

Comparison of Key Strategies: Regional Plan and Bellevue's Affordable Housing Strategy

The Regional Affordable Housing Action Plan consists of seven interrelated goals with a set of strategies and action items for each that address a key aspect of housing affordability. The table below shows consistencies between the Regional Affordable Housing Action Plan and Bellevue's Housing Policy and Affordable Housing Strategy.

Regional Affordable Housing Five Year Action Plan		Bellevue Housing Policy, Strategies & Implementation Actions	
Goals	Strategies		
1. Create and support an ongoing structure for regional collaboration.	A. Create a new governance structure - an Affordable Housing Subcommittee of the Growth Management Planning Council (GMPC)		
	B. Support the creation and operation of subregional collaborations to increase and preserve affordable housing	Policy HO-22	Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing.
2. Increase construction and preservation of affordable homes for households earning less than 50% of Area Median Income (AMI)		Strategy C	Create more affordable housing
		Policy HO-25	Provide funding to support housing need, especially for low and very low-income households.
	A. The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources to build or preserve 44,000 units in the next five years and track progress toward the goal	Strategy C Strategy E Action E-3	Create more affordable housing Prioritize state, county, & local funding for affordable housing Advocate for legislative actions that expand state and local funding tools.
	B. Make available, at no cost, at deep discount, or for long-term lease, under-utilized property from state, county, cities, and non-profit/faith communities	Action C-1 Action C-2	Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing. Develop affordable housing on suitable surplus public lands in proximity to transit hubs.
	C. Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale	Action A-1	Partner with non-profit organizations and housing agencies to fund the purchase of existing, affordable multi-family housing to preserve it for the long term.
3. Prioritize affordable housing accessible within a half mile of existing and planned frequent transit service, with a particular priority for high-capacity transit stations.		Action C-2	Develop affordable housing on suitable surplus public lands in proximity to transit hubs.

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	A. Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives to be identified by local jurisdictions	Action C-2	Develop affordable housing on suitable surplus public lands in proximity to transit hubs.
		Action C-4	Inclusionary zoning: Increase zoning as incentive to provide affordable units in new development.
		Action B-1	Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.
	B. Maximize resources available for Transit Oriented Development in the near term	Action C-2.	Develop affordable housing on suitable surplus public lands in proximity to transit hubs.
		Action C-3	Update existing tax exemption programs for affordable housing to increase participation by developers of new housing.
	C. Create and implement regional land acquisition and development strategy	Action C-2	Develop affordable housing on suitable surplus public lands in proximity to transit hubs.
4. Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.			
	A. Propose and support statewide policies related to tenant protections to provide ease of implementation and consistency for landlords		
	B. Strive to more widely adopt model, expanded tenant protections ordinances countywide		
	C. Expand supports for low-income renters and people with disabilities	Action A-3	Promote programs that provide social and physical support to help seniors and disabled people remain in their homes.
		Action B-3	Promote design in affordable units that ensures accessibility for all ages and abilities (e.g. “universal design”).
	D. Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections	Action A-4	Increase funding and expand eligibility for the city’s home repair and weatherization programs.
5. Protect existing communities of color and low-income communities from displacement in gentrifying communities		Strategy A	Help people stay in affordable housing
	A. Authentically engage communities of color and low-income communities in affordable housing development and policy decisions	Policy CE-9*	Use a range of public forums and opportunities including commissions, boards, and the community council to facilitate citizen engagement in the planning process.
	B. Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement	Action A-6	Promote existing utility rate relief, utility tax relief, and property tax relief programs for income-eligible residents.
6. Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.		Policy HO-18	Promote working partnerships with housing developers to help create a variety of housing types in the community.
		Strategy B	Create a variety of housing choices

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	A. Update zoning and land use regulations (including single family low-rise zones) to increase and diversify housing choices	Strategy B Action B-1	Create a variety of housing choices Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.
		Strategy B-2	Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods.
	B. Decrease costs to build and operate housing affordable to low-income households	Action C-5	Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city-funded street improvements).
	C. Incentivize growth and affordability goals by expanding tools for investments in local infrastructure	Action C-5	Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city-funded street improvements).
	D. Expand and preserve homeownership opportunities for low-income households	Action A-6	Promote existing utility rate relief, utility tax relief, and property tax relief programs for income-eligible residents.
		Action B-4	Consider changes to the down payment assistance program for low-income and first-time homebuyers.
7. Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.			
	A. Support engagement of local communities and residents in planning efforts to achieve more affordable housing	Policy CE-9 *	Use a range of public forums and opportunities including commissions, boards, and the community council to facilitate citizen engagement in the planning process.
	B. Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing	Action E-2	Pursue funding partnerships with employers, financial institutions, foundations, and others.

* Community Engagement Policy