

City of Bellevue Citywide Affordable Housing Nexus Study

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Prepared by:



Prepared for:





*Community Attributes Inc. tells data-rich stories about communities
that are important to decision makers.*

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INTRODUCTION

Background and Purpose

The City of Bellevue commissioned Community Attributes Inc. (CAI) in 2023 to perform economic analysis pertinent to a proposed land use code amendment (LUCA) in the Wilburton Commercial Area of Bellevue. In 2018, a 15-member Citizen Advisory Committee submitted a report summarizing its vision for land use, transportation, and urban design called the Wilburton Commercial Area Study. In 2022, Bellevue City Council authorized the implementation of this vision, supporting a rezoning intended to transform the area into a vibrant transit-oriented urban neighborhood. City staff have relied on technical economic analysis and stakeholder feedback, such as the content of this report, to inform land use and policy considerations.

As a part of the LUCA process, the City of Bellevue is also exploring a range of affordable housing policies that would accompany the Wilburton rezoning. Among these is a mandatory affordable housing performance and in-lieu fee program. The City of Bellevue contracted CAI to provide an affordable housing nexus study for the Wilburton area. The purpose of a nexus study is to demonstrate the extent to which new commercial and residential development creates a need for affordable housing. This includes an analysis of the proportionate impact of different types of development.

Following the completion of the Wilburton Affordable Housing Nexus Study in April 2025, city staff wished to expand the geographic scope of the study to include all mixed-use centers located within the City. This Citywide Affordable Housing Nexus Study acts as a companion to the Wilburton Affordable Housing Nexus Study, applying the same methodology¹ to determine maximum supportable residential and non-residential in-lieu fees and on-site affordable housing performance requirements for the range of development types anticipated across the breadth of Bellevue's mixed-use neighborhoods, excluding the Wilburton area.

Methods and Approach

Data used in this report draw from several sources, including the U.S. Census Bureau's American Community Survey (ACS) and American Housing Survey (AHS), national real estate listing sites such as Zillow and Redfin,

¹ Note that in the intervening months between completion of the Wilburton and citywide nexus studies, an input-output modeling software called IMPLAN, which is used in this analysis, updated its impact analysis algorithm. As such, Wilburton findings using the previous version of the IMPLAN algorithm have been retained for posterity in the Appendix, but have been updated in this citywide report. Minor differences in the Wilburton and citywide prototypes may exist in order to make the citywide prototypes more representative of market conditions across Bellevue.

statewide and regional housing and population data provided by the Washington State Office of Financial Management (OFM), the Puget Sound Regional Council (PSRC), and the U.S. Bureau of Labor Statistics (BLS). This analysis used IMPLAN, a software that calculates projected economic impacts and multipliers by employment industry, to calculate the new jobs theoretically created by new development. These calculations include direct, indirect, and induced jobs created by each development prototype.

This analysis used a similar methodology to the previously published Wilburton Affordable Housing Nexus Study, completed in April of 2025, as well as the 2015 City of Seattle Affordable Housing Nexus Study and Economic Impact Analysis. Similar studies have been used in other states, including California, Colorado, Massachusetts, Minnesota, and Wyoming. Analysis throughout this report uses development types specific to Bellevue, and where possible, data specific to all neighborhoods and zoning designations across the City of Bellevue.

To expand the Wilburton Affordable Housing Nexus Study to include mixed-use neighborhoods citywide, this report includes market data for high, medium, and low market areas throughout the city. These data include rent and sale prices for different types of residential development. This allows each prototype to be evaluated in the context of Bellevue's various submarkets.

To better reflect the residential densities common outside of Downtown Bellevue, Wilburton, and BelRed, a Low-Rise development prototype is included in the Citywide analysis. At the request of city staff, this Low-Rise prototype includes a three-bedroom unit type, which was not included in the Wilburton Nexus Study.

Organization of Report

The remainder of this report is organized as follows:

- **Prototype Details** describes the variety of low-rise and mixed-use residential prototypes that the City of Bellevue anticipates will be developed, and, as such, that are subject to this study.
- **Affordability Gap Analysis** summarizes the calculation of the affordability gap and documents inputs and assumptions used throughout the analysis.
- **Calculation of Nexus Fees** presents a detailed summary of the calculations for residential and nonresidential maximum supportable in-lieu fee and on-site performance requirement.
- **Conclusion** includes a summary of key findings.
- **Appendices** include supporting exhibits and findings for nexus calculations.

