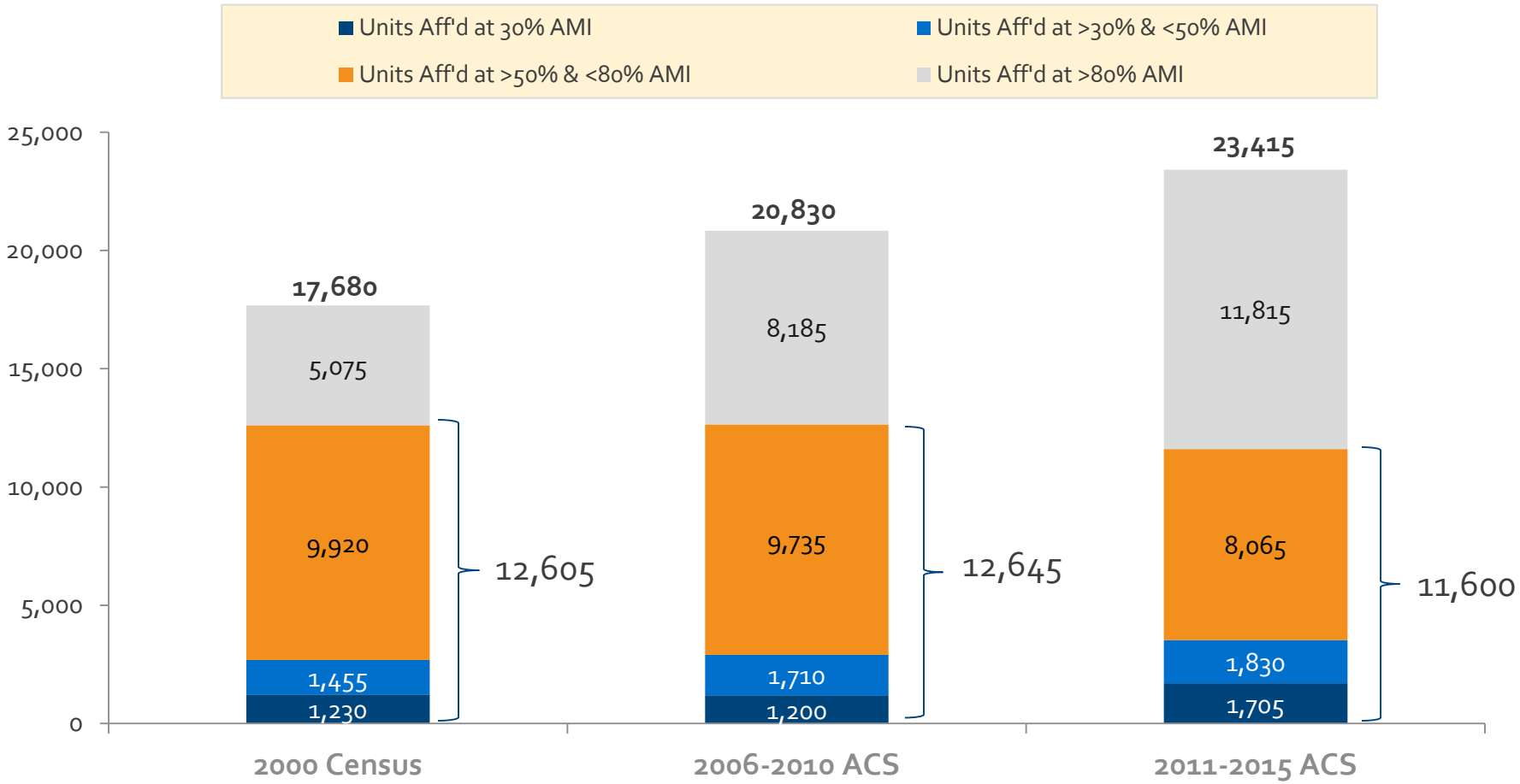
King County Housing Authority

King County Housing Authority Update

Bellevue City Council, September 24, 2018

Rental Stock in Bellevue Is Increasing ↑
Affordability for Many Renters is Decreasing ↓

