



City of Bellevue

HB 1590 Capital Process Recommendations and Early Funding Opportunities

Mac Cummins, AICP, Director
Community Development Department

Liesl Olson, Management Fellow
City Manager's Office

Lindsay Masters, Executive Manager
ARCH

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Direction from Council

Staff is seeking Council direction on preliminary process, criteria, and priority recommendations. In addition, staff is seeking direction to initiate a Request for Proposal (RFP) to identify affordable housing capital development opportunities to fund with HB 1590 revenue.

Agenda



- HB 1590 Funding



- Workplan Overview



- Process and Priorities



- Early Funding Opportunities



- Next Steps

Funding Opportunities

At least 60% of the funding must be spent on facilities and programs that serve specific populations at or below 60% AMI:

Construction or Acquiring

- Affordable housing
- Housing-related services
- Behavioral health-related facilities
- Land for these purposes

Operations and Maintenance

- New affordable housing
- Housing-related programs
- New evaluation and treatment centers

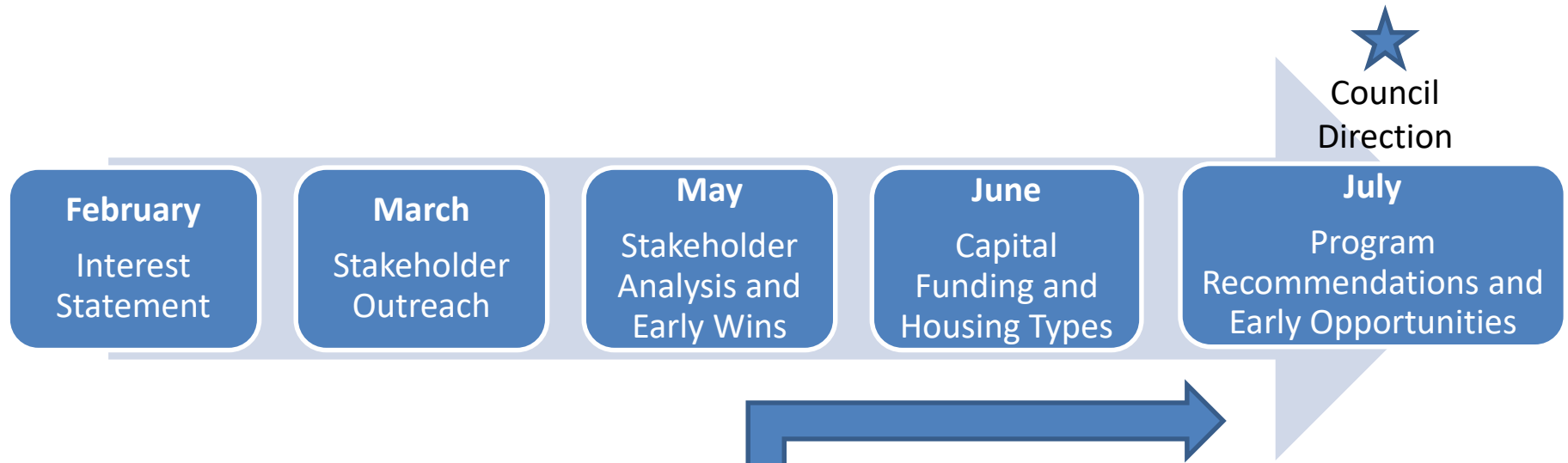
No more than 40% may be spent on:

Operation, delivery, or evaluation of

- Behavioral health treatment programs and services
- Housing-related services



HB 1590 Workplan Overview



Program Recommendations

- Process
- Criteria for Evaluation
- Priorities

Request for Proposals – Capital Projects



Process

- Establishment of Program Priorities
- Application, Evaluation and Recommendation
- Contract Expenditure
- Compliance Monitoring and Reporting



HB 1590 Process

- Bellevue RFP for up to \$6 million in HB 1590 funds
- Local priorities and criteria

Funding

August

1

- Supplemental Application

Applications

End of Sept.

2

- Technical review and summary by staff
- Interdepartmental staff review

Evaluation

Oct. – Nov.