PROTOTYPE DETAILS

This study presents analysis for five unique residential building types, including Mixed Use High-Rise 20-Story, Mixed-Use Mid-Rise, Mixed-Use High-Rise 13-Story, Urban Core, and Low-Rise. The low-rise prototype is unique to the citywide study, as it is the building type most frequently developed across areas within the City of Bellevue.

After accounting for housing tenure (for-sale versus for-rent) and market area (low, medium, and high), the analysis includes 14 prototypes in total. Mid-rise and high-rise building types are represented by two prototypes, one for rental and one for ownership. The low-rise building type is represented by six prototypes. Three versions of the low-rise prototype account for observed variance in asking rental rates and sales prices across the City of Bellevue. These three unique low-rise prototypes include low, medium, and high inputs for rental and sales prices. Like the mid-rise and high-rise building types, each low-rise prototype also includes one for rental and one for ownership buildings.

Exhibit 1 and **Exhibit 2** display key prototype metrics, including the total number of residential units, building height in stories, net floor area, net square feet per unit, and unit breakdown by prototype and bedroom type.

Exhibit 1. Prototype Details & Unit Count, City of Bellevue

Rental Prototypes				
Prototype	# Units	# Stories	Net Floor Area	Net Square Feet per Unit
Prototype 1 - Mixed-Use High-Rise 20-Story	880	20	624,750	710
Prototype 2 - Mixed-Use Mid-Rise	140	6	110,670	791
Prototype 3 - Mixed-Use High-Rise 13-Story	770	13	560,788	728
Prototype 4 - Urban Core	1,670	37	1,155,788	692
Prototype 5 - Low-Rise	200	3	161,000	805
Ownership Prototypes				
Prototype	# Units	# Stories	Net Floor Area	Net Square Feet per Unit
Prototype 6 - Mixed-Use High-Rise 20-Story	880	20	624,750	710
Prototype 7 - Mixed-Use Mid-Rise	140	6	110,670	791
Prototype 8 - Mixed-Use High-Rise 13-Story	770	13	560,788	728
Prototype 9 - Urban Core	1,670	37	1,155,788	692
Prototype 10 - Low-Rise	120	3	161,000	1,342

Sources: City of Bellevue, 2025; CAI, 2025.

Exhibit 2. Prototype Unit Mix by Bedroom Size, City of Bellevue

Rental Prototypes				
Prototype	Studio Units	1-Bed Units	2-Bed Units	3-Bed Units
Prototype 1 - Mixed-Use High-Rise 20-Story	260	530	90	0
Prototype 2 - Mixed-Use Mid-Rise	40	85	15	0
Prototype 3 - Mixed-Use High-Rise 13-Story	230	460	80	0
Prototype 4 - Urban Core	500	1,000	170	0
Prototype 5 - Low-Rise	0	120	70	10
Ownership Prototypes				
Prototype	Studio Units	1-Bed Units	2-Bed Units	3-Bed Units
Prototype 6 - Mixed-Use High-Rise 20-Story	260	530	90	0
Prototype 7 - Mixed-Use Mid-Rise	40	85	15	0
Prototype 8 - Mixed-Use High-Rise 13-Story	230	460	80	0
Prototype 9 - Urban Core	500	1,000	170	0
Prototype 10 - Low-Rise	0	40	60	20

Sources: City of Bellevue, 2025; CAI, 2025.

AFFORDABILITY GAP ANALYSIS

Calculating the per unit affordability gap, or the difference between expected rent or sales value and the cost to construct and operate an affordable unit, is the first step in the nexus analysis. The affordability gap is used with an estimate of affordable unit demand to estimate the maximum supportable affordable housing in-lieu fee and onsite performance requirements. The affordability gap is calculated at each level of area median income (AMI) by unit size based on number of bedrooms, summarized to the average affordability gap by AMI level.

The following data points and inputs are used in the calculation of affordability gap by AMI level:

- Income limits by AMI level and household size are sourced from A Regional Coalition for Housing (ARCH).
- Renter utility allowances are also sourced from ARCH.
- Development assumptions such as vacancy rate and average development cost per net square foot were sourced from the market analysis conducted in support of the Wilburton LUCA.
- Operating cost per unit per year was informed through feedback from ARCH.

Additional assumptions used in the affordability gap calculation for ownership units include vacancy rate, operating cost per unit per year, mortgage interest rate, mortgage amortization, development cost per net square foot, and affordable housing expense as a percentage of income.

