



# WILBURTON COMMERCIAL AREA

CITIZEN ADVISORY COMMITTEE MEETING #8

September 7<sup>th</sup>, 2017  
6:00 – 8:00 pm

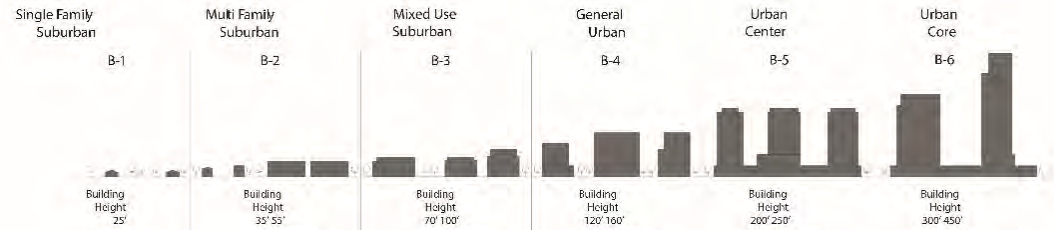
# TONIGHT'S MEETING

- Public Survey Results
- Draft Environmental Impact Statement
- Affordable Housing Overview
- Design, Aesthetics, & Character Exercise

# PUBLIC SURVEY



# SURVEY RESULTS



## Lower Density (B2 – B3)

4.5 / 5

Examples: Rockville, MD; Woodstock, GA; Dallas, TX



## Medium Density (B3 – B4)

3.5 / 5

Examples: Charlotte, NC; Washington, D.C; Reston, VA



## Higher Density (B5 – B6)

2.5 / 5

Examples: Portland, OR; Atlanta, GA; Dallas, TX

# SURVEY RESULTS



## 4.0 / 5 Rating

- Bike paths separated from roads (Eastside Rail Corridor)
- Pedestrian friendly streets or alleys



## 3.5 / 5 Rating

- 116<sup>th</sup> Avenue NE as a Grand Boulevard
- Smaller blocks broken up by internal streets



## 3.0 / 5 Rating

- Cycle tracks / protected bike lanes
- Wide sidewalks



# SURVEY RESULTS



## 4.0 / 5 Rating

- Trail Oriented Spaces

Examples: Atlanta, GA; Chicago, IL; New York, NY



## 3.5 / 5 Rating

- Grand civic space
- Several smaller public spaces

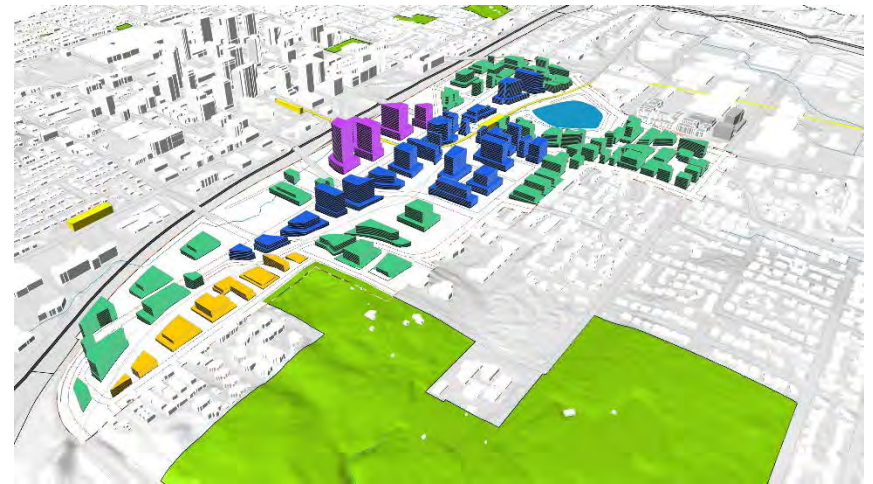
Examples: New Orleans, LA; Atlanta, GA; Dallas, TX; New York, NY; Los Angeles, CA



# ENVIRONMENTAL IMPACT STATEMENT UPDATE

# EIS UPDATE

- Release in October 20<sup>th</sup>
- Discuss in the November meeting
- See scoping letter update
  - Planning horizon vs. overall vision





# AFFORDABLE HOUSING

# Wilburton CAC

Affordable Housing

September 7, 2017

# Housing affordability and household income guidelines, 2017

Applicable in King and  
Snohomish counties.

