



Housing Needs Assessment

City of Bellevue

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Community Development

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Information

Overview of the City's
updated Housing Needs
Assessment (HNA)





Agenda

1. Background
2. Major Takeaways
 - Trends - becoming less affordable, widening gap
 - Types – more diverse, house larger families
 - Cost Burden – greater impact on specific groups
 - Greatest challenge 0-30% AMI
3. Affordability
4. Next Steps



August Wilson Place (LIHI), 56 units (8 Section 8, 20 0-30% AMI, 17 31-50% AMI, 11 51-80% AMI)



Background



City of Bellevue HOUSING NEEDS ASSESSMENT

2016



2017

City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017





Major Takeaways



Cerasa, MFTE - 31 affordable units (51-80% AMI)

Ongoing Trends



Aging Population



Diversifying
Population



Increasing
Economic Disparity



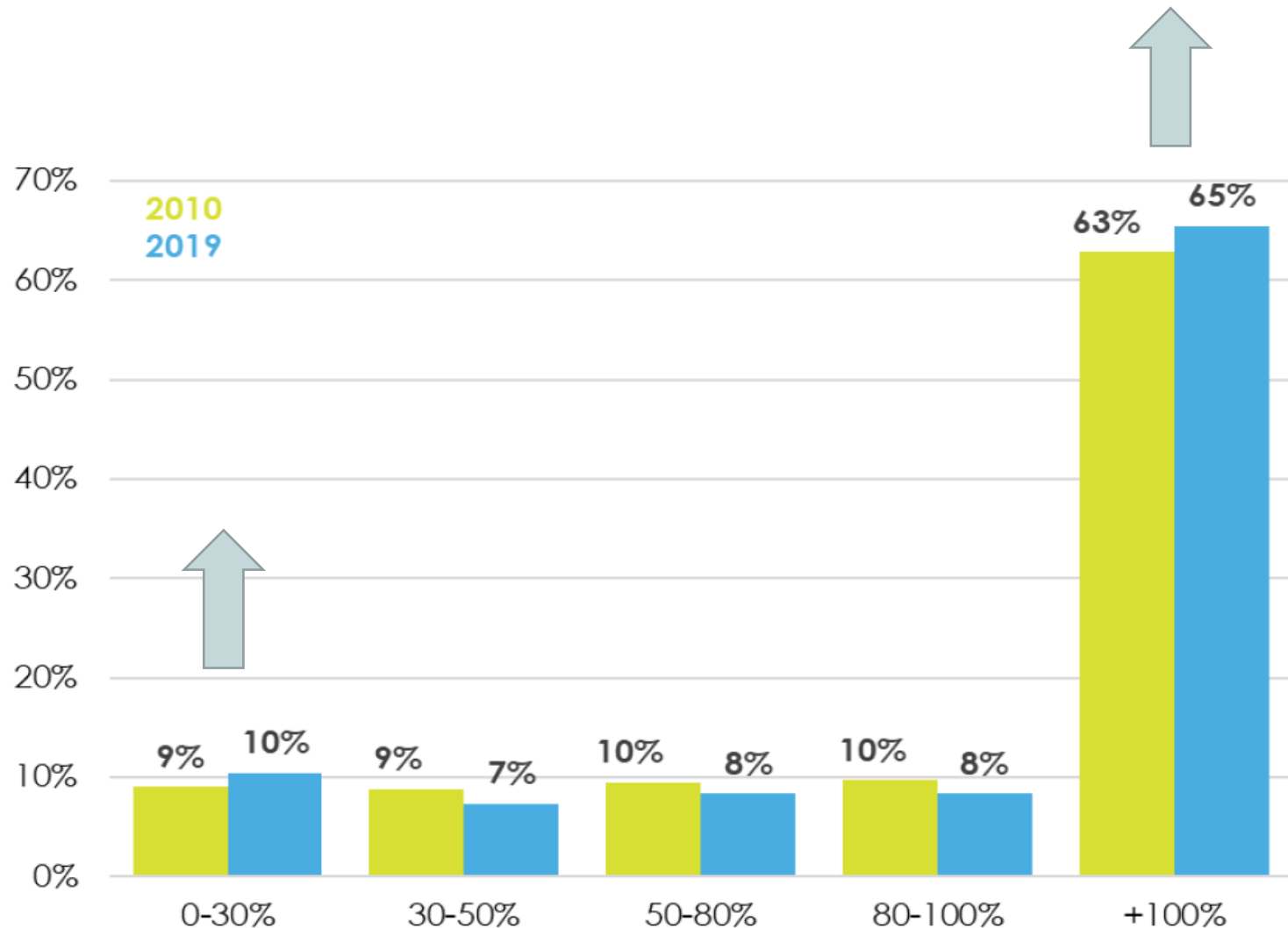
Decreasing Unit
Sizes

Economic Trends



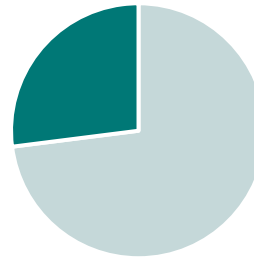
Widening Income Disparity

More very-low- and high-income households today than in past

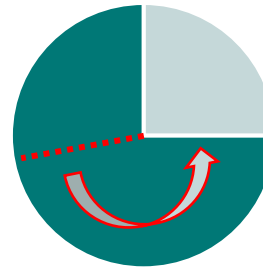


Cost Burden Overview

Those earning least spend most of earnings on housing



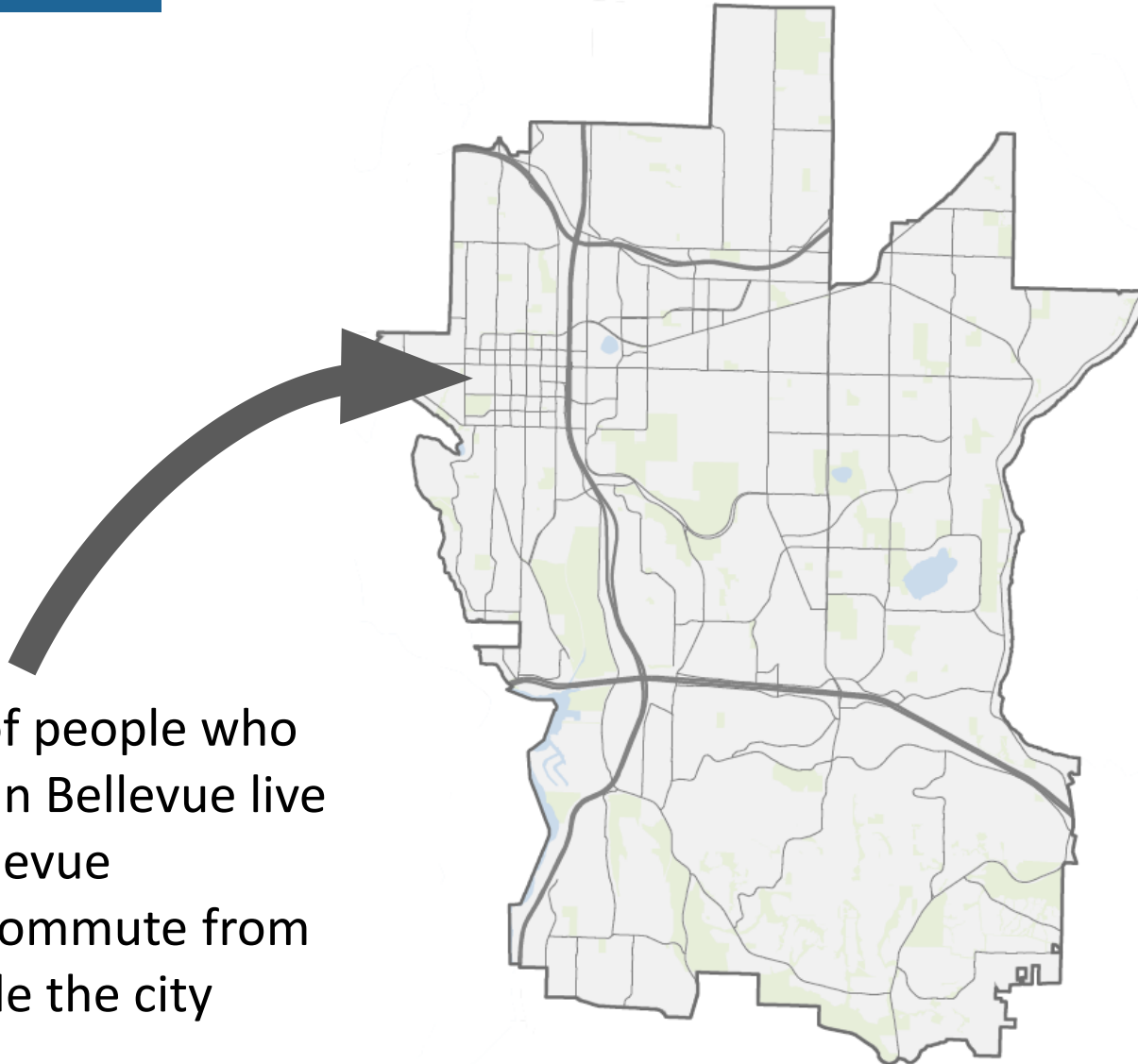
Over $\frac{1}{4}$ of Bellevue households spend more than 30% of income on housing



$\frac{3}{4}$ of Bellevue's lowest income households spend more than 30% of income on housing

Commutes

Bellevue housing may not meet needs of Bellevue workers




- 11% of people who work in Bellevue live in Bellevue
- 89% commute from outside the city



