioral Health and Housing-Related Services: ~ 1.55 M

[Recommendation to Council](#)

May-Aug '22

RFP - Affordable and Supportive Housing Capital and O & M: ~\$10.5 M

Sept-Jan '23

Applications received and reviewed

[Recommendation to Council](#)



Focus: MFTE Program Success

- 12-year residential tax exemption in exchange for affordability of 20% of units
- Program updated in 2021
- Successful update
 - 147 affordable units approved (includes overlapping incentive-based units)
 - Nearly 300 add'l affordable units through future projects
 - Continued growth of program utilization





Upcoming Work Program



Focus: Next Right Work (NRW)

Council direction from July 5:

- Advance to launch:
 - Remove barriers to micro-apartments (**Oct. 10 launch**)
 - Higher FAR/density for residential within form/height limits (**Target Dec. launch**)
 - Reduce permit fees for affordable housing projects (**Target Dec. launch**)
- “Capacity analysis” to examine how to accomplish more, including use of additional funds in preliminary 2023-24 budget (**Dec. report to Council**)
- Conduct scoping for:
 - Streamlining the permit process and expediting permitting for affordable housing (**Target Dec. report to Council**)
 - Allow middle scale housing types (DADU, ADU, duplexes, triplexes, quadplexes) w/ provisions for separate ownership (**Target Dec. report to Council**)



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