## 2017 KING COUNTY INCOME AND HOUSING AFFORDABILITY GUIDELINES

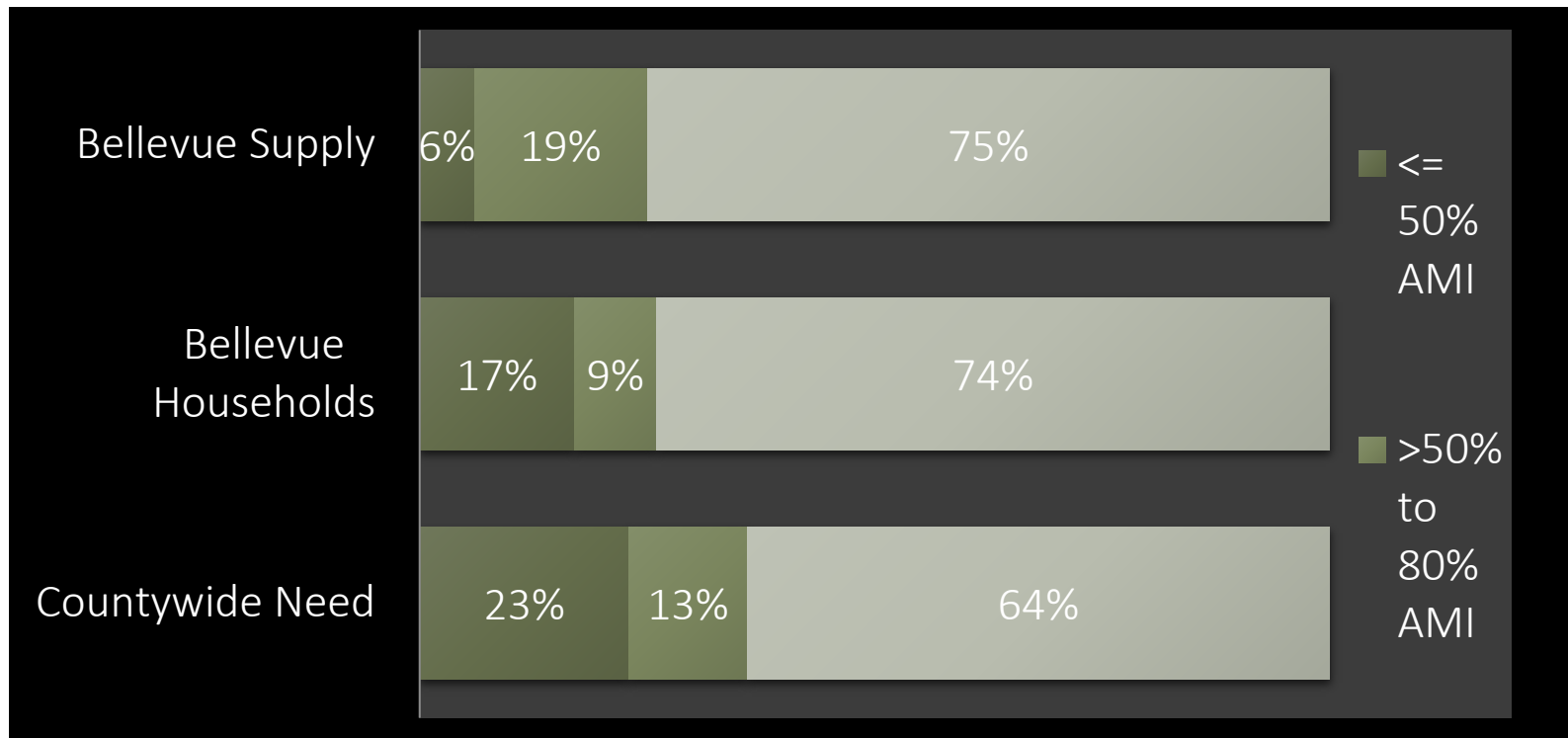
	Studio (1 Person)	1-Bedroom (2 People)	2-Bedroom (3 People)	3-Bedroom (4 People)
<b>VERY LOW INCOME: 30% of Median Income</b>				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Affordable Rent*	\$504	\$576	\$648	\$720
<b>LOW INCOME: 50% of Median Income</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent*	\$840	\$960	\$1,080	\$1,200
<b>MODERATE INCOME: 80% of Median Income</b>				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Rent*	\$1,344	\$1,536	\$1,728	\$1,920
Max. Affordable Purchase	\$198,930	\$227,350	\$260,020	\$292,700

**King County Area Median Income (AMI): \$96,000**

Source: U.S. Housing and Urban Development Income Limits

\*Rents are net of deducting for a utility allowance.





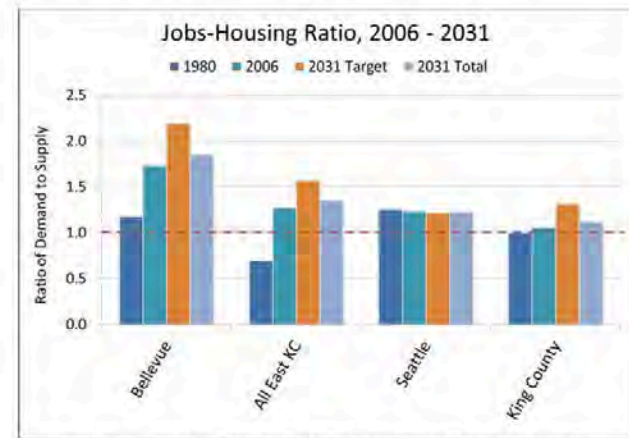
- #1 community concern – 77% in 2017 compared to 68% in 2015, 51% in 2013 (Human Services Needs Update)
- Over 9,100 Bellevue households (17%), about 22,000 people, earn <50% AMI
- About 3,100 units (6%) affordable to income group.
- Bellevue has a gap of almost 6,000 units affordable to current low income population, and gap of over 8,500 units relative to countywide need.