Rental Units in Bellevue 2000 - 2015 by Affordability Level



Source: HUD Comprehensive Housing Affordability Strategy

Rental Stock in Bellevue Is Increasing ↑
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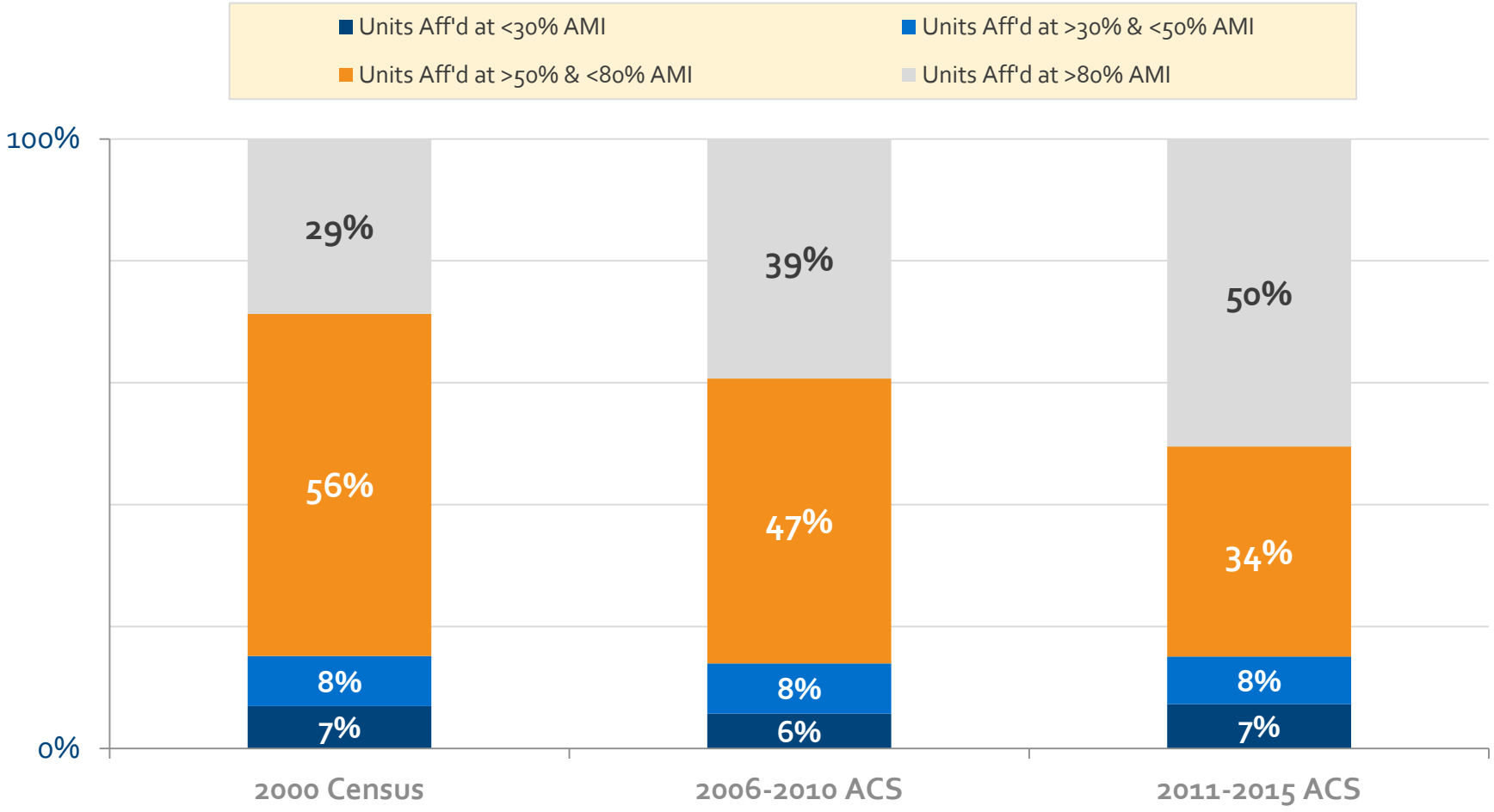
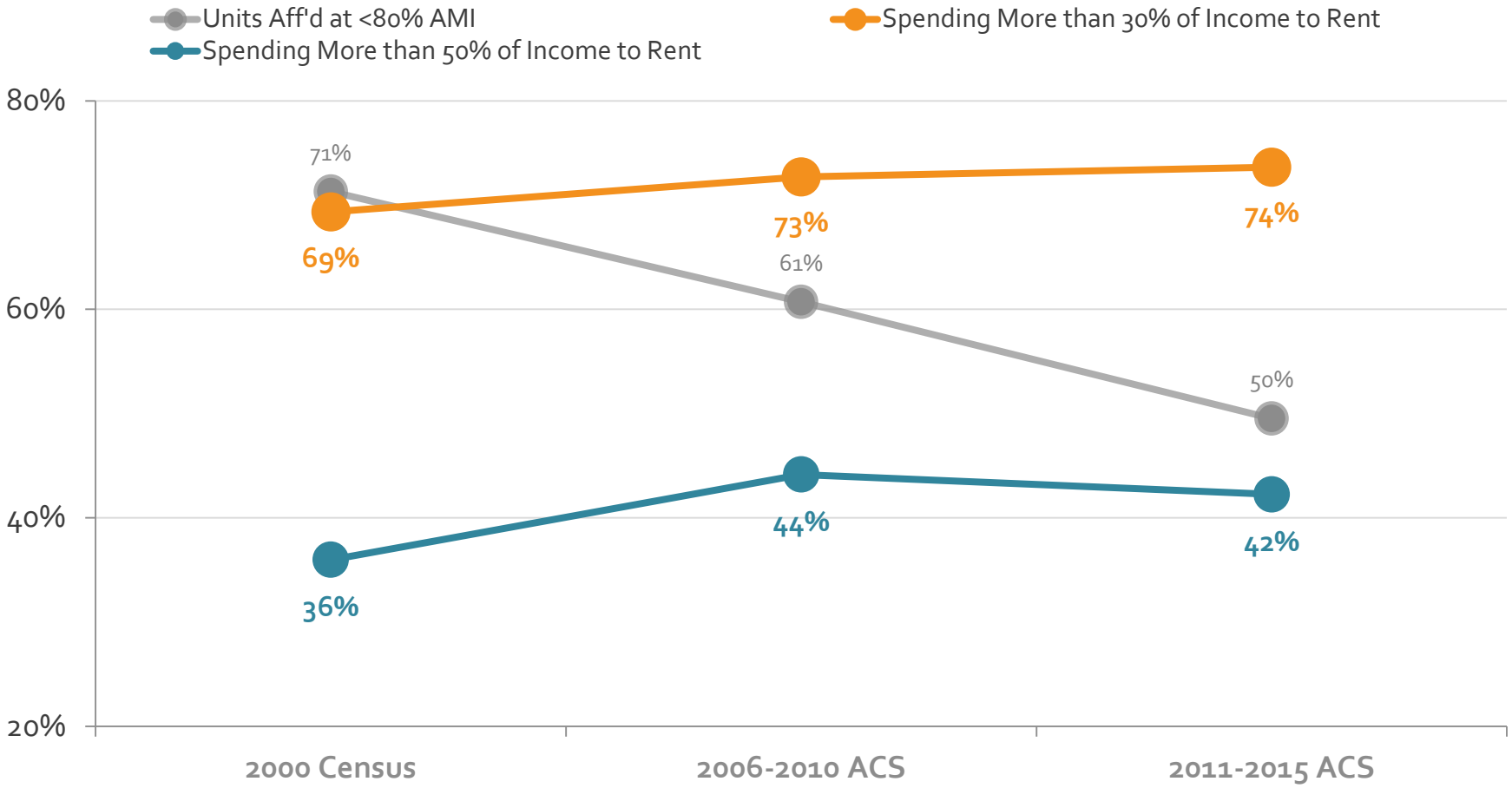
Units Affordable by Income Level as a Percentage of all Rental Units



