



Affordable Housing Strategy & Implementation



Bellevue Network on Aging

July 5, 2018

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Overview



- Affordable Housing Need
- Senior Housing Focus
- New Senior & Affordable Senior
- June 2017 adopted Affordable Housing Strategy
- Phased Work Program
- Phased Phase 1 “Jump Start” Actions
- Next Steps

Affordable Housing Need

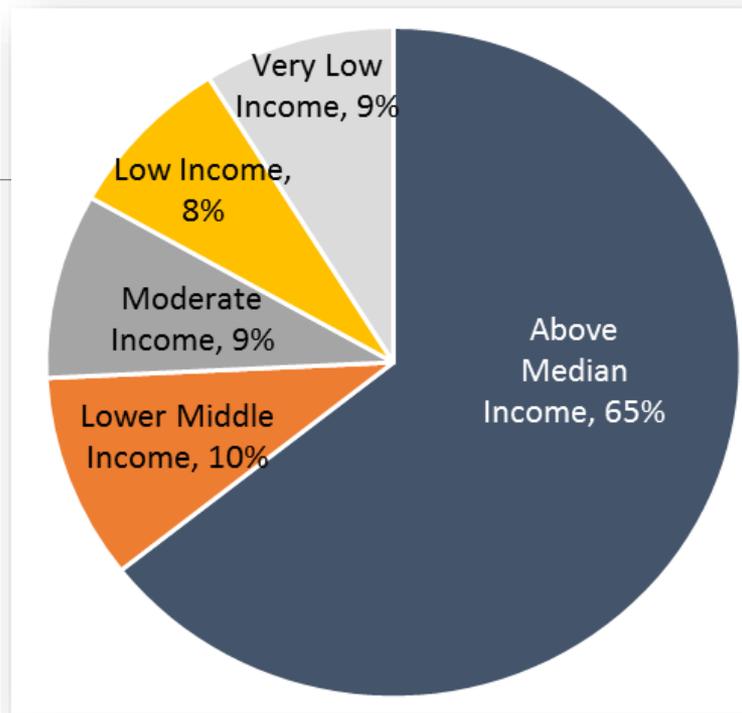
Human Services Needs Update 2017:

77% of survey respondents rate lack of affordable housing as #1 community problem compared to 68% in 2015, 51% in 2013

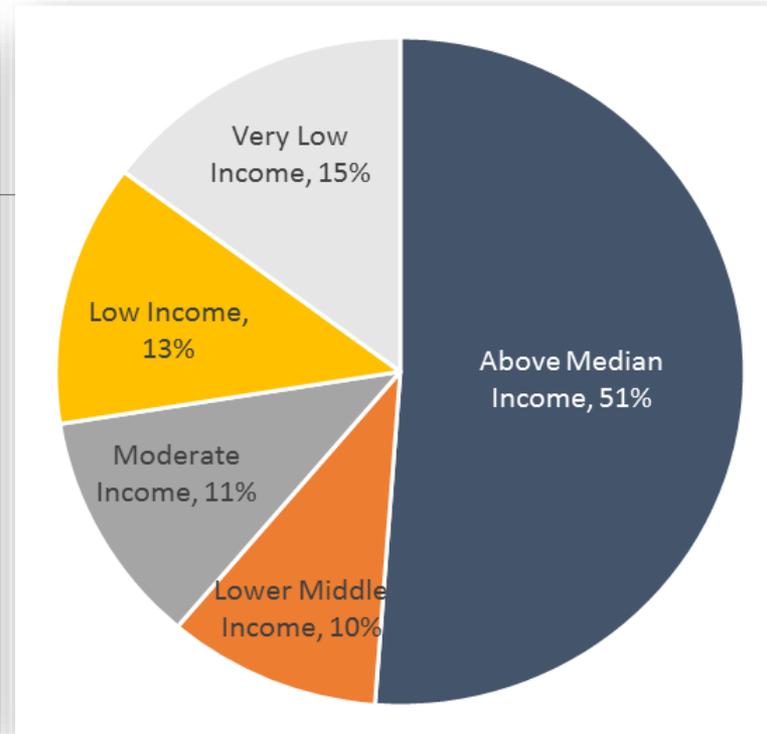
Survey of Businesses 2017

- *All business sectors rate Bellevue low on affordable housing options- workforce housing primary challenge*
- *41% had difficulty finding trained/ qualified staff (50% retail, 60% tourism)*
- *For affordable housing, same as 2015*

All Bellevue Households



Bellevue Senior Households



- Almost one third (31%) of all Bellevue households spend more than 30% of their income on housing.
- 16% all renters & almost 1/3 senior renters spend more than 50% of income on housing.