Exhibit 3 through **Exhibit 5** show all pertinent inputs and market data utilized to inform the affordability gap calculations for this study.

Exhibit 3. Affordable Housing Income Limits by AMI & Household Size

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
One Person	\$30,954	\$51,590	\$61,908	\$82,544	\$103,180
Two Persons	\$35,376	\$58,960	\$70,752	\$94,336	\$117,920
Three Persons	\$39,798	\$66,330	\$79,596	\$106,128	\$132,660
Four Persons	\$44,220	\$73,700	\$88,440	\$117,920	\$147,400
Five Persons	\$47,758	\$79,596	\$95,515	\$127,354	\$159,192
Six Persons	\$51,295	\$85,492	\$102,590	\$136,787	\$170,984

Sources: ARCH, 2024; CAI, 2025.

Exhibit 4. Affordability Gap Analysis Assumptions, City of Bellevue

Assumptions	Value
Vacancy rate	5%
Operating cost per unit per year	\$7,500
Development cost per NSF	\$314

Source(s): ARCH, 2024; CAI, 2025.

Note: The estimated development cost of \$314 per net square foot utilized in this analysis reflects estimated development costs for a Mid-Rise prototype. While estimated hard costs for Urban Core and High-Rise prototypes were approximately \$468 per NSF, this analysis uses \$314 per square foot to reflect the average development cost for affordable housing units in Bellevue. In the instance where the \$468 per NSF development cost figure is substituted for \$314 per NSF for the high-rise prototypes, the maximum supportable residential fees increase at every AMI range, and are more than double the value at the "Below 100% AMI" level when using the \$314 per NSF cost figure. Furthermore, the maximum supportable commercial fee at the "Below 100% AMI" level more than doubles for both prototypes, and increases across every AMI cohort. Similarly, in the alternative commercial fee analysis, the maximum supportable commercial fee at the "Below 100% AMI" level nearly doubles for each of the four prototypes.

Exhibit 5. Household Size Assumptions, Renter Utility Allowance and Development Cost by Size of Unit, City of Bellevue

Assumptions	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Household Size	1	1.5	3	4.5
Renter Utility allowance - tenant pays all utilities	\$189	\$231	\$287	\$353
Average Unit Size (Net Square Feet)	550	700	900	1,200
Average Development Cost per Unit (Mid-Rise)	\$172,700	\$219,800	\$282,700	\$376,900

Sources: ARCH, 2024; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; CAI, 2025.

Income limits by AMI level are available by the number of persons per household. These assumptions are converted to household size by number of units, assuming one person for a studio unit ranging to 6 persons on average for a four-bedroom unit. Income limits are prorated for one-bedroom units assuming a 1.5 person average household size. Renter utility allowances are also based on the size of unit (**Exhibit 5**).

Assuming renters will spend 30% of their gross income on rent, an affordable monthly housing expense was calculated for each bedroom type at all AMI levels. The monthly utility allowance was then subtracted from this figure to

yield an affordable monthly rent figure, which was then multiplied by 12 to return an annual gross rental income per unit.

Annual gross rental income was reduced by an assumed vacancy rate of 5% and annual operating costs, assumed at \$7,500 per unit, resulting in net operating income (NOI) per unit. In order to compare NOI to the development costs, NOI is converted to a supportable mortgage per unit. The supportable mortgage is calculated by taking the calculated net operating income per unit, as shown in **Exhibit 6**, at each bedroom size and dividing that number by the interest rate of 7.00% to yield a supportable mortgage per unit figure.

The affordability gap per unit was determined by subtracting the supportable mortgage from the estimated development costs for both mid-rise and high-rise prototypes for each unit size. Where the NOI per unit and supportable mortgage per unit were negative, the affordability gap was set equal to the total development cost. Lastly, the average affordability gap at each AMI level is estimated based on the assumed unit mix, or the percentage of total units attributed to each unit size, representing an average affordable housing unit at each AMI level (see **Exhibit 6** through **Exhibit 10**).

Exhibit 6 through **Exhibit 10** show that there is a larger affordability gap at lower AMI levels, with there being a more than \$218,000 difference between the average affordability gap at the 30% AMI level compared to the gap at the 100% AMI threshold.