# Housing Need

Much of Housing Demand from local workforce.

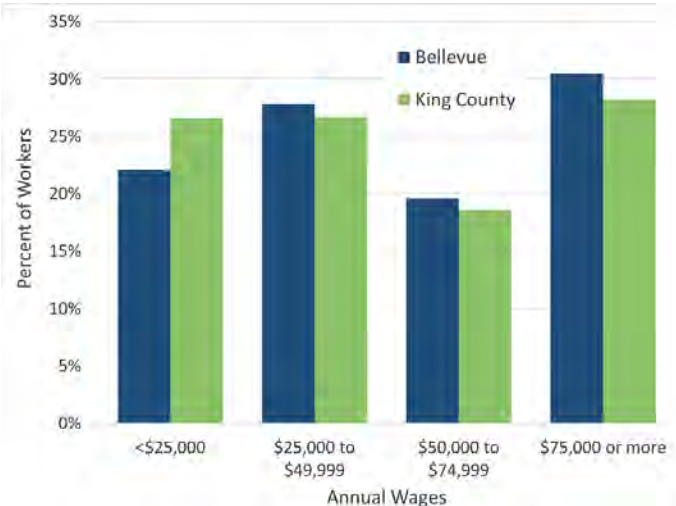
- ❖ Bellevue & East King County as a whole generate more demand for housing from its workforce than available housing.
- ❖ Range of salaries: over 45% of jobs pay less than \$50,000.
- ❖ All business sectors rated Bellevue low on affordable housing options.
- ❖ 41% had difficulty finding trained/qualified staff; 50% retail, 60% tourism (Business Survey 2015).

Figure 38: A primary demand for housing comes from a community's workforce



2031 Target based on GMPC Housing and Employment Growth Targets

	Bellevue	East King County
Employment	53,000	133,400
Demand for Housing	37,850 units	95,300
Housing	17,290 units	60,650



# 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

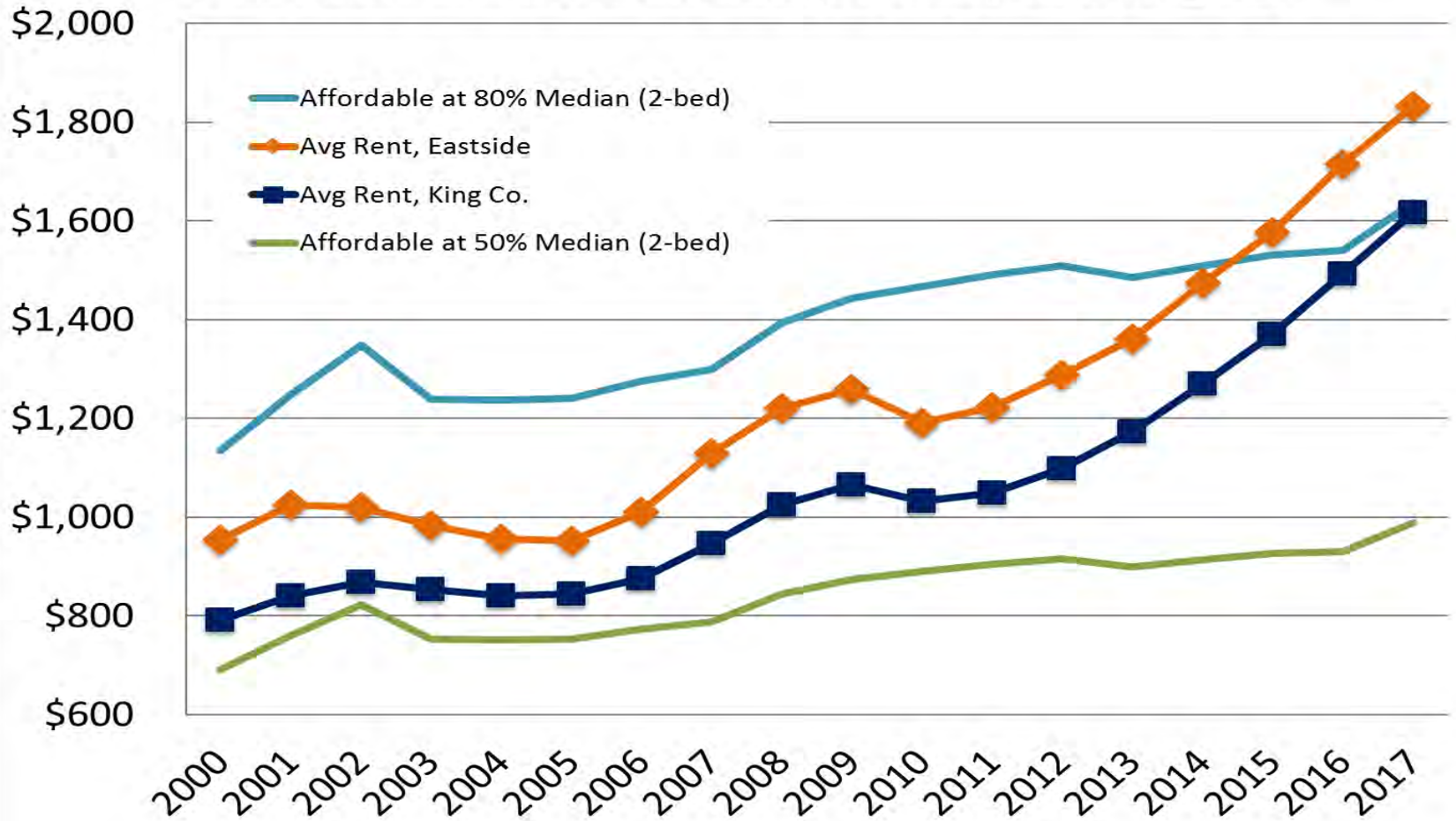
Our region has been at or near the top for increasing housing costs for more than a year.