Largest Bellevue Worker Groups

Many Bellevue Workers can only afford subsidized housing

	% of 2020 Bellevue Employment	Median Annual Wage, 2021	Maximum Affordable Monthly Housing Cost
Computer and Mathematical	14%	\$130,410	\$3,260
Business and Financial Operations	11%	\$83,810	\$2,095
Office and Administrative Support	11%	\$47,820	\$1,196
Sales and Related	9%	\$44,140	\$1,104
Food Preparation and Serving Related	7%	\$36,680	\$917

\$1,215/month: 
50% AMI 1BR apartment

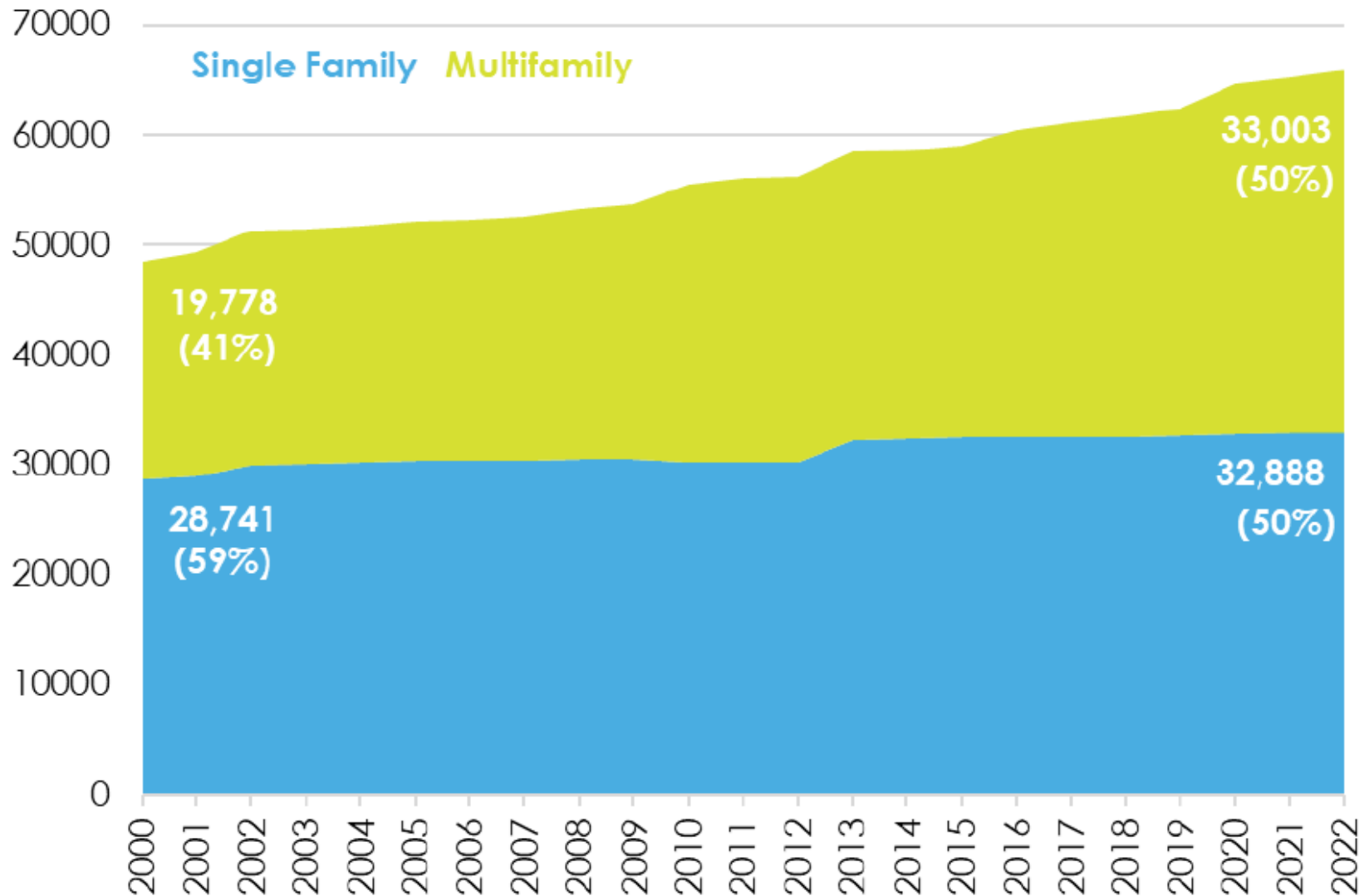
Housing Type





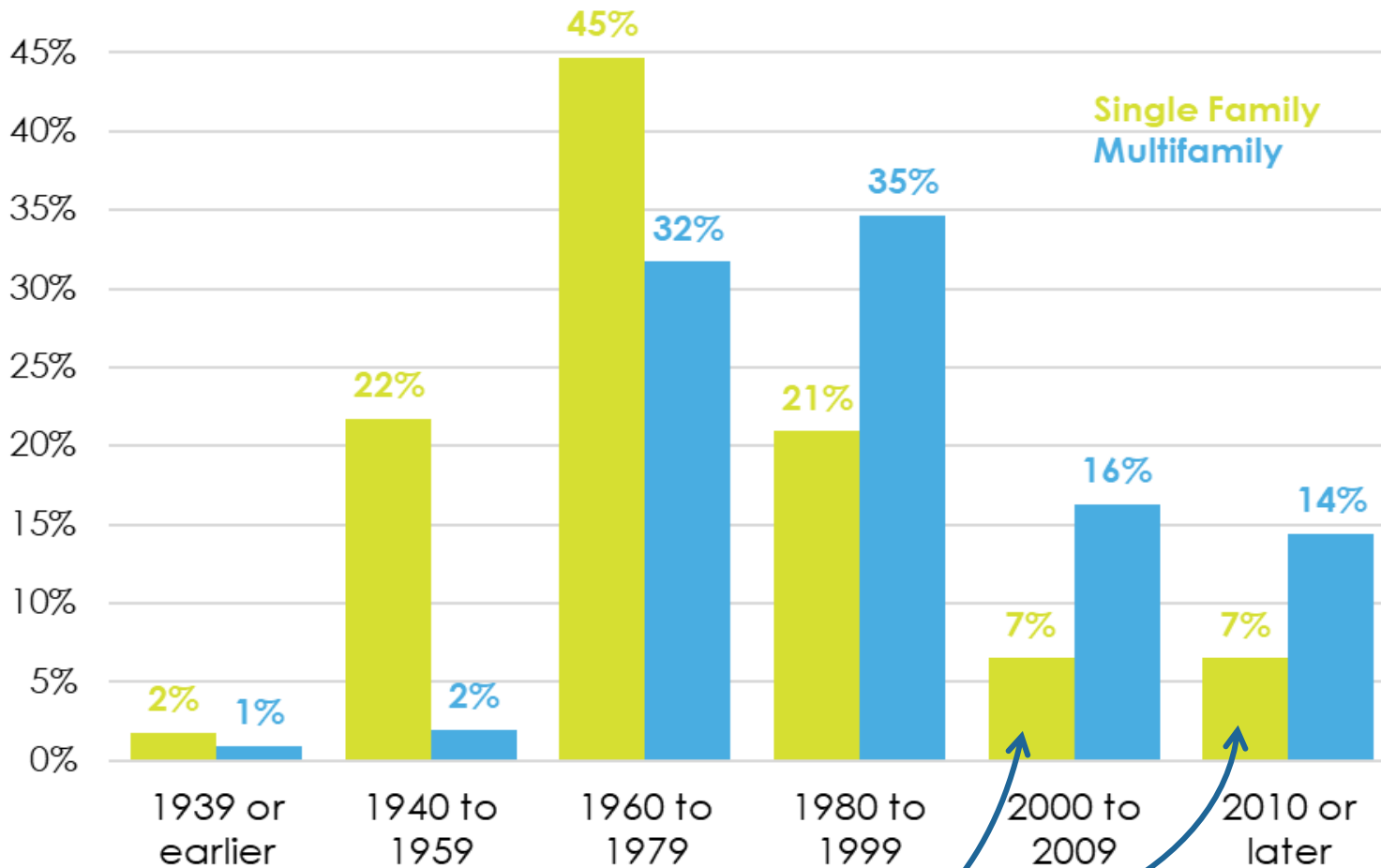
Housing Types Today

Half of units today (and growing) are multifamily



Age of Housing Units (2020)