3

- Staff forms recommendation

Recommend

December

4

- Staff recommendation approved by Council

Approval

Q1 2022

5

- Staff prepare contracts with City Attorney
- City Manager executes contracts

Contracting

Q1-2 2022

6

- Monitoring during construction
- Annual affordability monitoring

Monitoring

Ongoing

7

- Biannual reporting to Council through Affordable Housing Strategy

Reporting

Ongoing

8

Process Benefits

- Streamlined process for development community
- Responsive to local needs and priorities
- Leverages existing ARCH program/process:
 - Staff affordable housing expertise
 - Funding coordination and alignment
 - Leverage of non-City funds
 - Monitoring and contracting systems
- Integrates additional staff expertise in human services, homelessness response, planning

Criteria



- Financial feasibility and cost effectiveness



- Capacity of applicant team to develop and/or operate project



- Leverage of multiple and/or non-City funding sources



- Demonstrated success of diverse housing models to create long-term housing stability for the proposed population(s) as specified in RCW



- Geographic distribution of housing opportunities across Bellevue

Criteria



- Ability to deploy funds quickly and respond with urgency to the current housing crisis



- Demonstration of committed partnership and collaboration with other entities to develop and operate project



- Meet critical needs and gaps as identified in City planning documents



- Equity in serving underserved populations

Early Capital Funding Opportunities

- ARCH process with modifications to meet Bellevue housing needs and priorities under parameters of RCW
- Deploy capital funding efficiently and immediately
- Requests for Proposals (RFP) for affordable housing capital funding up to or approximately \$6,000,000



Housing Needs Data

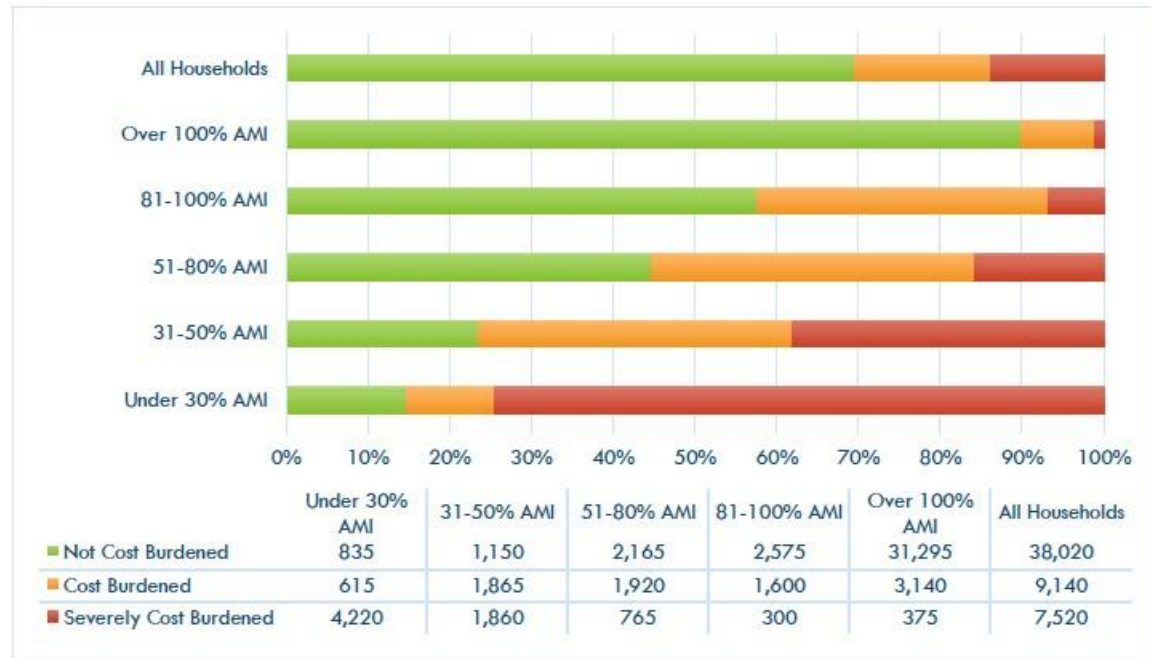
- Within the 0-30% AMI bracket, which includes approximately 10% of total households in Bellevue, only 3% of existing units serve this income range

	Bellevue Housing Data: Existing Households (2017)		Bellevue Housing Data: Existing Units (2016)	
Unit Range	# of Households	% of Households	# of Units	% of Units
0-30% AMI	5670	10%	1735	3%
31-50% AMI	4875	9%	3035	6%
51-80% AMI	4850	9%	8070	15%
>80% AMI	39,285	72%	41,295	76%

Source: U.S. Census Bureau, 2012-2016 American Community Survey customized for the Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy.