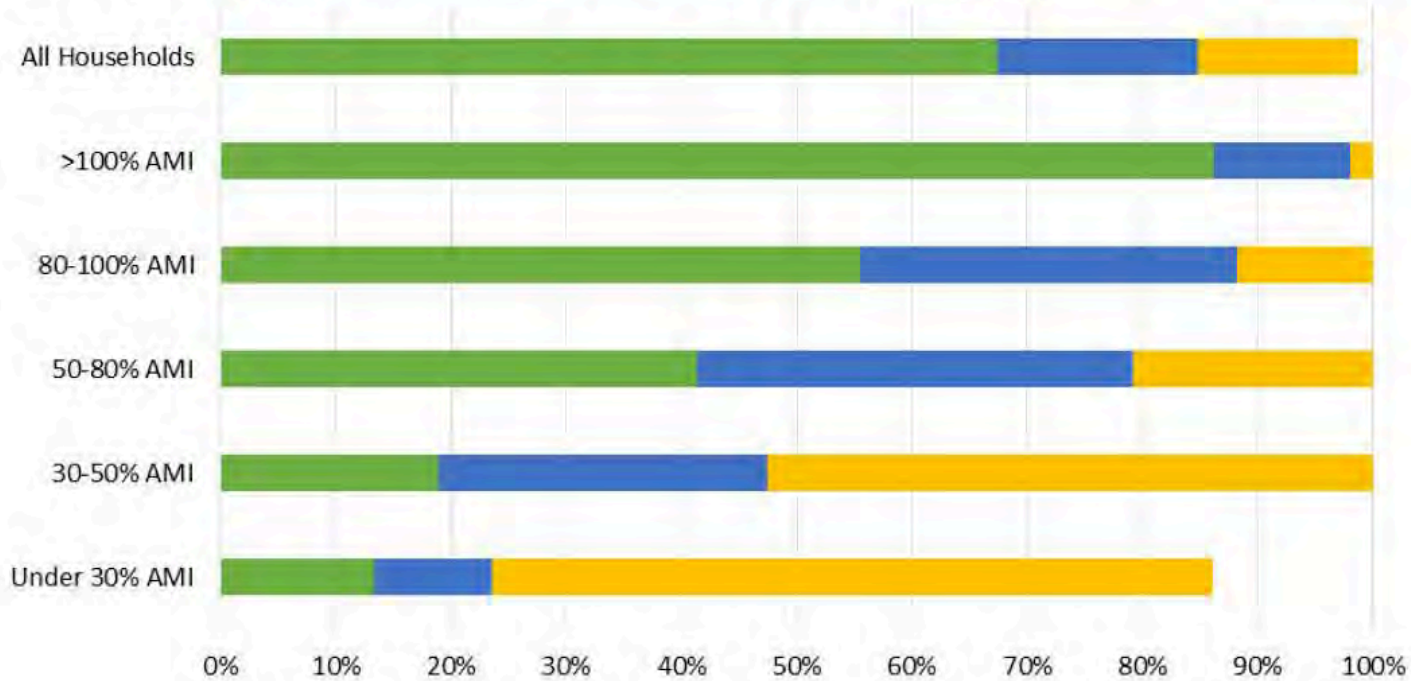
*Bellevue median rent*  
*\$2,750*

*Median sales price for*  
*single family:*  
*East Bellevue: \$856,000*  
*West Bellevue: \$2,308,000*

## Affordable and Actual Average Rents, East King Co.



**Figure 20: 14% of all Bellevue households are severely cost burdened**



	Under 30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI	All Households
Not Cost Burdened	13%	19%	41%	55%	86%	67%
Cost Burdened	10%	29%	38%	33%	12%	17%
Severely Cost Burdened	63%	53%	21%	12%	2%	14%

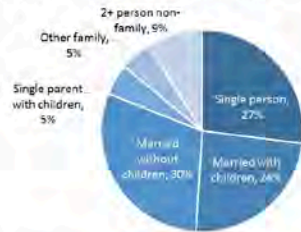
Almost one third of Bellevue households spend more than 30% of their income on housing. This includes 14% of households that are severely cost burdened (spend more than 50% of their income on housing), including 63% of very low income and 53% of low income households.