Exhibit 6. Affordability Gap for 30% AMI Units, City of Bellevue

Affordability Gap for 30% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual income limit	\$30,954	\$33,165	\$39,798	\$42,009
Affordable monthly housing expense	\$774	\$829	\$995	\$1,050
Less: Monthly Utility Allowance	(\$189)	(\$231)	(\$287)	(\$353)
Affordable Monthly Rent	\$585	\$598	\$708	\$697
Annual Gross Rental Income per Unit	\$7,018	\$7,178	\$8,495	\$8,367
Less: Vacancy	(\$351)	(\$359)	(\$425)	(\$418)
Less: Annual Operating Costs	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
Net Operating Income per Unit	(\$833)	(\$681)	\$571	\$448
Supportable Mortgage per Unit	(\$11,896)	(\$9,734)	\$8,152	\$6,405
Average Per Unit Development Cost	\$172,700	\$219,800	\$282,700	\$376,900
Per Unit Affordability Gap	\$172,700	\$219,800	\$274,548	\$370,495
Average Affordability Gap	\$212,242			

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development (HUD); CAI, 2025.

Note: Some figures throughout the report may not sum to exact totals due to rounding.

Rounded values are used in exhibits for clarity, but exact values given in the report may result in different calculated outputs than calculated values based on the exact inputs.

Exhibit 7. Affordability Gap for 50% AMI Units, City of Bellevue

Affordability Gap for 50% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual income limit	\$51,590	\$55,275	\$66,330	\$70,015
Affordable monthly housing expense	\$1,290	\$1,382	\$1,658	\$1,750
Less: Monthly Utility Allowance	(\$189)	(\$231)	(\$287)	(\$353)
Affordable Monthly Rent	\$1,101	\$1,151	\$1,371	\$1,397
Annual Gross Rental Income per Unit	\$13,209	\$13,811	\$16,455	\$16,769
Less: Vacancy	(\$660)	(\$691)	(\$823)	(\$838)
Less: Annual Operating Costs	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
Net Operating Income per Unit	\$5,049	\$5,620	\$8,132	\$8,430
Supportable Mortgage per Unit	\$72,122	\$80,285	\$116,175	\$120,430
Average Per Unit Development Cost	\$172,700	\$219,800	\$282,700	\$376,900
Per Unit Affordability Gap	\$100,578	\$139,515	\$166,525	\$256,470
Average Affordability Gap	\$133,815			

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

Exhibit 8. Affordability Gap for 60% AMI Units, City of Bellevue

Affordability Gap for 60% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual income limit	\$61,908	\$66,330	\$79,596	\$84,018
Affordable monthly housing expense	\$1,548	\$1,658	\$1,990	\$2,100
Less: Monthly Utility Allowance	(\$189)	(\$231)	(\$287)	(\$353)
Affordable Monthly Rent	\$1,359	\$1,427	\$1,703	\$1,747
Annual Gross Rental Income per Unit	\$16,304	\$17,127	\$20,435	\$20,969
Less: Vacancy	(\$815)	(\$856)	(\$1,022)	(\$1,048)
Less: Annual Operating Costs	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
Net Operating Income per Unit	\$7,989	\$8,771	\$11,913	\$12,421
Supportable Mortgage per Unit	\$114,131	\$125,295	\$170,187	\$177,442
Average Per Unit Development Cost	\$172,700	\$219,800	\$282,700	\$376,900
Per Unit Affordability Gap	\$58,569	\$94,505	\$112,513	\$199,458
Average Affordability Gap	\$88,243			

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

Exhibit 9. Affordability Gap for 80% AMI Units, City of Bellevue

Affordability Gap for 80% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual income limit	\$82,544	\$88,440	\$106,128	\$112,024
Affordable monthly housing expense	\$2,064	\$2,211	\$2,653	\$2,801
Less: Monthly Utility Allowance	(\$189)	(\$231)	(\$287)	(\$353)
Affordable Monthly Rent	\$1,875	\$1,980	\$2,366	\$2,448
Annual Gross Rental Income per Unit	\$22,495	\$23,760	\$28,394	\$29,371
Less: Vacancy	(\$1,125)	(\$1,188)	(\$1,420)	(\$1,469)
Less: Annual Operating Costs	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
Net Operating Income per Unit	\$13,870	\$15,072	\$19,475	\$20,403
Supportable Mortgage per Unit	\$198,149	\$215,314	\$278,210	\$291,466
Average Per Unit Development Cost	\$172,700	\$219,800	\$282,700	\$376,900
Per Unit Affordability Gap	\$0	\$4,486	\$4,490	\$85,434
Average Affordability Gap	\$4,077			