Decreasing unit size: Multifamily = 94% of 2000-2020 net unit increase

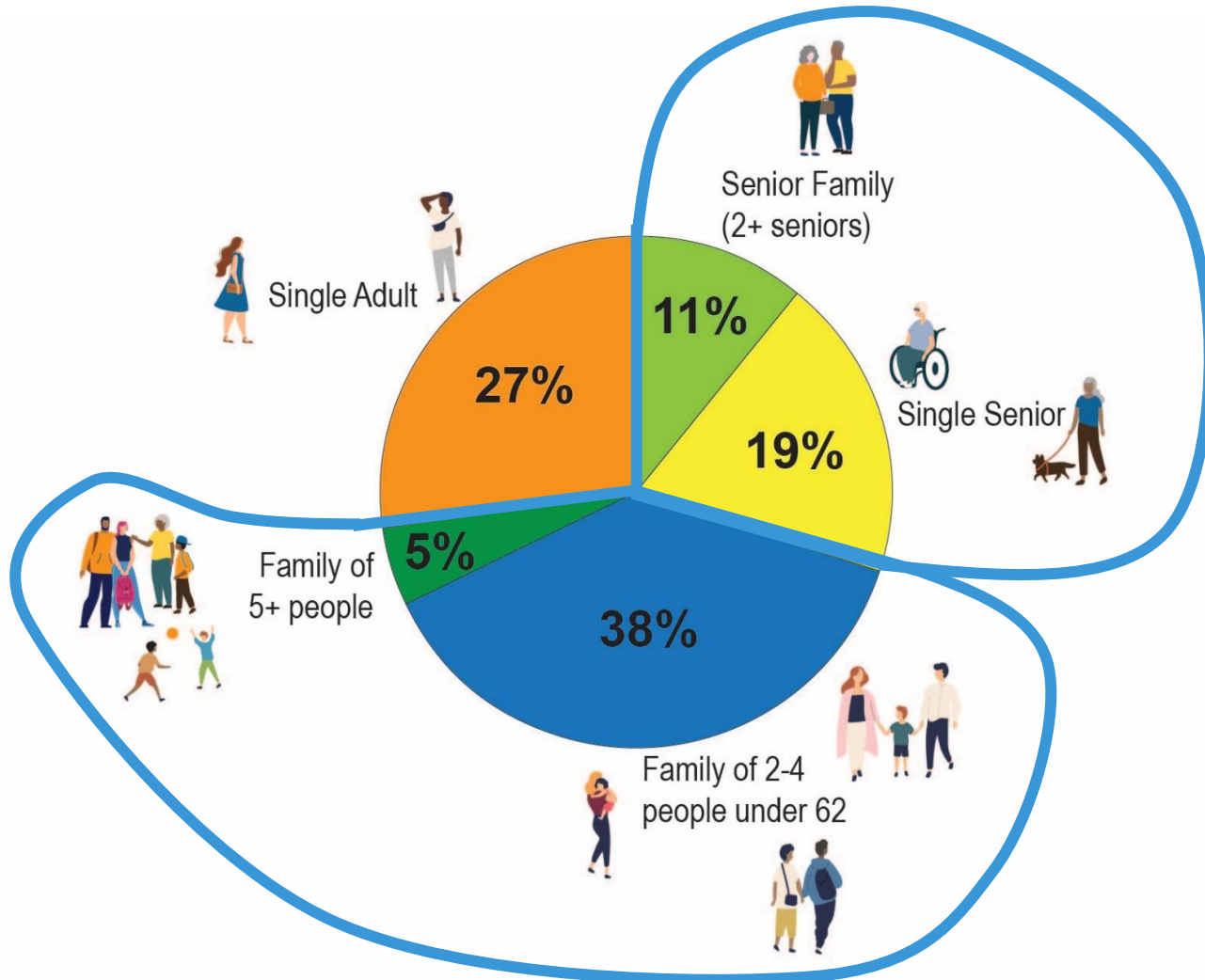


Many new single family homes replace existing homes (no net increase)