# Existing household and housing sizes

The most common household types are married couples without children (30%), single person households (27%), and married couples with children (24%).

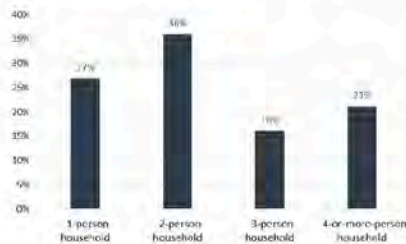
Figure 4: There are a diversity of household types



Source: U.S. Census Bureau, 2011-2013 ACS.

Bellevue's average household size is 2.4 persons, with 63% of households made up of only one or two people

Figure 5: Most households have 1 or 2 people



Source: U.S. Census Bureau, 2010-2014 ACS.

- 65% of households have 1-2 people, and 43% of housing units have 2 or fewer bedrooms.
- Suggests potential demand of smaller units.

Bedrooms	Bellevue
Studio	3%
1	17%
2	26%
3	24%
4	22%
5 or more	8%

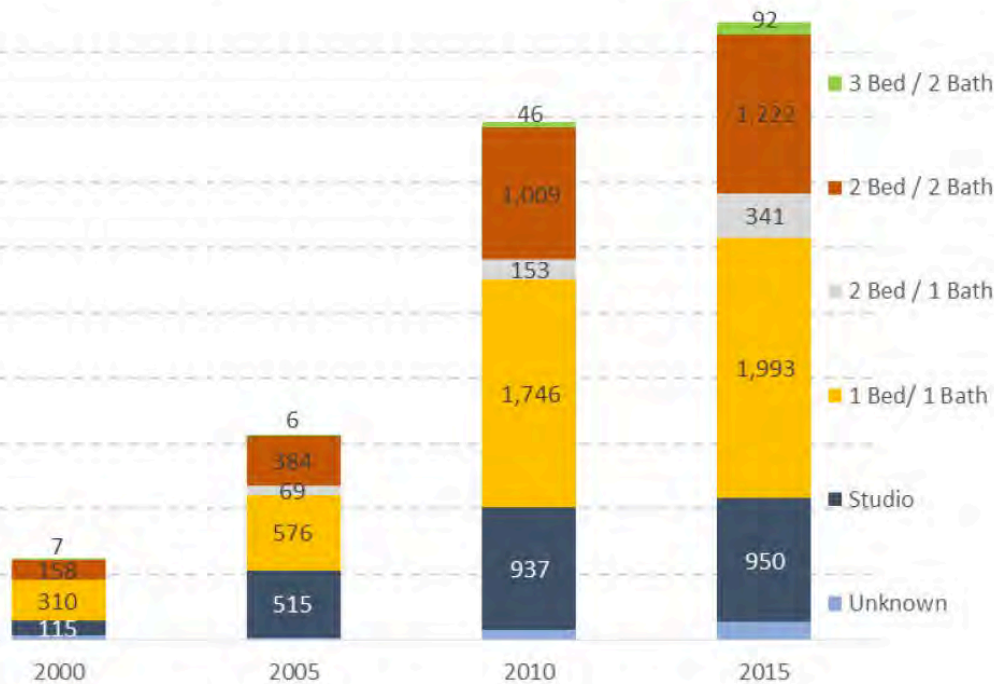
# Housing Mix in Centers

Citywide, over 90% of future residential capacity is in mixed use areas such as downtown and Bel-Red.

High proportion of smaller units in urban centers responsive to high proportion of smaller households.

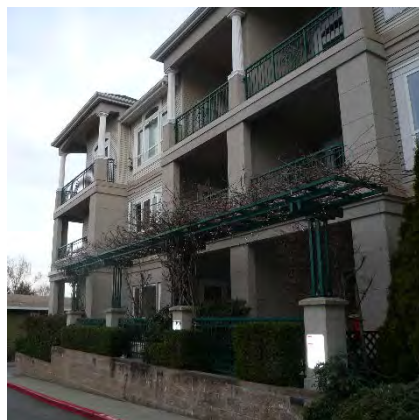
Given high proportion of future growth, some demand for households with children.

**Figure 3: Just over 4,000 units have been built in Downtown Bellevue over the last 15 years**



Note: Unit counts are for Downtown Bellevue only.

Source: Dupre + Scott Apartment Advisors, 2015.