Local workers earning \$15 - \$20 hour



Barista
\$11.09 / hour



Grocery Clerk
\$13.95 / hour



Cook
\$13.37 / hour



Customer Service Representative
\$18.68 / hour



Bookkeeper
\$21.21 / hour



Medical Assistant
\$18.65 / hour

Workers earning less than \$15 hour or \$31,000 annually can only afford rents of less than \$800. mo.

Workers earning about \$20 hour or \$42,000 annually can afford rents of about \$1,000 mo.

Bellevue Housing Costs

Our region has seen home prices grow faster than anywhere else in the country for the last 16 months in a row



Bellevue median rent

1-bedroom \$1,930

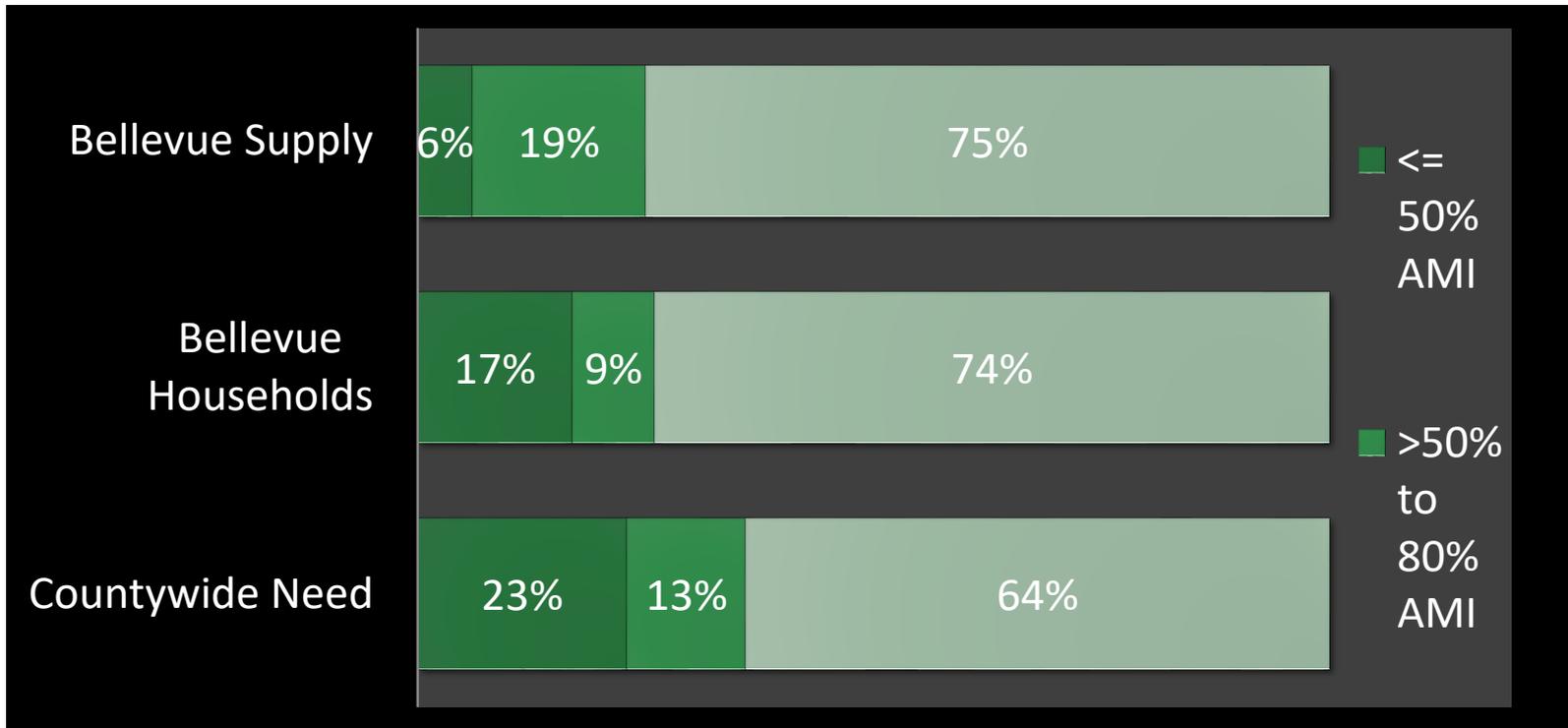
2-bedroom \$2,350

*Median sales price for
single family:*

East Bellevue: \$1,030,000

West Bellevue: \$2,355,000

Eastside \$960,000



- Over 9,100 Bellevue households (17%), about 22,000 people, earn <50% AMI
- About 3,100 units (6%) affordable to income group.
- Bellevue has a gap of almost 6,000 units affordable to current low income population, and gap of over 8,500 units relative to countywide need.
- Increasingly very low-income families and individuals with no affordable housing options are falling into homelessness.

New Senior Housing

Pacific Regent Phase II

Downtown 109th Ave NE

22 story addition adding 168
Residential Units and 3-story
Health Center

Market rate

Independent Living and Skilled
Nursing Care

**Issued Land Use & Building
Permits**



New Senior Housing

Aegis at Overlake

BelRed Hospital District
116th Ave NE

118 Units

Market Rate

Assisted Living

**In Review Land Use &
Building**



New Senior Housing

RJ Development Senior Housing

BelRed Hospital District
116th Ave NE

- Market Rate
- 2 Buildings
- 161 Units
- Under Building Parking

In Permit Review



New Senior & Affordable Senior

SHAG Crossroads Senior Living

North of Crossroads Mall

6-story, 185 unit

Affordable tax credit apartment community, including some units for residents who earn less than 50% of the area median income