Which Families Pay Most for Housing

Seniors and Larger families pay more than 30% of income

Households by Type paying more than 30% of income



Naturally Occurring Affordability

The most affordable housing is often at risk of disappearing



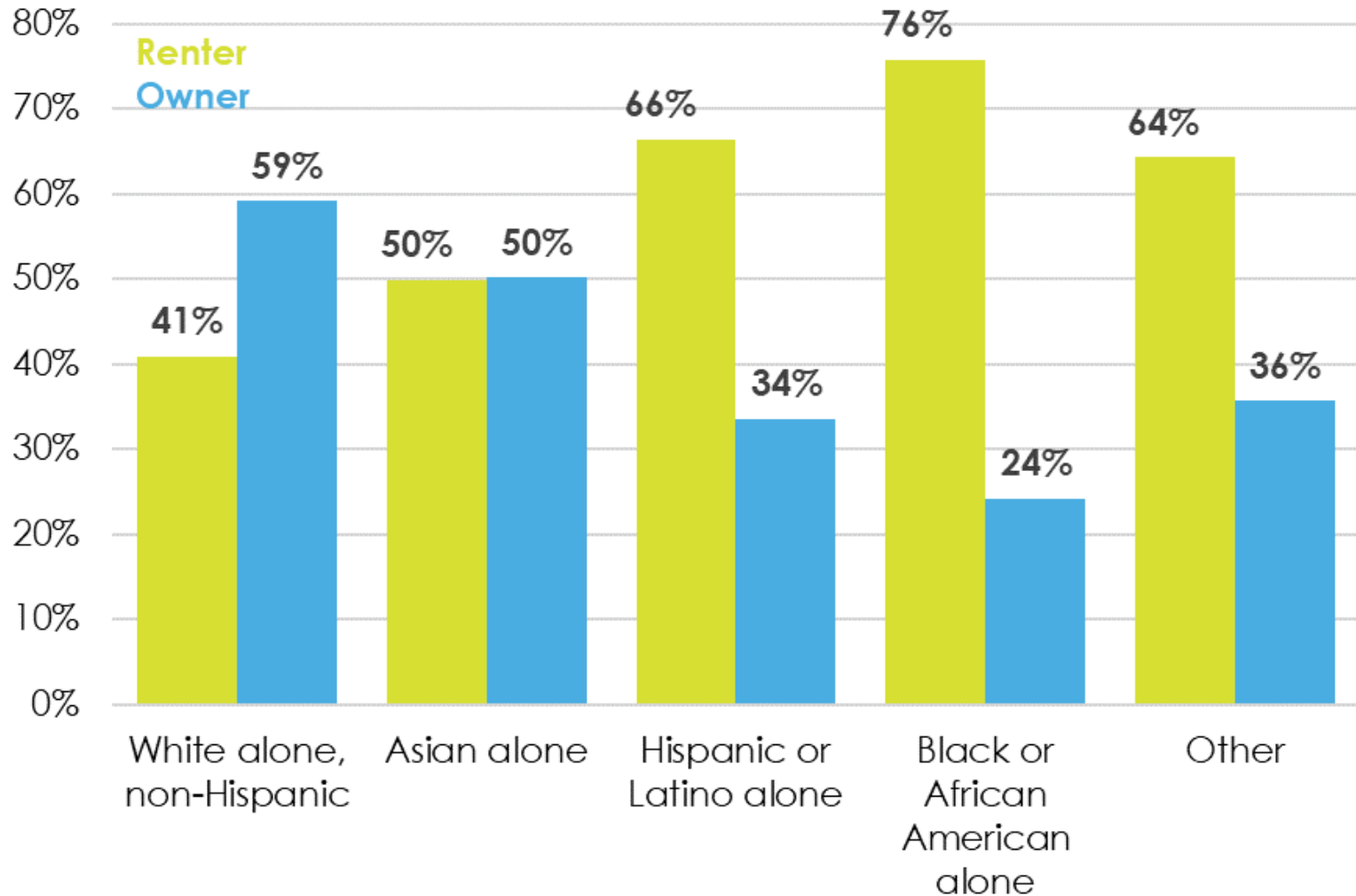
Existing housing that is affordable to low-income households without additional subsidy...