# LOCAL GOVERNMENT EFFORTS TO ADDRESS HOUSING DIVERSITY AND AFFORDABILITY

Tools	Bellevue	Bothell	Issaquah	Kenmore	Kirkland	Mercer Is.	Newcastle	Redmond	Sammamish	Woodinville
<b>Land Use: Housing Supply and Diversity</b>										
Increase Development Capacity										
<i>Voluntary Approaches</i>	•		•	•		•			•	•
<i>Mandatory Approaches</i>			•	•	•		•	•	•	
Development Agreements			•			•		•		
<i>On-site affordable Units</i>			•			•		•		
<i>Site Control / In-lieu</i>	•		•							
Dimension standards flexibility	•		•		•					
Reduce Parking Requirement <sup>1</sup>	•				•					
Reduce Open Space Requirement			•							
Smaller Ownership Housing <sup>2</sup>					•		•	•	•	
Mobile Home Park Preservation		•								
Micro Units (renter housing)					•			•		
SEPA - Planned Action EIS										
<b>Regulatory Incentives for Affordable Housing</b>										
ADUs <sup>3</sup>					•	•	•			
MFTE <sup>4</sup>	•			•	•	•				
Impact Fee Waivers	•		•	•	•		•		•	
Permit Fee Waivers	•		•		•		•		•	
<b>Direct Support</b>										
ARCH Trust Fund <sup>5</sup>	•		•	•	•	•	•	•	•	•
<b>Underutilized Land</b>										
<i>City Land, Market Value</i>	•	•		•				•		
<i>City Land, Donation</i>	•		•		•			•	•	
<i>Other Public Agencies</i>	•			•	•			•		
<i>Private Land <sup>6</sup></i>	•		•		•					
<b>Other Tools</b>										
<b>Community Outreach</b>										
<i>Education: Class / Tours</i>					•			•	•	
<i>Neighborhood Plans</i>				•	•			•		
<i>Media/City Newsletters</i>								•		
<b>Preserve Existing Housing</b>										
<i>Preserve federally assisted <sup>7</sup></i>	•	•	•		•	•		•		
<i>Sending<sup>1</sup> TDR credit</i>										
<i>Proactive outreach to owners</i>					•					
<b>Relocation Assistance</b>										
Section 8 Anti-discrimination	•				•			•		

# TYPES OF CITY ACTIVITIES

Regulatory: Supply and Diversity

Regulatory: Affordable Housing Incentives

Direct Support

Other: Outreach / Consumer Protections

<sup>1</sup> Only lists cities with explicit reduced standards for affordable housing. Many cities allow special studies to reduce parking.

<sup>2</sup> E.g., cottages, multi-plexes.

<sup>3</sup> Multi-family Property Tax Exemption.

<sup>4</sup> All cities allow Accessory Dwelling Units. This indicates cities that have permitted 10 or more ADUs per 1,000 single-family homes.

<sup>5</sup> Multifamily Property Tax Exemption.

<sup>6</sup> All cities have contributed CDBG funds. This indicates cities that have also given from general funds.

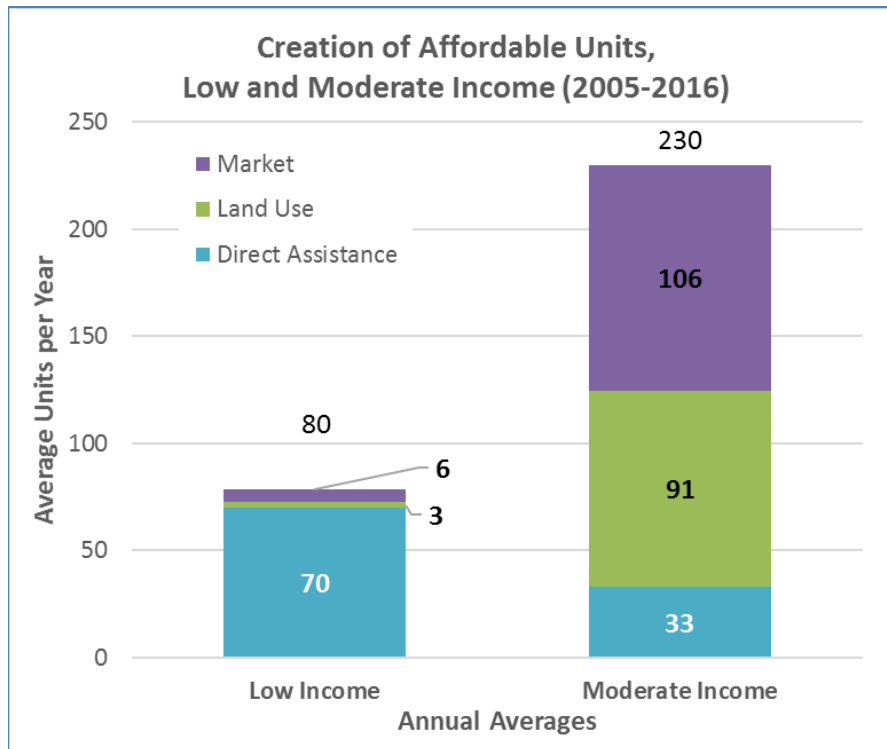
<sup>7</sup> E.g., churches, private donations to non-profits.

<sup>8</sup> Funding to preserve privately owned federally (HUD) assisted, project-based housing that could convert to market rate.

