



Affordable Housing Strategy Update



Bellevue Downtown Association

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Purpose

- Update on progress
 - ✓ Existing programs summary
 - ✓ TAG goals
 - ✓ Preliminary results of evaluation
 - ✓ Additional engagement
- Next phase of public engagement

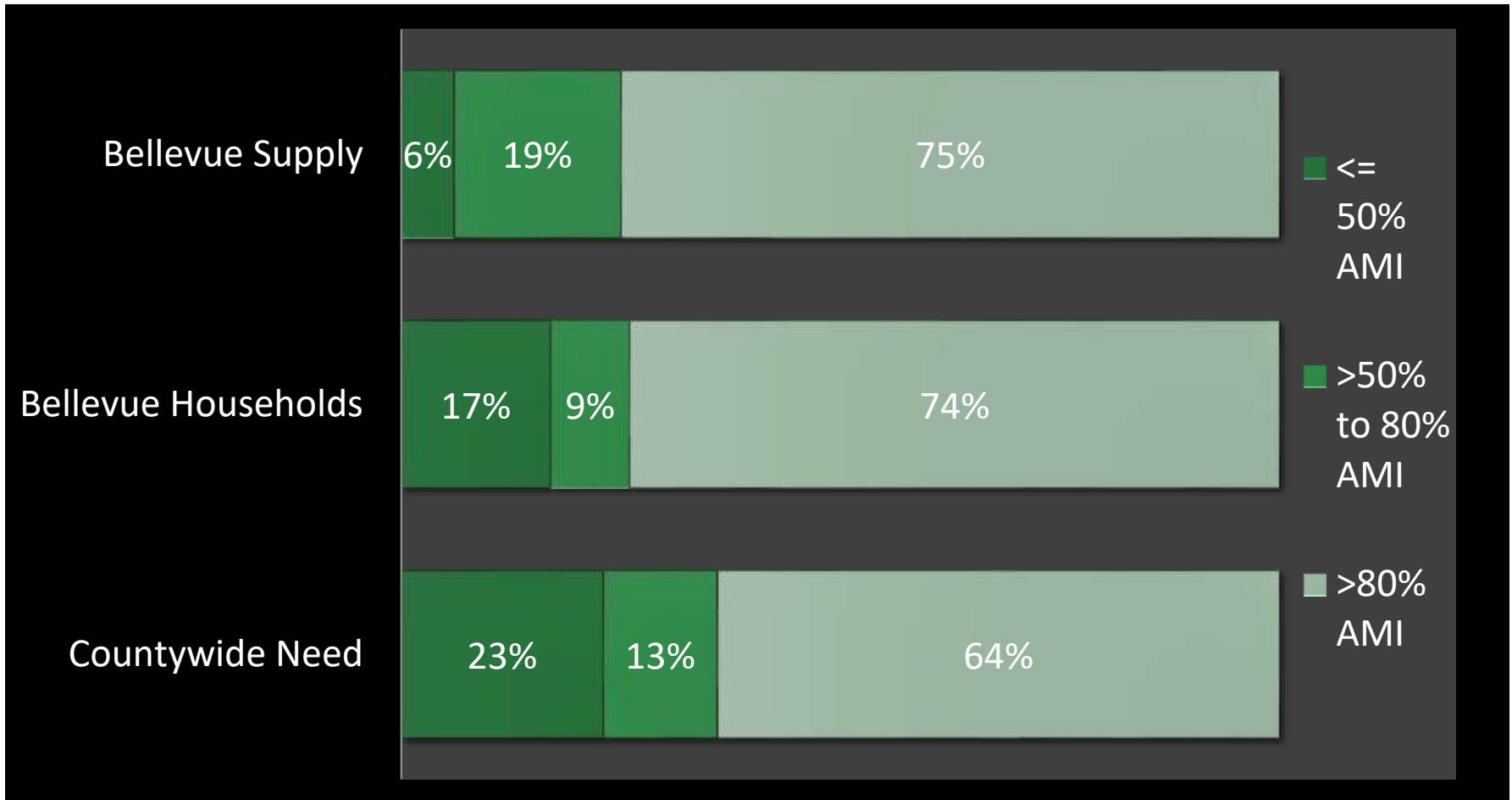
Affordable Housing Need

Human Services Needs Update 2015:

- 68% of survey respondents rate lack of affordable housing as number one community problem compared to 51% in 2013.