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

Exhibit 10. Affordability Gap for 100% AMI Units, City of Bellevue

Affordability Gap for 100% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual income limit	\$103,180	\$110,550	\$132,660	\$140,030
Affordable monthly housing expense	\$2,580	\$2,764	\$3,317	\$3,501
Less: Monthly Utility Allowance	(\$189)	(\$231)	(\$287)	(\$353)
Affordable Monthly Rent	\$2,391	\$2,533	\$3,030	\$3,148
Annual Gross Rental Income per Unit	\$28,686	\$30,393	\$36,354	\$37,773
Less: Vacancy	(\$1,434)	(\$1,520)	(\$1,818)	(\$1,889)
Less: Annual Operating Costs	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
Net Operating Income per Unit	\$19,752	\$21,373	\$27,036	\$28,384
Supportable Mortgage per Unit	\$282,167	\$305,334	\$386,233	\$405,491
Average Per Unit Development Cost	\$172,700	\$219,800	\$282,700	\$376,900
Per Unit Affordability Gap	\$0	\$0	\$0	\$0
Average Affordability Gap	\$0	\$0	\$0	\$0

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

CALCULATION OF NEXUS FEES

Residential Calculations

Residential nexus fee calculations include the following steps, explained in more detail in subsequent sections.

1. Estimate total household disposable income by prototype
2. Estimate jobs (full-time equivalent) supported by household disposable income
3. Estimate demand for affordable housing supported by jobs

Disposable Income

Estimating the total household disposable income by prototype is the first step in the residential affordable housing nexus calculations. This process starts by collecting market rate rent and sales data for existing units in Bellevue within developments that are comparable with each prototype.

Exhibit 11 and **Exhibit 12** present calculations for disposable household income for rental units. Average monthly rents are converted to total disposable household income assuming housing costs represent 30% of total household income.

Assumptions on housing costs are documented in **Exhibit 13**. **Exhibit 14** and **Exhibit 15** show the household disposable income calculations for ownership prototypes. For ownership prototypes the analysis process uses market rate sales prices and assumptions to calculate the mortgage for an average unit per prototype. The monthly mortgage payment is combined with property taxes, insurance and other homeownership costs to estimate monthly housing costs. Assuming housing costs represent 30% of household

income, monthly housing costs are converted to estimated disposable household income.

Exhibit 11. Estimated Household Income and Disposable Income Distributions, Mid-Rise and High-Rise Rental Prototypes, City of Bellevue

Calculation	Prototype 1 Mixed-Use High-Rise 20- Story	Prototype 2 Mixed-Use Mid-Rise	Prototype 3 Mixed-Use High-Rise 13-Story	Prototype 4 Urban Core
Average Rent per Unit	\$2,811	\$2,775	\$2,788	\$2,809
Estimated Average Annual Income	\$112,448	\$111,013	\$111,538	\$112,368
Annual HH Income to Rent	3.33	3.33	3.33	3.33
Disposable Income per Unit	\$78,714	\$77,709	\$78,077	\$78,658
Units in Prototype	880	140	770	1,670
Total Disposable HH Income	\$69,268,016	\$10,879,307	\$60,118,990	\$131,358,350

Sources: *Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.*

Exhibit 12. Estimated Household Income and Disposable Income Distributions, Low-Rise Rental Prototypes, City of Bellevue

Calculation	Prototype 5a Low-Rise (LOW)	Prototype 5b Low-Rise (MEDIUM)	Prototype 5c Low-Rise (HIGH)
Average Rent per Unit	\$2,146	\$2,553	\$2,808
Estimated Average Annual Income	\$85,828	\$102,117	\$112,327
Annual HH Income to Rent	3.33	3.33	3.33
Disposable Income per Unit	\$60,080	\$71,482	\$78,629
Units in Prototype	200	200	200
Total Disposable HH Income	\$12,015,953	\$14,296,327	\$15,725,810

Sources: *Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.*

Exhibit 13. Ownership Prototype Assumptions, City of Bellevue

Category	Assumptions
Down Payment	20%
Mortgage as % of sale price	80%
Mortgage Loan Term (years)	30
Interest Rate	7.00%
Mortgage expense as % of gross monthly income	30%
Assessed Value as a % of Sales Price	94.5%
2024 Bellevue Property Tax Levy (\$/1,000 AV)	7.80884
Average Monthly HOA	\$195
Average Monthly Insurance	\$161

Sources: ARCH, 2024; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development (HUD); King County Assessor, 2025; CAI, 2025.