Housing Needs Data

- Between 2013 and 2017, almost one-third (30%) of Bellevue households were cost burdened
- 74% of households at 0-30% AMI are severely cost burdened



Source: U.S. Department of Housing and Urban Development (2013-2017)/ Comprehensive Housing Affordability Strategy (CHAS) Data.

Funding Priorities



Address and prevent homelessness
and housing instability

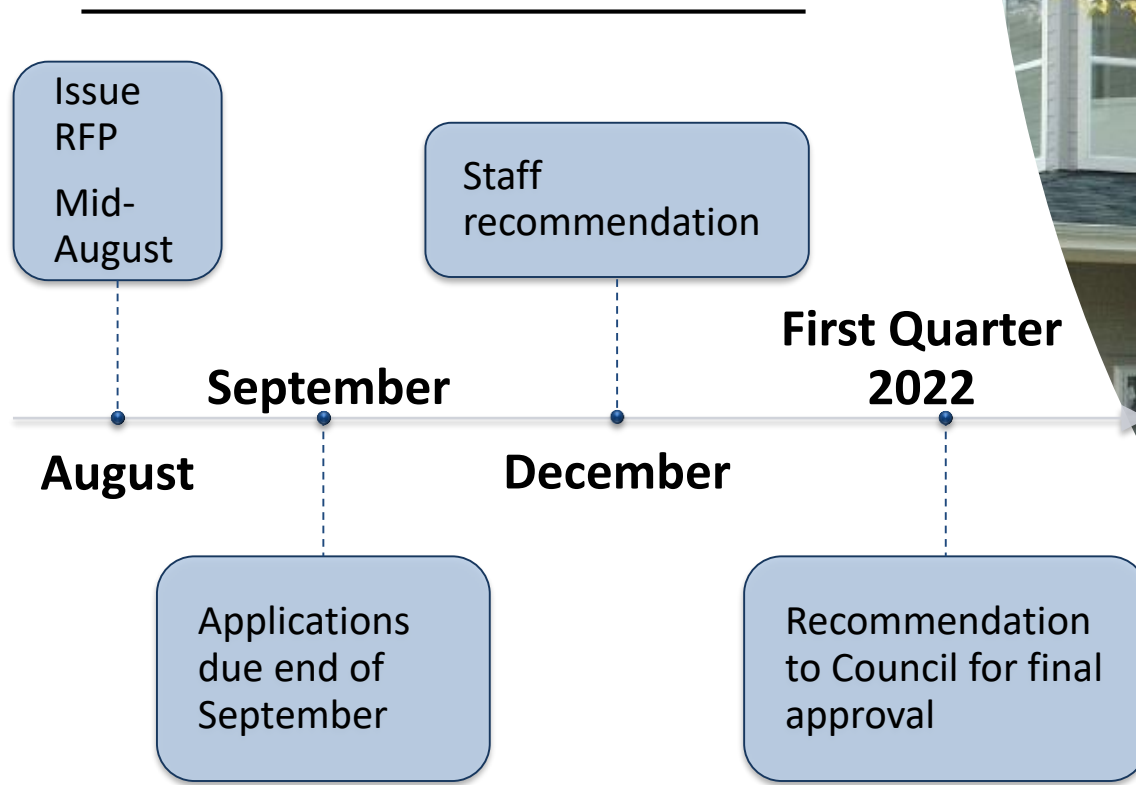


Address households earning 0-30%
AMI



Focus on underserved, vulnerable
residents in Bellevue

RFP Schedule



Next Steps





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