

BELLEVUE NETWORK ON AGING

MINUTES

April 3, 2025. 8:30a -10:30a

MEMBERS' PRESENT: Anne Rittenhouse, Kari Marino, Andrea Kline, Shana Aucsmith, Beth Hanley, Adam Clark, Eleanor Lee, Lisa Corcoran, Abigail Brown, Bhavana Pahwa, Elaine White, Julie Hart.

MEMBERS ABSENT: Barbara Carey, Hannah Kimball, Beverly Heyden, Lori Reinvik,

STAFF PRESENT: Dan Lassiter -Community Services Supervisor
Christy Stangland- HS Planner

GUESTS: Jen, Aegis Living

PRESENTER(S): Hannah Bahnmitter, Senior Affordable Housing Planner – City of Bellevue

RECORDING SECRETARY: Daniel Lassiter, Bellevue Parks & Community Services

WELCOME AND ROLL CALL: The meeting was called to order by Anne Rittenhouse.

PUBLIC COMMENTS: Jen with Aegis Living seeking information on a potential person to talk on scams focused on older adults.

APPROVAL OF MINUTES: *March* minutes were approved.

Presentation: 2025 Affordable Housing Strategy

Affordable Housing Description for Bellevue:

Affordable housing is housing that is reserved for a household that earns less than the median income.

To be considered “affordable,” monthly housing costs (including utilities other than telephone) must not exceed 30% of the household’s income.

Examples of situations:

GEORGE, 52 | LOOKING FOR HOUSING

Disability insurance | \$18,500 Annual Income | <30% AMI

\$463 Affordable Monthly Housing Costs

SHANAE, 43 | RENTER

Healthcare aid | \$33,000 Annual Income | 30%-50% AMI

\$825 Affordable Monthly Housing Costs

HASAN & MEENA | OWNERS

Recently retired | \$73,300 Annual Income | 50%-80% AMI

\$1,833 Affordable Monthly Housing Costs

In 2017 the Affordable Housing Strategy included:

1. Help people stay in affordable housing.
2. Create a variety of housing choices.
3. Create more affordable housing.
4. Unlock the housing supply by making it easier to build.
5. Prioritize State, County and local funding for affordable housing.

The results of this work through 2023 include:

- Approved 9 projects for Multi-Family Tax Exemptions, committing **336 affordable Units**.
- Invested **\$27.5 million dollars** in local city funds for affordable housing.
- Attracted over **\$540 million** in private entity investment in affordable housing.

2017 Affordable Housing Strategy

- Original target to build or preserve 2,500 affordable units in 10 years.

- Target effectively met within seven years.
- The council approved a new starting point target in 2024.
- Goals achieved with 2270 units in place and 709 units in the pipeline.

The Continued Housing Focus:

Next Right Work

Five actions with phased implementation

Focus on increasing housing supply and diversity

City-Owned Sites

Advertise two city parcels for affordable housing in BelRed and Wilburton.

Comprehensive Plan Periodic Update

Robust community engagement effort

Significant updates to housing policy

Council Vision & Priorities

Focus on accelerating response to affordable housing

2025 Affordable Housing Strategy.

Why update the housing strategy?

- Adoption of a new Comprehensive Plan.
- Implementation of the majority of existing actions.
- Direction to establish a new affordable housing target.
- Alignment with Strategic Target Areas & Council priorities.
- The strategy will **identify City actions** to implement over 7 years **to achieve the new affordable housing target** and increase housing access, stability, and overall affordability.
- The work will **build on input received** through past housing work and **create a process to engage on the next set of near and mid-term actions.**

What is the Affordable Housing Strategy NOT?

- A substitution or re-do for ongoing work programs
- A Housing Needs Assessment
- Statutory plan or land use code amendment (LUCA)
- Something that sits on the shelf

New Affordable Housing Target.

10-Year Target

- 14,000 units added between 2026-2036

5700 affordable units planned.

0-30%

AMI -2700 units

30-50%

AMI – 1450 units

50-80%

AMI – 1550 units

>80% AMI – 8300 unrestricted

- Identify the next steps to implement city housing policy. Ensure the Strategy is informed by community members most impacted by barriers to housing.
- Document progress to date and commit to further expanding housing opportunities.

Key Elements of the Strategy

- Building on our progress -Document progress to date and commit to further expanding housing opportunities.
- Implementing policy guidance.
- Identify the next steps to implement city housing policy.
- Engaging representative voices.
- Ensure the Strategy is informed by community members most impacted by barriers to housing.