Independent Living

Under Construction



Existing Bellevue Affordable Housing Tools

Market Incentives including Financial Incentives

Can incent private market to create and preserve affordable units

- BelRed/DT/Eastgate FAR amenity incentive-
- Multifamily Housing Property Tax Exemption (MFTE)
- Reduced parking requirement Downtown/BelRed for small, affordable units
- Exemption of transportation impact fees for affordable housing
- Modest affordable housing density bonus available citywide

Direct Support

Typically leverages other funding Partners with non-profits / ARCH role

- General Fund contributions (Trust fund administered by ARCH)
- Donation/sale of surplus land for affordable housing

Other Tools

- Planned affordable housing at transit nodes in BelRed
- Attached accessory dwelling units
- Home repair program
- Utility relief program

Affordable Housing Strategy

Create More Affordable Housing

- Council Approved June 2017
- 5 Strategies + 21 Actions
- Goal of 2,500 more affordable homes in 10 years
- Bold actions + measurable results
- Council Priority – Phase I Actions



5 Interrelated Strategies



-
- A. Help people stay in affordable housing
 - B. Create a variety of housing choices
 - C. Create more affordable housing
 - D. Unlock housing supply by making it easier to build
 - E. Prioritize state, county & local funding for affordable housing

Phased Work Program



Phasing aligned to the City's budget process

Phase 1

- Jump-start actions
- Explore potential 2018 budget proposals

Phase 2

- Legislative advocacy
- Actions require increased resources, additional lead time or more coordination with partners

Jump Start Phase 1 Actions

- C-3 Update Multifamily Tax Exemption
- C-1 Density bonus for suitable public, non-profit & faith parcels
- C-4 Incentives Downtown & Eastgate
- C-2 TOD affordable housing- 130th & OMFE
- A-1 Partner to preserve existing affordable MF housing