...can be preserved, such as Illahee Apartments

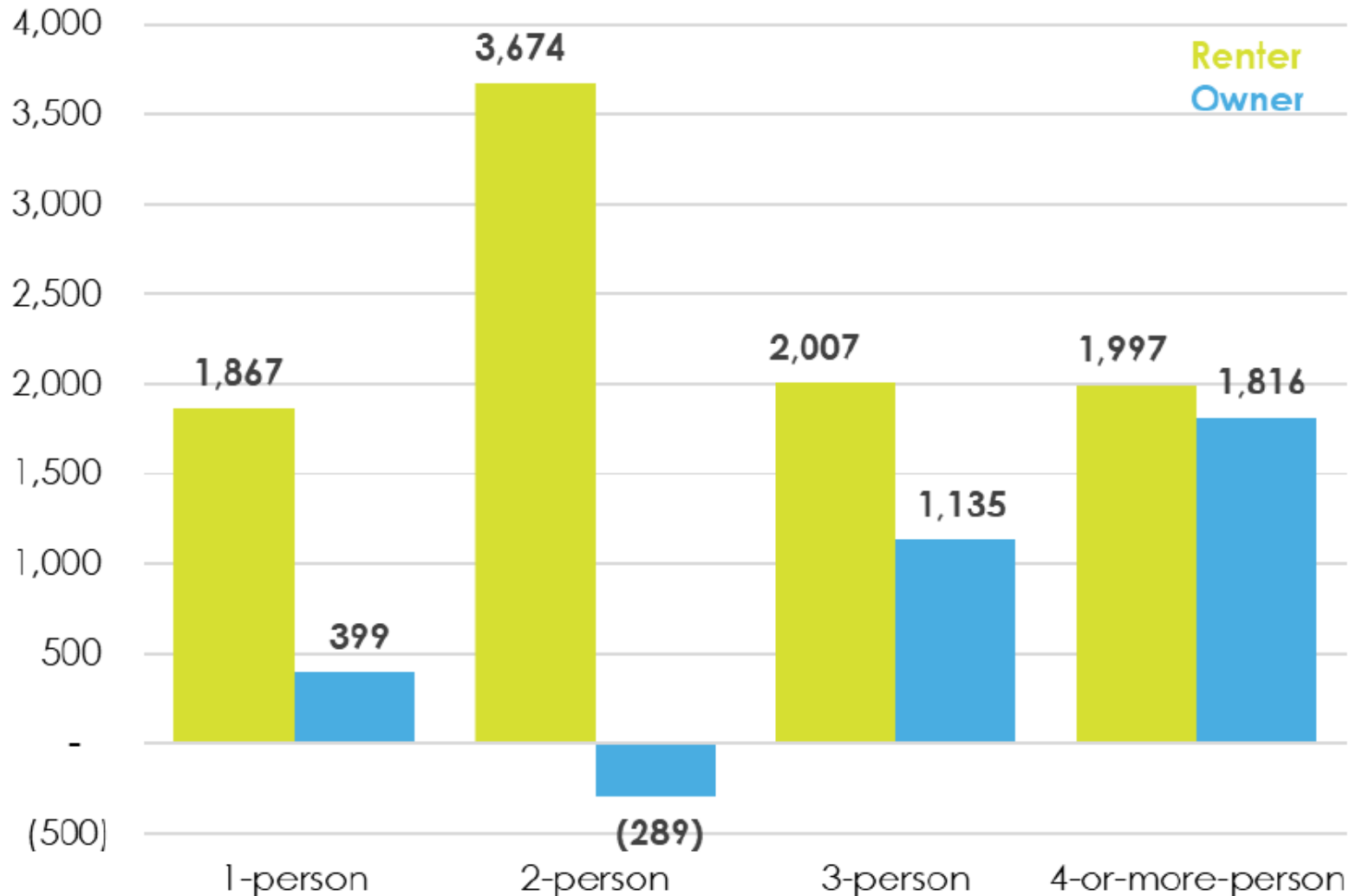
Home Ownership Disparity

There is great disparity in home ownership rates by race



Change in Households 2000-2020

There have been limited ownership opportunities



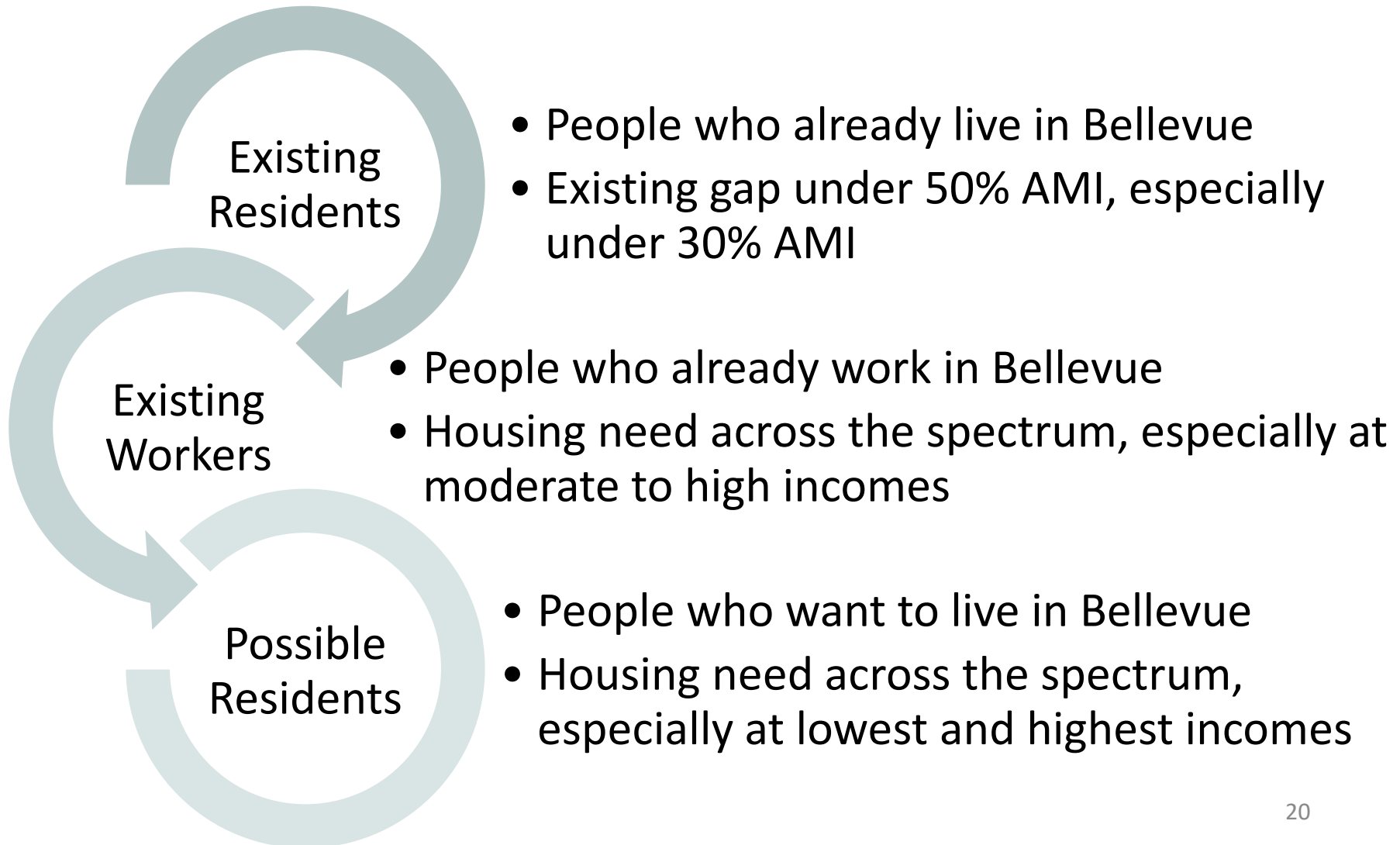


Affordability



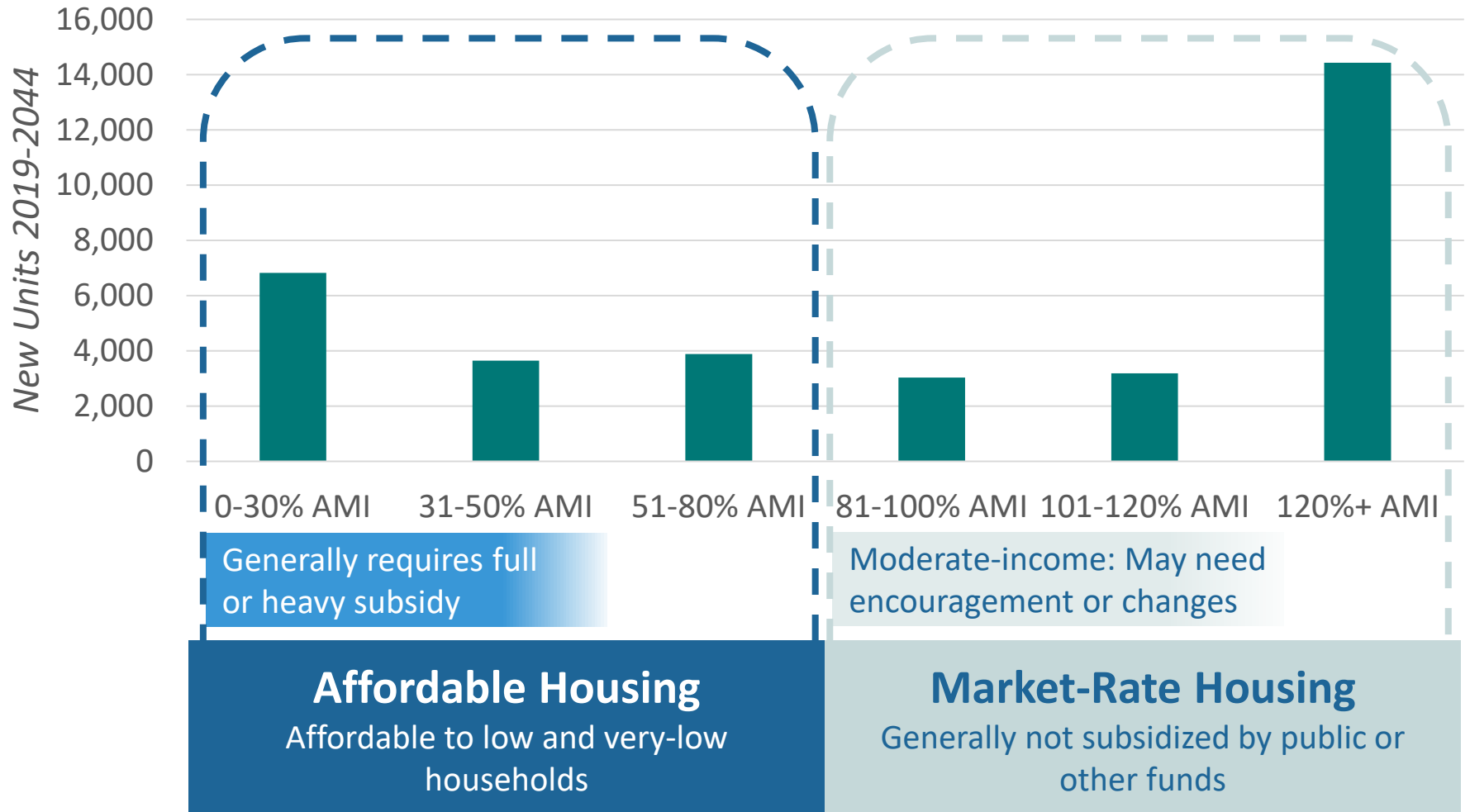
Gap Analysis Approach

Identifies housing affordability needs through 2044



Resulting Gap Analysis

Highlights affordable housing need at deepest income level



Next Steps

Apply findings to Next Right Work, Comprehensive Plan Periodic Update, Wilburton Vision Implementation

- Support for most cost-burdened populations:
 - Black
 - Hispanic
 - Low-income
 - Seniors
- Preservation of existing affordable housing
- Larger units for all incomes, particularly low-income, to maintain options for families with children
- Deepest affordability levels





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