Project Timeline

Prelaunch * Recap efforts and establish targets – June to Oct 2024.

Launch * Level Set and build audience – Nov to Mar 2025.

Assess * Evaluate Trade-offs & Assess Priorities – Apr to June 2025.

Refine * Prioritize Actions and Draft a Plan – July to Sept 2025.

Adopt * Adopt the plan – Oct to Dec 2025.

Engagement in this plan consists of:

- Presentations and focus groups.

- Info sessions and focus groups.
- Questionnaires & Community Conversations.
- Open House, info sessions and Community Conversations.

Get Engaged!

Visit Engaging Bellevue, our online engagement hub engagingbellevue.com/2025-affordable-housing-strategy

For questions, comments, or to request a presentation for your group, please email housing@bellevuewa.gov

Questions Asked of Hannah Bahnmler

Q Has Co-op housing development been considered?

A Hannah will relay the request.

Q How is Universal Design being incorporated into affordable housing?

A Working to encourage inclusive design to meet the needs of the public. Needs to continue being a regional conversation to build the need in building designs.

Q How are departments being made aware of current affordable housing Plan?

A All boards will be briefed on this plan. This will happen now to decrease any potential blockage on the plan. Affordable housing needs to be seen as a plan that is needed!

Q What bold actions are being taken to get the low-priced housing?

A Working off a levy for affordable housing. Giving building incentives to contractors. Attracting local, county and state finance help.

Q Will a levy increase the cost of having your current home?

A The money given to Bellevue would stay in Bellevue for affordable housing. Possible using City Bonds could work to help build housing, which is what is done in Seattle.

Q What are the tax incentives for builders?

A They receive a 12-year tax exemption. Allow 20% of the units to be affordable at 80% AMI. Extension on the years receiving an exemption is being considered.

Q What does the State of Washington subsidize?

A Unsure. ARCH receives State and County monies.

Q Are commercial buildings up for conversation in converting to affordable housing?

A New state effort to convert commercial buildings into residences for a tax exemption are being considered.

End of presentation with Hannah Bahnmilller

Human Services Report – Christy Stangland

Christy spoke of the next Human Services Needs update process continuing. Focus groups will be set up and BNOA is set to participate in one on April 17th in a virtual meeting.

There is a current opening on the Human Services Commission. Please let people know or consider serving.

The Diversity Advantage Plan is being updated through 2035.

Christy indicated no current word on federal cuts to programs administered by Human Services.

COMMITTEE REPORTS: Members were asked to read the committee reports before the meeting for discussion.

Advocacy Committee- Abigail

The April meeting does not meet until next week. The current review of the State and Federal agenda continues development. When the group decides on an proposed agenda, a vote will likely occur on it via email.

Outreach Committee Report – Shana

Farmers Market tabling help is being sought from BNOA members. The time has now been extended by 30minutes to end at 7:30p. Set up must be fully completed by 2:45p.

The BFM has no one registered on Aug 7. We will need to know if anyone will operate the table by June so if needed the session can be canceled.

The lecture on Advance Directives presented by Maureen Kures R.N. sponsored by BNOA, KCVSHSL, and City of Bellevue will be held on April 29th, 10:30a-11:30 at North Bellevue Community Center. All centers have a flyer, and everyone can pick up flyers at NBCC to distribute.

Housing and Transportation – Anne

See committee minutes for information.

Other Business

DOL will be attending the May presentation. Please send questions in advance to Anne so she can forward to the speaker.

Ad hoc Older Adult Meeting with COB Departments:

The team has not met currently but the members include Hannah, Abigail, and Beth. The group meets on the 3rd Tuesday of the month at 4p. The team is reviewing a better way to plug information about older adults into the departments, instead of trying it through an annual meeting.

Dan indicated names of BNOA to receive the proclamations in May and June. Andrea will complete the May proclamation and Shana the June proclamation.

An information repository has been developed in the city and Dan will work with the records dept, IT and BNOA to learn how each member can use it. All BNOA members have been registered to use the site. Abigail and Lisa will develop the site.

BNOA members have been attending meetings on Land Use Code Amendments and Housing Opportunities in Mixed Use Areas. The group is trying to change property set-back rules for building and creating high density housing in neighborhoods. Several BNOA members see these issues as priorities that need addressed by BNOA.

The meeting was adjourned at 10:30