Source: HUD Comprehensive Housing Affordability Strategy

Nearly 75% of Bellevue's Renters Earning Less than 80% of AMI are Shelter Burdened

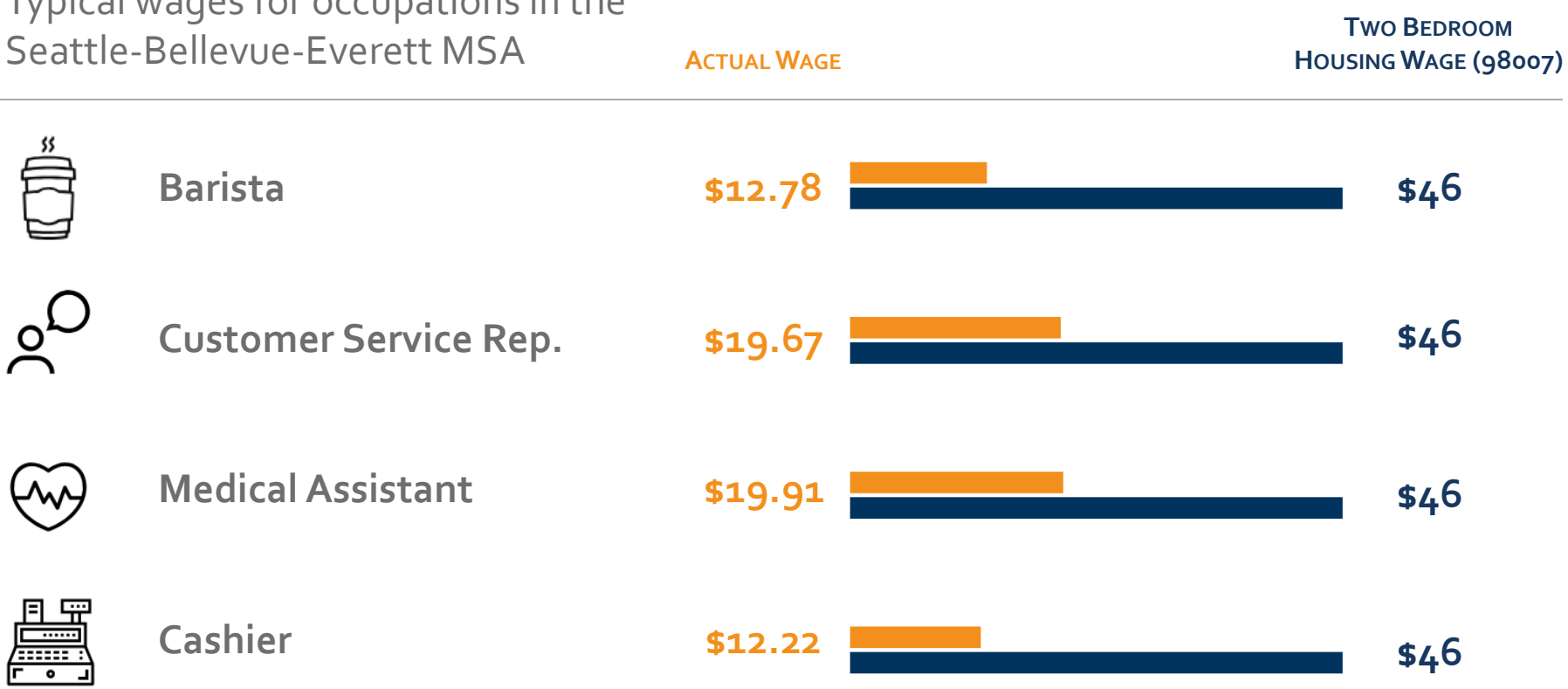
Affordable Units Available and Shelter Burden for Households Earning Less than 80% of AMI



Source: HUD Comprehensive Housing Affordability Strategy & the American Community Survey

People Working Full Time Jobs Still Struggle to Afford Housing

Typical wages for occupations in the Seattle-Bellevue-Everett MSA



KCHA's Assistance in Bellevue

Federally-Subsidized Households: 1,381
(0-30% AMI)

Workforce Housing: 1,385
(30% - 80% AMI)

Total Households Served: 2,380

Note: Total households served is less than the sum of federally-subsidized households and workforce housing due to 386 households with Housing Choice Vouchers residing in workforce housing.

Federally-Subsidized Programs

Public Housing (109 units)

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Preservation Housing (295 units)

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- **Public Housing** (109 units)
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- **Non-Profit Partnerships and ARCH Pipeline**
  (including 64 project-based vouchers)