Survey of Businesses 2015:

- 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)



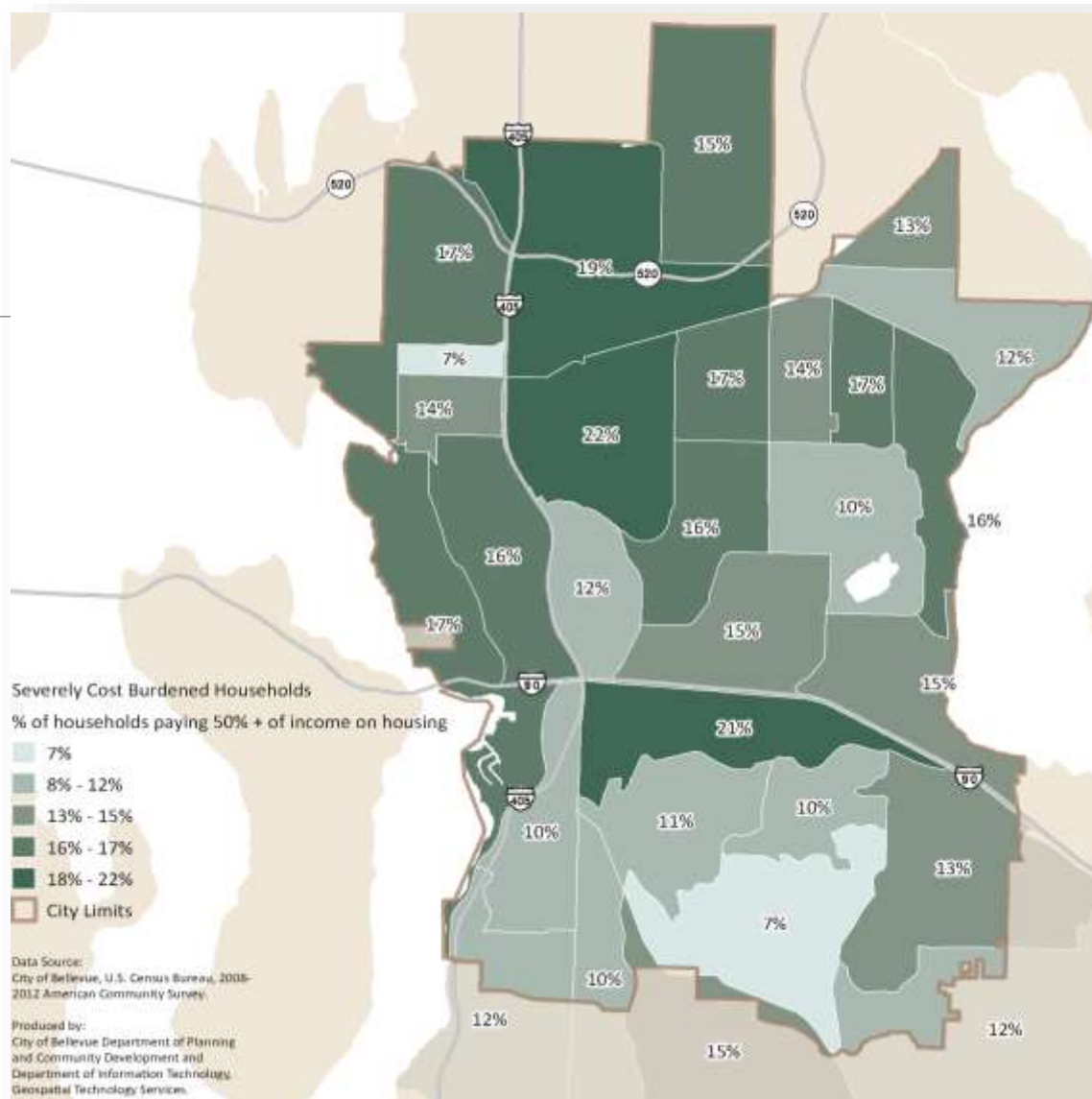
- Over 9,100 Bellevue households (17%), about 22,000 people, earn <50% area median income.
- About 3,100 units (6%) affordable to income group.