Affordable Housing Action C-1

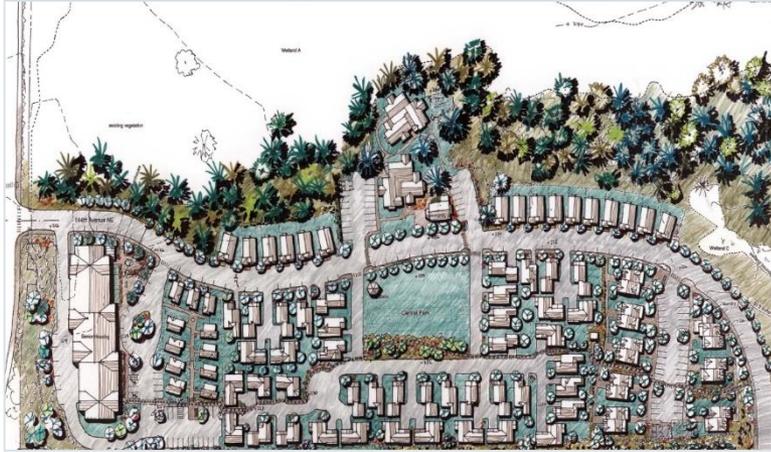
- Strategy C – Create more affordable housing
- Action C-1 – Increase development potential on suitable public, non-profit housing & faith-based properties
- TAG Bold Action - potential 200-1,000 affordable homes over 10 years
- Potential to provide more housing for low income households (<50% AMI) – greatest need



Creating opportunity: Faith Properties



Creating opportunity: Surplus/underutilized public land



Woodinville (King County)



Bellevue



Kirkland

Creating Opportunity: Preservation



Privately owned Federally Assisted Housing
(over 600 units -- ~350 in Bellevue)

NOAH (Naturally Occurring Affordable Housing)

Bellevue Manor, KCHA



Wildwood Court, DASH



Chalet, Imagine Housing

Accessory Dwelling Units (ADU's) & Neighborhood Plan Updates



Micro apartments Near Transit



What is a 'micro unit'?

- Limited Size
- Independent units (bath, cooking)
- Typically some common area
(May include larger kitchen)
- Reduced Parking
- May bundle costs (e.g. utilities)
- Relatively affordable

Community & Stakeholder Outreach

- Public engagement will be tailored to the 21 actions
- Working with community, stakeholders & TAG
- Public Engagement Framework is a flexible set of tools to assess & deliver engagement appropriate to each action.

Public Engagement Level
Inform
Consult
Involve
Collaborate
Empower

Performance Monitoring

- Develop objectives and metrics for each action
- Continually assess progress towards objectives
- Adjust actions as needed
- Check-ins with Council, Stakeholders



Next Steps

- Action C-1,
TOD at 130th & OMFE
- Continue code updates
- Work with local & regional partners
- Community & stakeholder outreach
- Monitoring & regular reporting to Council



Housing affordability and household income guidelines, 2018

Applicable in King and Snohomish counties.

Income Guidelines and Rental Costs ARCH Members 2018

BEDROOMS **	30% AMI		50% AMI		70% AMI		90% AMI	
	Family Income	Monthly Rent***	Family Income	Monthly Rent ***	Family Income	Monthly Rent ***	Family Income	Monthly Rent ***
Studio	\$22,470	\$562	\$37,450	\$936	\$50,645	\$1,266	\$65,135	\$1,628
One	\$25,680	\$642	\$42,800	\$1,070	\$57,880	\$1,447	\$74,440	\$1,861
Two	\$28,890	\$722	\$48,150	\$1,204	\$65,115	\$1,628	\$83,745	\$2,094
Three	\$32,100	\$803	\$53,500	\$1,338	\$72,350	\$1,809	\$93,050	\$2,326
Four	\$34,680	\$867	\$57,800	\$1,445	\$78,138	\$1,953	\$100,494	\$2,512
Five	\$37,260	\$932	\$62,100	\$1,553	\$83,926	\$2,098	\$107,938	\$2,698

BEDROOMS **	40% AMI		60% AMI		80% AMI		100% AMI	
	Family Income	Monthly Rent ***						
Studio	\$29,960	\$749	\$44,940	\$1,124	\$57,890	\$1,447	\$72,380	\$1,810
One	\$34,240	\$856	\$51,360	\$1,284	\$66,160	\$1,654	\$82,720	\$2,068
Two	\$38,520	\$963	\$57,780	\$1,445	\$74,430	\$1,861	\$93,060	\$2,327
Three	\$42,800	\$1,070	\$64,200	\$1,605	\$82,700	\$2,068	\$103,400	\$2,585
Four	\$46,240	\$1,156	\$69,360	\$1,734	\$89,316	\$2,233	\$111,672	\$2,792
Five	\$49,680	\$1,242	\$74,520	\$1,863	\$95,932	\$2,398	\$119,944	\$2,999