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- **Non-Profit Partnerships and ARCH Pipeline**
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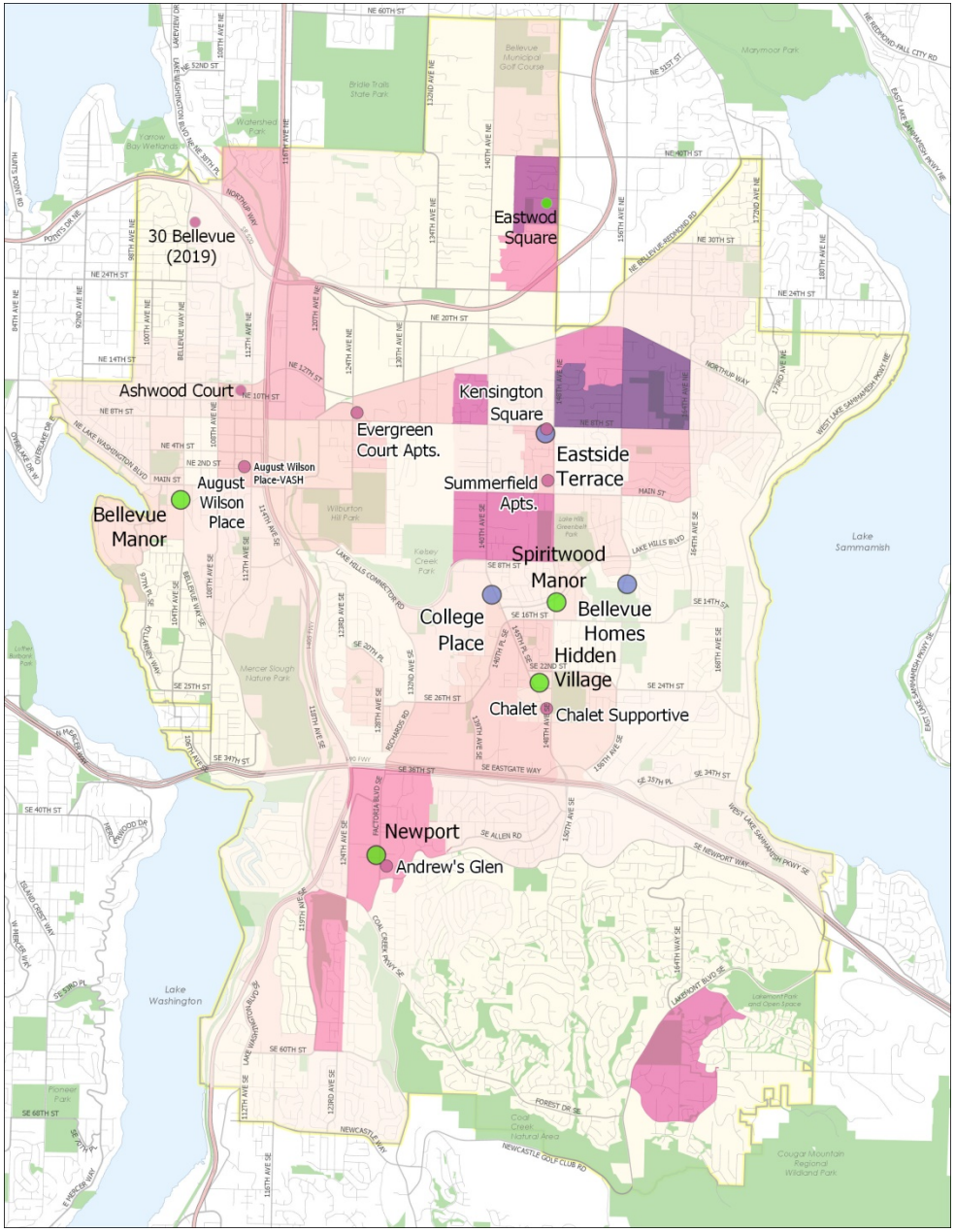
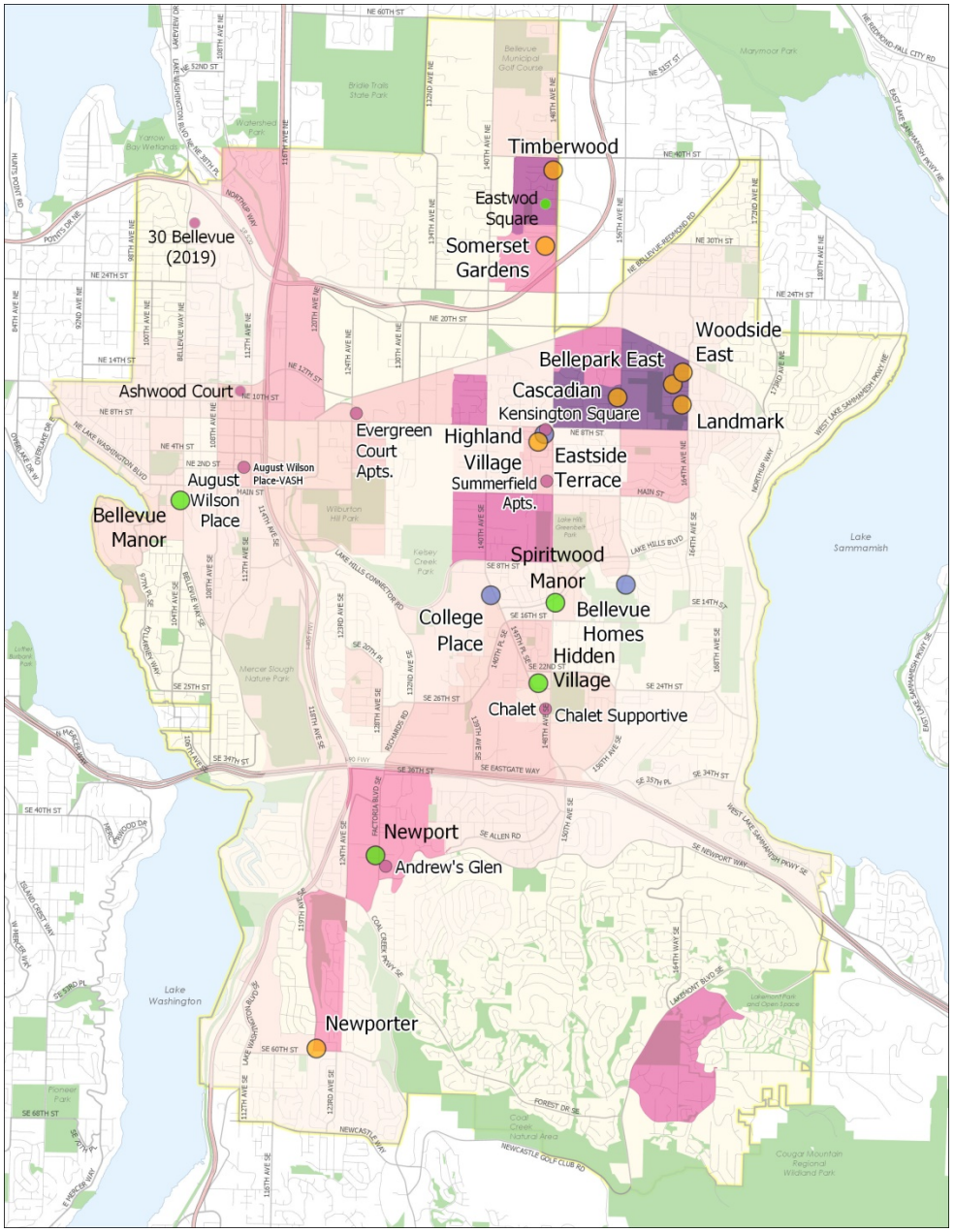
- **Tenant-Based at Private Landlord Sites** (791 vouchers)