-Rents average \$2,000 some areas.

-Low & very low income affordable rents \$450 & \$1,000.

-High home prices – difficult to maintain ownership costs at 30% of income.

-Median SF sales price \$777,500 (Jan. 2016) – requires household income over \$160,000 to be affordable.



Affordability is a citywide issue.

County residents making less than \$15.00 per hour*



SOURCE: WA Employment Security Dept
Workforce Explorer: King County, 2015

* (\$31,000 annually; or 50% median for a single person)

County residents making less than \$20.00 per hour*

Teacher (Entry)



**Customer
Service Rep**

\$18.68



\$20.86

**Medical
Assistant**

\$18.65



\$21.21

Bookkeeper

**Dental
Assistant**

\$20.35



SOURCE: WA Employment Security Dept.
Workforce Explorer: King County, 2015

* (\$42,000 annually; or 60% of median for a single person or 45% of median for a family of 4)

Council Principles

- Focus on action
- Establish ambitious goals
- Build upon ongoing and recent tools/ strengthen partnerships
- Consider full suite of tools
- Tailor approaches to different areas
- Leverage resources



Existing Programs Summary

25%

of workforce

\$25,000 - \$49,999

\$12 - \$24/HOUR



A DENTAL ASSISTANT EARNING
\$42,000 (\$20/HOUR) CAN AFFORD
\$1,000 MONTHLY RENT

- Wide range over many years
 - Direct funding of housing, primarily through ARCH
 - Density bonuses & other incentives through Code
 - Direct assistance to residents (e.g. home repair, loans, utility rates, foreclosure counseling)
- Produced about 2,900 units since 1990
- Many good programs – how to make them more effective & expand available tools

Technical Advisory Group (TAG)

Composition

- Real estate & finance
- For profit housing developers/builders
- Non-profit housing developers/providers
- Land development associations
- Legal (land use, housing, finance)
- Faith community
- Community liaisons

Technical Advisory Group (TAG)

Role

- Provide technical expertise & guidance
 - ❑ Development & testing of evaluation tool & performance metrics
 - ❑ Review & supplement list of potential actions
 - ❑ Input to evaluation, narrow list of potential actions
 - ❑ Identify advantages/disadvantages of actions
- Separate from stakeholder & public engagement – will receive input

TAG Review

- “Ambitious Goals”
 - 2,500 new/preserved units for <50% AMI
 - 2,000 new/preserved units for 50% - 80% AMI
- Potential productivity – preliminary estimates
 - 840-1,140 at <50% AMI
 - 1,700 – 2,790 at 50% - 80% AMI
- Does not yet include all actions, additional analysis will look at combinations/leverage

18%
of workforce
\$50,000 - \$75,999



A TEACHER EARNING \$53,000 (ABOUT BELLEVUE MEDIAN WAGE) CAN AFFORD \$1,200 MONTHLY RENT

TAG Input

34%
of workforce
\$75,000+



A POLICE OFFICER EARNING \$80,000
CAN AFFORD \$2,000 MONTHLY RENT OR
A \$290,000 HOME

Preliminary Conclusions

- Focus on several actions – higher level strategies w/significant potential
- Sustained effort with multiple actions
- <50% AMI more challenging – requires more actions & resources to achieve goal

Next Steps

- Continued engagement with general public & stakeholders – broad & specific
- Wrap-up evaluation & review w/TAG
- Draft strategy for Council deliberation & action – Spring 2017