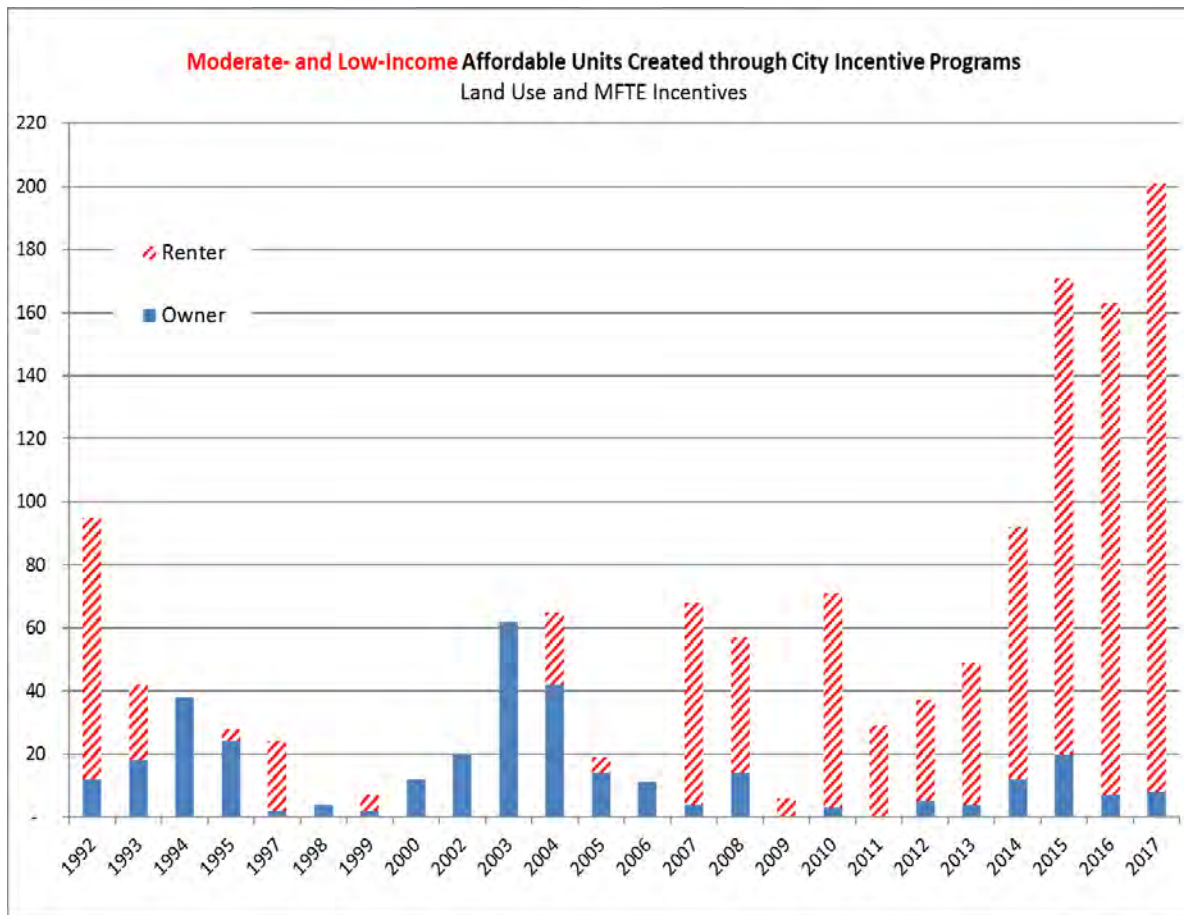


## LOCAL AFFORDABLE HOUSING EFFORTS

- **Low income housing** *has typically needed some form of direct assistance.*
- **Moderate income housing** *has been created through a variety of approaches*
- Creation of affordable housing has been less in the last 10 years than the previous decade (particularly direct assistance and the market)



# Land Use Incentives East King County



- Use of regulatory programs has increased significantly in last few years
- Helps to offset decreased creation by market of moderate cost housing.
- Mix of affordable housing created through incentives is broader (size of units, tenure), than what market created (smaller rental units)

# BELLEVUE: EXISTING PROGRAM SUMMARY

<b>A. Direct and Indirect Support</b>	
A.1 General Fund Contributions to Housing Trust Fund	
a) Support for New Construction Affordable Housing Incl. land banking for TOD with affordable housing (REDI)	
b) Acquire and Preserve Existing Affordable Housing	
A.2 Surplus Land Availability including Donation Incl. working with Sound Transit along East Link	
A.3 Multifamily Housing Property Tax Exemption	
A.4 Transportation Impact Fee	
<b>B. City Regulations and Incentives</b>	
B.1 Affordable Housing Density Bonus	
a) Density Bonus Program (since 1996) Citywide / Bel-Red / Proposed: Eastgate and Downtown	
B.2 Bel-Red FAR Incentive for Affordable Housing	
B.3 Accessory Dwelling Units (attached in existing housing)	
B.4 Smaller Senior Units: (.5 unit for Density Calculation)	
B.5 Reduced Parking Reqmt for Smaller, Affordable Units (DT / Bel-Red)	
<b>C. Assistance to Residents</b>	
C.1 Downpayment Assistance Loan Program	
C.2 Home Repair Loan Program	
C.3 Utility Rate and Tax Assistance	
C.4 Foreclosure Counseling/ Foreclosure Fairness Program	
C.5 Support for Service Agencies through Human Services Fund	
C.6 Source of Income Discrimination	