Total Annual Subsidies =
$19 million

Federally-Subsidized Programs + Workforce Housing

- **Public Housing** (109 units)
- **Preservation Housing** (295 units)
- **Non-Profit Partnerships and ARCH Pipeline**
  (including 64 project-based vouchers)
- **Tenant-Based at Private Landlord Sites** (791 vouchers)
- **Workforce Housing**
  (1,385 units)



Public Housing and Preservation Sites

Eastside Terrace

50 units serving very low-income families

Hidden Village

78 units serving very low-income families

Spiritwood Manor

128 units serving very low-income families

Support for Non-Profit Partners (ARCH)

August Wilson Place

57 units serving homeless veterans, disabled and family households

Chalet Apartments

18 units serving low-income families

Recent Acquisitions

Bellevue Manor

66 units for very low-income
seniors and people with disabilities

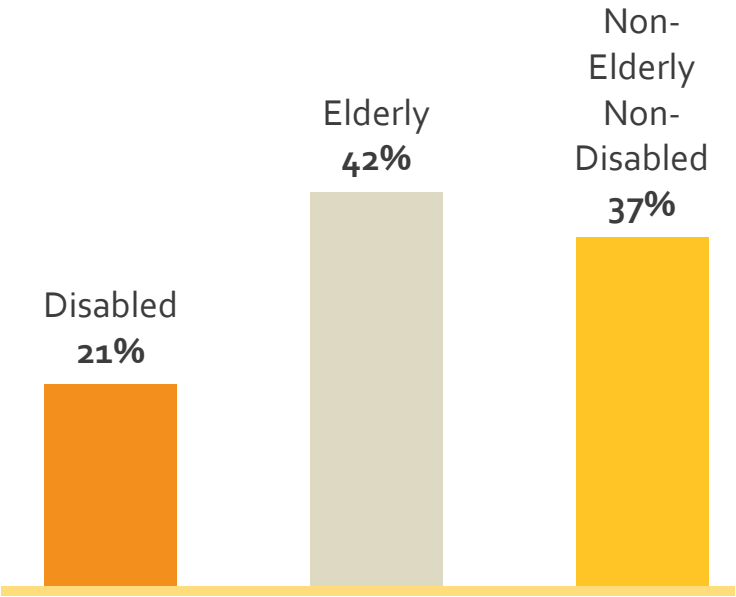
Highland Village

76 units for
low-income families

Federally-Subsidized Households

1,381 Low-income households served every night

Households by Type



Income Levels

$9,519 Median Income of Senior and Disabled Households*

$16,003 Median Income of non-elderly and non-disabled households

80% Have incomes less than 30% of AMI

* Of all households served in 2017

After School Programming

Spiritwood Manor Boys & Girls Club

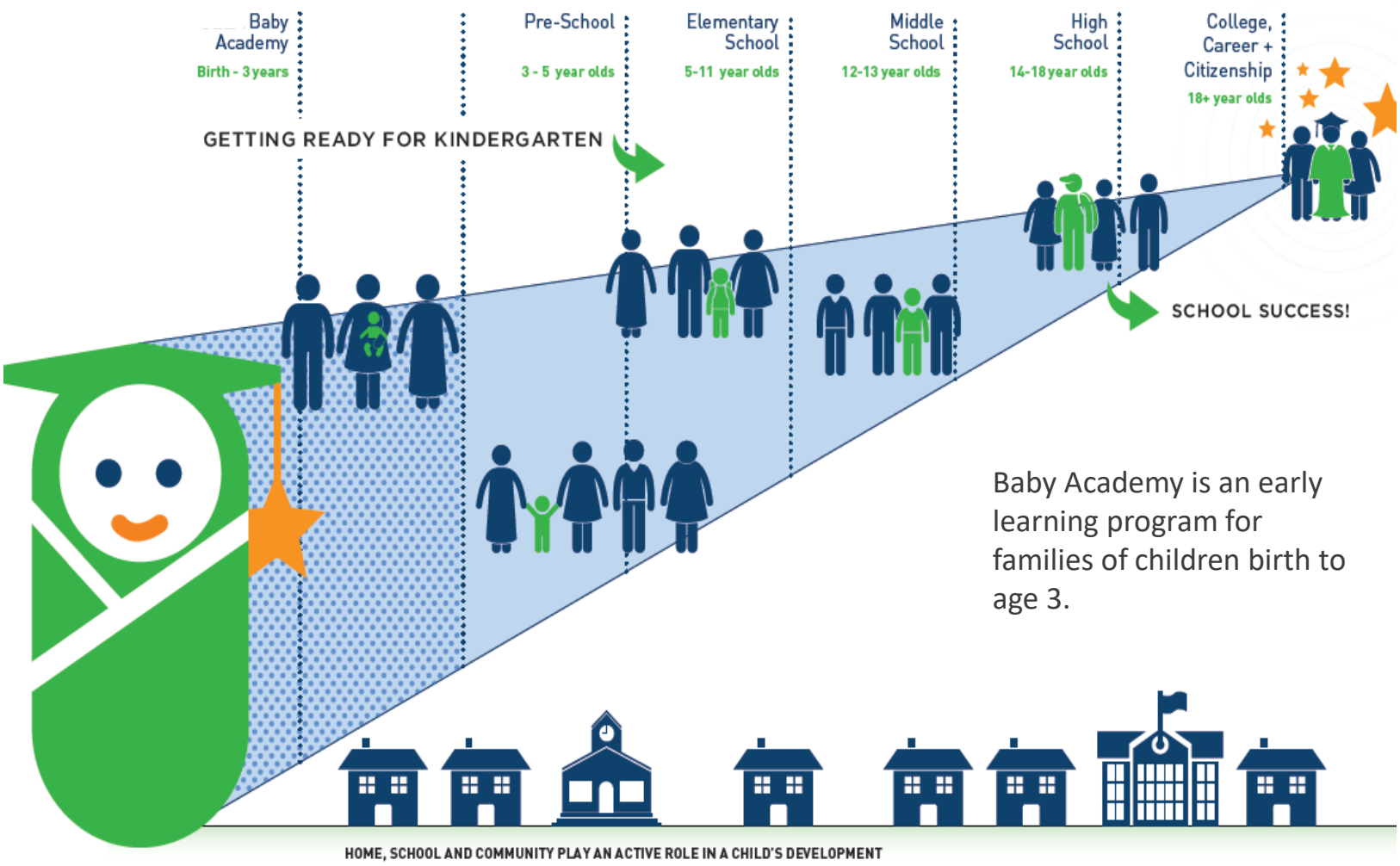
After School Programming

Eastside Terrace Boys & Girls Club

Hidden Village Boys & Girls Club

What Makes Baby Academy Special

- School-centered program
- Home visits
- School-housing partnership
- Child and sibling-care
- Incentive framework
- Connections to other early learning programs