Exhibit 14. Estimated Household Income and Disposable Income Distributions, Mid-Rise and High-Rise Ownership Prototypes, City of Bellevue

Calculation	Prototype 6	Prototype 7	Prototype 8	Prototype 9
	Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Average Sales Price per Unit	\$1,073,033	\$915,924	\$977,972	\$1,071,943
Estimated Assessed Value	\$1,013,663	\$865,246	\$923,861	\$1,012,633
Mortgage Amount	\$858,427	\$732,739	\$782,377	\$857,554
Monthly Principal and Interest Payment	\$5,711	\$4,875	\$5,205	\$5,705
Monthly Property Taxes	\$660	\$563	\$601	\$659
Monthly HOA Dues Plus Insurance	\$356	\$356	\$356	\$356
Total Monthly Housing Cost	\$6,727	\$5,794	\$6,162	\$6,720
Estimated Average Annual Income	\$269,074	\$231,763	\$246,499	\$268,815
Sales Price to Income ratio	3.99	3.95	3.97	3.99
Units in Prototype	880	140	770	1,670
Disposable Income per Unit	\$188,352	\$162,234	\$172,549	\$188,171
Total Disposable HH Income	\$165,749,870	\$22,712,791	\$132,862,771	\$314,245,250

Sources: Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.

**Exhibit 15. Estimated Household Income and Disposable Income Distributions,
Low-Rise Ownership Prototypes, City of Bellevue**

Calculation	Prototype 10a	Prototype 10b	Prototype 10c
	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Average Sales Price per Unit	\$643,300	\$727,650	\$829,473
Estimated Assessed Value	\$607,707	\$687,389	\$783,579
Mortgage Amount	\$514,640	\$582,120	\$663,578
Monthly Principal and Interest Payment	\$3,424	\$3,873	\$4,415
Monthly Property Taxes	\$395	\$447	\$510
Monthly HOA Dues Plus Insurance	\$356	\$356	\$356
Total Monthly Housing Cost	\$4,175	\$4,676	\$5,281
Estimated Average Annual Income	\$167,019	\$187,051	\$211,232
Sales Price to Income ratio	3.85	3.89	3.93
Units in Prototype	120	120	120
Disposable Income per Unit	\$116,913	\$130,935	\$147,863
Total Disposable HH Income	\$14,029,578	\$15,712,256	\$17,743,511

Sources: Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.

Full Time Equivalentents Supported by Disposable Income

Total disposable household income per prototype is inputted into IMPLAN to estimate the total number of full-time equivalentents (FTE) supported by new residential market rate housing. **Exhibit 16** shows the disposable income value input into IMPLAN for each prototype, and the average annual income range for each. IMPLAN analysis yields estimated jobs by industry² in King County for each prototype. **Exhibit 49** and

Exhibit 50, in the **Appendix**, show the FTEs for each prototype summarized by industry, showing the total number of FTEs generated by each development type at each two-digit North American Industry Classification System (NAICS) code.

² IMPLAN provides output for their 546 industry codes. These industry codes are matched to the North American Industry Classification System (NAICS) codes for use in this analysis.

Exhibit 16. IMPLAN Income Band by Prototype, City of Bellevue

Prototype	Specification	Value (Disposable Income)
Mixed-Use High-Rise 20-Story - Ownership	Households earning between \$150k-\$200k	\$165,749,870
Mixed-Use Mid-Rise - Ownership	Households earning between \$150k-\$200k	\$22,712,791
Mixed-Use High-Rise 13-Story - Ownership	Households earning between \$150k-\$200k	\$132,862,771
Urban Core - Ownership	Households earning between \$150k-\$200k	\$314,245,250
Low-Rise - Ownership LOW	Households earning between \$100k-\$150k	\$14,029,578
Low-Rise - Ownership MEDIUM	Households earning between \$100k-\$150k	\$15,712,256
Low-Rise - Ownership HIGH	Households earning between \$100k-\$150k	\$17,743,511
Mixed-Use High-Rise 20-Story - Rental	Households earning \$70k-\$100k	\$69,268,016
Mixed-Use Mid-Rise - Rental	Households earning \$70k-\$100k	\$10,879,307
Mixed-Use High-Rise 13-Story - Rental	Households earning \$70k-\$100k	\$60,118,990
Urban Core - Rental	Households earning \$70k-\$100k	\$131,358,350
Low-Rise - Rental LOW	Households earning \$50k-\$70k	\$12,015,953
Low-Rise - Rental MEDIUM	Households earning \$70k-\$100k	\$14,296,327
Low-Rise - Rental HIGH	Households earning \$70k-\$100k	\$15,725,810

Sources: City of Bellevue, 2025; Induced Economic Impacts by Prototype, IMPLAN, 2025; CAI, 2025.