# Bellevue's Affordable Housing Strategy



## **City Council Priority:**

*Develop an affordable housing plan for the needs of our diverse population.*

## **Comprehensive Plan Policy HO-24:**

*Develop and implement an effective strategy to ensure affordable housing opportunities are available in Downtown and throughout the city at a range of affordability levels....*

## **Economic Development Plan Strategy E.1:**

*Develop a city-wide strategy to expand workforce housing options by exploring all manner of tools....*



# Public Outreach

- Technical Advisory Group (TAG)
- Stakeholder/Public workshops & forums (video)
- Web-based & social media, multiple languages
- Online open houses & surveys
- Generally see need & support increasing affordable housing
- Wide range of views about how to do it



# Guidance from TAG

- No single answer
- “Nibbling around the edges” not enough – take bold actions
- Strategy must be dynamic and adaptable with measurable results
- Dedicated resources and sustained effort

# *A. Help people stay in affordable housing*

- A-1 Work w/partners to acquire/preserve existing, affordable MF
- A-2 State legislation to extend MFTE to existing MF
- A-3 Promote programs providing support to seniors & disabled to remain in their homes
- A-4 Expand home repair & weatherization programs
- A-5 Promote energy efficiency
- A-6 Promote utility & tax relief programs

## *B. Create a variety of housing choices*

**B-1 Micro apartments around LRT**

B-2 Detached ADU self-selected neighborhoods

B-3 Promote universal design

B-4 Down payment assistance





## *C. Create more affordable housing*

- C-1 Increase development potential: public, faith-based, existing non-profit housing
- C-2 Develop affordable housing on public lands near transit
- C-3 Update MFTE
- C-4 Inclusionary Zoning
- C-5 Reduce development costs



## *D. Unlock housing supply by making it easier to build*

D-1 Reduce development costs

D-2 Legislation to resolve condo warranty issues

D-3 Expand use of FAR in multi-family zones

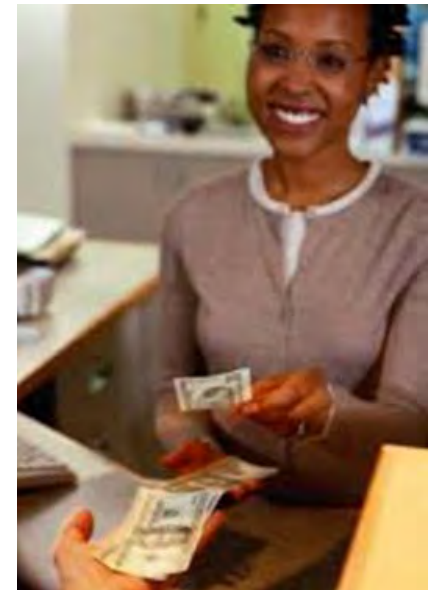


# *E. Prioritize state, county & local funding for affordable housing*

E-1 Tap additional local funding sources

E-2 Pursue other funding partnerships

E-3 Advocate for additional tools



# Implementation

- “Jump start” – MFTE, Rezone analysis
- Finalize code updates for Downtown, Eastgate
- Future code amendments (E Main, Wilburton, & others)
- Community & stakeholder outreach
- Monitoring & regular reporting to Council





# Next Steps for CAC

- Tour of local developments with affordable housing
- Review examples of policies and programs used in similar neighborhoods in other communities
- Discuss and develop potential policy guidance related to housing affordability

# VISIONING EXERCISE

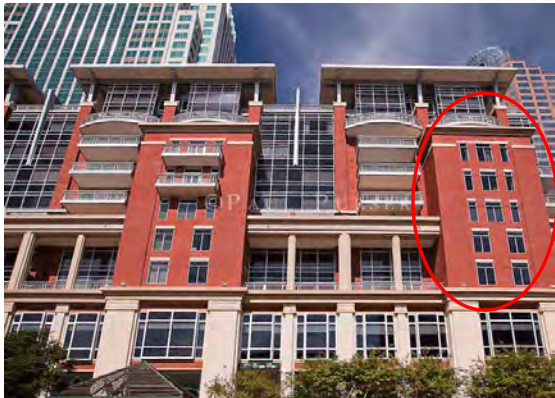
# EXERCISE

- Understand priorities as it relates to character and aesthetics
- Buildings
  - Materiality
  - Form
  - Relationship to the street or other significant features
- Streets and Connectivity
  - Materiality
  - Green
  - Composition
- Parks and Open Space
  - Type (passive v. active / small v. large)
  - Amenities

# EXERCISE



Narrow Towers



Priorities and Vision:




QUESTIONS?