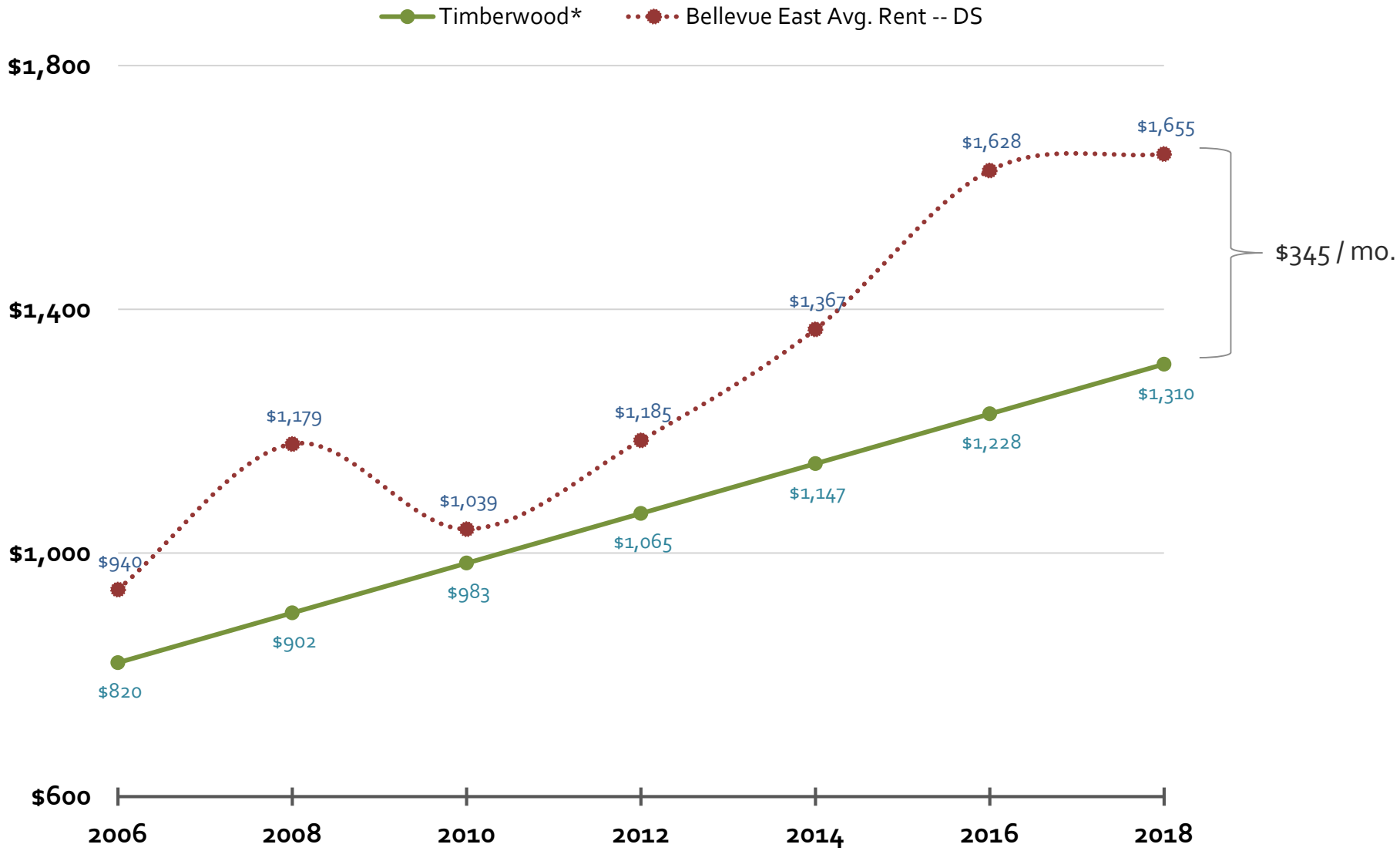
Baby Academy is an early learning program for families of children birth to age 3.

Workforce Housing

Timberwood
240 units serving low-income families

Landmark
191 units serving low-income families

PRESERVING AFFORDABILITY: TIMBERWOOD APARTMENTS



* Based on average change in rent between 1996 and 2018.

Weatherization & Home Repair

2013-2017

$1.6 million in home repair work in partnership with the City of Bellevue (125 sites)

$2.7 million in weatherization work (471 units / homes)

Current Bellevue Initiatives

Continued recapitalization of existing inventory

Spiritwood Manor

Somerset Gardens

Highland Village

Next Up: Bellevue Manor

Early Learning and Education Initiatives

Partnership Opportunities

- Additional preservation of existing private market units with emphasis on TOD areas
- Continue to support non-profit development through the ARCH pipeline
- Focus on permanent supportive housing development
- Layer housing support with MFTE, incentive zoning, and TOD programs
- Outreach to landlords

Discussion

King County Housing Authority