Affordable Housing Demand

FTEs supported by the disposable household income of new residential development are converted to households by AMI level to provide an estimate of demand for affordable housing generated by new market rate residential development. This analysis involves a series of steps.

First, the number of FTEs by industry generated by each prototype is converted to the number of households, assuming 1.60 workers per worker household. The number of workers per household is based on 2023 ACS 5-Year Estimates for the City of Bellevue. The number of worker households is multiplied by the percentage of households by industry level within each AMI level resulting in an estimate of the number of households by AMI level, including those that qualify for affordable housing (**Exhibit 17**).

The percentage of households by industry and AMI level uses two data sources: wages by occupation for the Seattle MSA from the Bureau of Labor Statistics and the industry occupation matrix for King County from the

Washington State Employment Security Department. Wages by occupation are broken out by percentile. Combining wages by percentile and income limits by AMI level results in an estimate of the distribution of jobs by AMI level for each occupation. Multiplying this distribution by the percentage of each occupation within an industry results in an estimate of the distribution of jobs by AMI level for each occupation.

Exhibit 18 through **Exhibit 27** present the estimated number of households by industry, prototype and AMI level.

Exhibit 17. Distribution of Household Earnings by Economic Sector & AMI Level, King County, 2023

Economic Sector	NAICS	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100%
Agriculture, Forestry, Fishing and Hunting	11	7.1%	53.4%	15.2%	12.6%	3.6%	8.1%
Mining, Quarrying, and Oil and Gas Extraction	21	5.4%	35.4%	15.7%	21.1%	8.6%	13.8%
Utilities	22	3.2%	21.9%	12.3%	20.4%	12.7%	29.4%
Construction	23	2.9%	14.8%	13.6%	24.0%	16.2%	28.5%
Manufacturing	31-33	4.2%	30.1%	11.4%	18.1%	11.4%	24.8%
Wholesale Trade	42	5.0%	32.7%	12.5%	17.9%	8.5%	23.3%
Retail Trade	44-45	6.5%	42.1%	11.3%	16.4%	7.1%	16.6%
Transportation and Warehousing	48-49	5.6%	38.7%	16.8%	19.6%	5.1%	14.1%
Information	51	1.4%	11.4%	5.8%	12.9%	15.6%	53.0%
Finance and Insurance	52	3.5%	23.4%	10.9%	18.6%	11.4%	32.3%
Real Estate Rental and Leasing	53	5.0%	31.0%	12.4%	19.0%	10.1%	22.5%
Professional, Scientific, and Technical Services	54	1.4%	11.3%	6.7%	15.4%	15.9%	49.3%
Management of Companies and Enterprises	55	1.8%	13.3%	8.2%	15.6%	13.9%	47.3%
Administrative and Support Services	56	4.8%	35.9%	13.2%	15.1%	9.1%	22.0%
Educational Services	61	4.1%	23.0%	12.5%	18.1%	13.7%	28.6%
Health Care and Social Assistance	62	3.9%	32.1%	12.5%	13.7%	10.7%	27.2%
Arts, Entertainment and Recreation	71	6.3%	42.3%	14.0%	15.6%	6.9%	14.9%
Accommodation and Food Service	72	7.5%	63.8%	7.5%	9.6%	3.5%	8.1%
Other Services	81	4.9%	34.6%	13.5%	16.9%	8.9%	21.2%
Government	99	3.5%	22.9%	11.7%	18.4%	12.9%	30.7%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; ARCH, 2024; CAI, 2025.

