



# Affordable Housing

## Affordable Housing Strategy

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Community Development  
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# Direction

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No action is required for the Affordable Housing Strategy (AHS) update. This is an informational briefing on the progress of the AHS.

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# Agenda

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## AHS Update

1. Affordable Housing Strategy Background
2. Affordable Homes Achieved
3. Effectiveness of Programs
4. Implementation of Actions



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



# Affordable Housing Strategy Update

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Hyde Square, BelRed FAR,  
35 affordable units

# Context

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LIV Bellevue, BelRed FAR, 54 affordable units

- Council's twice-yearly briefing on progress of the AHS
- AHS adopted by Council in June 2017
- 21 actions organized under 5 inter-related strategies
- Bellevue implementing actions based on Council-approved two-phase work program
- Delivery of affordable homes will increase over 10-year implementation period as all the strategies are implemented and gain momentum



# Affordable Homes Realized

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Eastgate Housing Campus, Direct Subsidy  
300 affordable apartments, 100 bed men's shelter





<b>Affordable Units Added/Funded</b>	<b>Date</b>	<b>Units</b>
KCHA Highland Village, preservation	2017 Q2	76
ADUs permitted 2017	2017	12
Park East, Downtown incentive	2017 Q4	1
	<b>2017 subtotal</b>	<b>89</b>
888 Bellevue Tower, MFTE (non-overlapping units)	2018 Q1	8
888 Bellevue Tower, Downtown incentive	2018 Q1	24
Cerasa, MFTE	2018 Q3	31
ADUs permitted 2018	2018	12
	<b>2018 subtotal</b>	<b>75</b>
30Bellevue, direct subsidy	2019 Q2	62
KCHA Kendall Ridge, preservation	2019 Q3	240
Brio, Downtown incentive	2019 Q4	20
ADUs permitted 2019	2019	8
	<b>2019 subtotal</b>	<b>330</b>
KCHA Hampton Greens, preservation	2020 Q1	326
Eastgate Men's Shelter (100 beds), direct subsidy	2020 Q2	100
Inland Polaris at Eastgate, direct subsidy	2020 Q2	298
ADUs permitted 2020	2020	5
	<b>2020 subtotal</b>	<b>729</b>
<b>Units/beds since Affordable Housing Strategy</b>		<b>1,223</b>
LIV Bellevue, Hyde Square - BelRed FAR Incentive	Since 2015	89
<b>Total Units/beds including BelRed FAR Incentive</b>		<b>1,312</b>

Affordable Units Pipeline (unit # estimate)	Date	Units
Pipeline incentive units estimate BelRed and Downtown	2020+	~152
Pipeline MFTE units estimate	2021+	~59
Eastgate single adult apartments	2022+	~80
OMF RFP: KC/\$10M TOD Bond, ARCH/\$4M, ST/land donation, Council Spur property donation	2021+	~200-300
Bellevue & ST partner at 130th for TOD with AH	2022+	~150
<b>Pipeline Total</b>		<b>~741</b>

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







# Effectiveness of programs

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Groundbreaking 30 Bellevue, Imagine Housing, 62 low-income units



# Effectiveness of programs

Affordable Housing Strategy Action		10-year High Yield Estimate	Achieved	Pipeline
		2,785	1,312	741
A-1	Partner with housing non-profits and housing agencies to preserve existing affordable housing	Potential for up to 1,000 units, split between low and mod. Available funding estimated at 350 units.	642	
A-2	Advocate for state legislation to extend property tax exemptions to existing MF	110 affordable units		
B-1	Encourage micro-apartments around light rail stations	200 units, moderate income		
B-2	Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods	300 units, moderate income	37	
B-4	Consider changes to down-payment assistance program for low-income homeowners	50 units, moderate income		
C-1	Increase development potential for affordable housing on suitable properties owned by faith, housing non-profit and public entities.	Potential for up to 1,000 units, mostly low income. Available funding estimated at 350 units.		
C-2	OMFE and 130 <sup>th</sup> , surplus transit opportunities	300 units, mostly low income		450
C-3	Updated MFTE	650 units, moderate income	39	59
C-4	Voluntary LU incentive – Downtown and BelRed	245 units, moderate income	134	152
	Voluntary LU incentive – Wilburton	200 units, moderate income		
	Voluntary LU incentive – East Main	20 units, moderate income		
	Voluntary LU incentive - Eastgate	10 units, moderate income		
E-1	Tap additional sources for affordable housing, Est. available funding for 700 direct subsidy units included counts above.	Direct subsidy targeted at low income	460	80
		2,785	1,312	741



# Implementation of Actions

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Cerasa, MFTE - 31 affordable units



# Implemented Actions

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**Action A-1** Preservation of existing, affordable multi-family housing

**Action A-5** Review and extension of utility rate relief and utility tax relief programs

**Action C-3** Update and extension of the Multifamily Tax Exemption program

**Action C-4** DT Livability & Eastgate LUCAs with affordable housing incentives

**Action D-2** Changes to state condo statutes to increase condo development

**Action E-1** Increased funding for affordable housing

- **\$412,000** per year general fund support for affordable housing
- **\$19 million** CIP contingency funds for affordable housing through 2027
- **\$625,000** estimated per year from Council authorization of HB 1406
- **\$9 million** estimated per year from Council authorization of HB 1590

**Action E-2** Pursue funding partnerships with employers, financial institutions, foundations and others.



# Timeline of Actions



		2017			2018				2019				2020				2021				2022	
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>Affordable Housing Strategy Adoption of Actions</b>																						
	Affordable Housing Strategy Adoption																					
A-1	Partner for preservation of AH; Preservation Strategy																					
A-2	Legislative Advocacy: extend MFTE to exist MF apts																					
A-3	Promote programs to help seniors and disabled stay in their homes																					
A-4	Increase funding for home repair and weatherization																					
A-5	Promote energy efficiency in design and construction of AH																					
A-6	Expand utility tax relief, utilities emergency assistance																					
B-1	Micro-units update parking requirements near transit																					
B-2	DADU in self-selected neighborhoods																					
B-2	ADU update- 3-year rule, reduce off-street parking																					
B-3	Promote Universal Design in AH																					
B-4	Consider changes to down-payment assist program																					
C-1	Density bonus for faith, nonprofit housing & public surplus																					
C-2	AH at ST OMFE TOD																					
C-2	AH at 130th TOD																					
C-3	Update of MFTE- 2018																					
C-3	Update of MFTE- 2020																					
C-4	Eastgate- Plan and LUCA																					
C-4	Downtown Livability- Plan and LUCA																					
C-4	Wilburton LUCA																					
C-4	East Main LUCA																					
C-5	Reduce cost of building MF- townhome,IOC parking																					
D-1	Reduce cost of building AH- IOC parking, MFTE parking																					
D-2	Legislative Advocacy: change condo liability laws																					
D-3	Change approach to density calculation in MF zones																					
E-1	Additional Funding for AH																					
E-1	Funding Strategy																					
E-2	Pursue funding partnerships with employers, foundations, others																					
E-3	Expand state and local funding tools (SHB 1406, 1590)																					

# CD and Cross-Department Actions

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## Recently Completed Work Program, Community Development and Development Services

**Action B-2** LUCA to amend ADU 3-year rule and off-street parking requirement

**Action C-5** LUCA for zero lot line townhome regulations





# CD and Cross-Department Actions

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## Continuing Work Program, Community Development and Development Services

- Action C-1** Affordable housing incentive for faith-owned, public surplus, non-profit housing property
- Action C-2** TOD on public lands at OMFE and 130th
- Action C-3** Update Multifamily Tax Exemption Program
- Action C-4** East Main LUCA affordable housing incentives
- Action D-1** LUCA reducing MF parking near transit and revising codes to reduce costs and process time for building MF housing
- Action E-3** Developing program to utilize 1590 funds





# Summary

- Affordable Housing Strategy is working and will gain momentum as all actions come online.
- Progress to date indicates we can achieve beyond 10-year goal of 2,500 affordable homes **and make a greater impact in addressing need.**
- Actions achieved through mix of public policy, legislative changes and investments together with private development interests and support.



KCHA Kendall Ridge, 240 units Preservation



# Direction

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