Exhibit 18. Estimated Number of Households Earning Below 30% AMI by Rental Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5a	Prototype 5b	Prototype 5c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.01	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities	22	0.01	0.00	0.01	0.01	0.00	0.00	0.00
Construction	23	0.04	0.01	0.03	0.07	0.01	0.01	0.01
Manufacturing	31-33	0.04	0.01	0.03	0.07	0.01	0.01	0.01
Wholesale Trade	42	0.17	0.03	0.14	0.32	0.03	0.04	0.04
Retail Trade	44-45	0.97	0.15	0.81	1.83	0.17	0.21	0.23
Transportation and Warehousing	48-49	0.37	0.06	0.31	0.70	0.07	0.08	0.09
Information	51	0.04	0.01	0.04	0.08	0.01	0.01	0.01
Finance and Insurance	52	0.28	0.04	0.24	0.53	0.05	0.06	0.07
Real Estate Rental and Leasing	53	0.36	0.06	0.31	0.69	0.07	0.08	0.09
Professional, Scientific, and Technical Services	54	0.08	0.01	0.06	0.15	0.01	0.02	0.02
Management of Companies and Enterprises	55	0.04	0.01	0.04	0.08	0.01	0.01	0.01
Administrative and Support Services	56	0.24	0.04	0.20	0.45	0.04	0.05	0.06
Educational Services	61	0.22	0.03	0.18	0.42	0.03	0.05	0.05
Health Care and Social Assistance	62	1.56	0.24	1.31	2.96	0.20	0.33	0.37
Arts, Entertainment and Recreation	71	0.28	0.04	0.23	0.53	0.04	0.06	0.07
Accommodation and Food Service	72	1.31	0.20	1.10	2.48	0.23	0.28	0.31
Other Services	81	0.79	0.12	0.66	1.50	0.15	0.17	0.19
Government	99	0.07	0.01	0.06	0.14	0.01	0.02	0.02
Total		6.87	1.04	5.77	13.03	1.13	1.47	1.62

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 19. Estimated Number of Households Earning Below 30% AMI by Ownership Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.02	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities	22	0.01	0.00	0.01	0.02	0.00	0.00	0.00
Construction	23	0.08	0.01	0.06	0.15	0.01	0.01	0.01
Manufacturing	31-33	0.06	0.01	0.05	0.11	0.01	0.01	0.01
Wholesale Trade	42	0.29	0.04	0.23	0.54	0.03	0.03	0.04
Retail Trade	44-45	1.74	0.24	1.40	3.30	0.16	0.18	0.20
Transportation and Warehousing	48-49	0.65	0.09	0.52	1.23	0.06	0.07	0.08
Information	51	0.08	0.01	0.07	0.16	0.01	0.01	0.01
Finance and Insurance	52	0.51	0.07	0.41	0.97	0.05	0.06	0.06
Real Estate Rental and Leasing	53	0.36	0.05	0.29	0.68	0.04	0.05	0.05
Professional, Scientific, and Technical Services	54	0.14	0.02	0.11	0.26	0.01	0.01	0.02
Management of Companies and Enterprises	55	0.08	0.01	0.06	0.15	0.01	0.01	0.01
Administrative and Support Services	56	0.48	0.07	0.38	0.90	0.04	0.04	0.05
Educational Services	61	0.34	0.05	0.27	0.64	0.03	0.04	0.04
Health Care and Social Assistance	62	2.28	0.31	1.83	4.32	0.24	0.27	0.30
Arts, Entertainment and Recreation	71	0.67	0.09	0.54	1.27	0.05	0.06	0.07
Accommodation and Food Service	72	2.53	0.35	2.02	4.79	0.24	0.27	0.30
Other Services	81	1.46	0.20	1.17	2.77	0.14	0.15	0.17
Government	99	0.14	0.02	0.11	0.27	0.01	0.01	0.02
Total		11.90	1.63	9.54	22.55	1.14	1.28	1.44

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 20. Estimated Number of Households Earning Between 31% - 50% AMI by Rental Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5a	Prototype 5b	Prototype 5c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.05	0.01	0.05	0.10	0.01	0.01	0.01
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.01	0.02	0.00	0.00	0.00
Utilities	22	0.05	0.01	0.05	0.10	0.01	0.01	0.01
Construction	23	0.20	0.03	0.17	0.38	0.04	0.04	0.05
Manufacturing	31-33	0.26	0.04	0.21	0.48	0.05	0.05	0.06
Wholesale Trade	42	1.10	0.17	0.93	2.10	0.20	0.24	0.26
Retail Trade	44-45	6.27	0.95	5.27	11.89	1.10	1.35	1.48
Transportation and Warehousing	48-49	2.52	0.38	2.12	4.78	0.46	0.54	0.60
Information	51	0.34	0.05	0.29	0.65	0.06	0.07	0.08
Finance and Insurance	52	1.90	0.29	1.60	3.61	0.35	0.41	0.45
Real Estate Rental and Leasing	53	2.27	0.34	1.91	4.31	0.42	0.49	0.54
Professional, Scientific, and Technical Services	54	0.60	0.09	0.51	1.15	0.11	0.13	0.14
Management of Companies and Enterprises	55	0.33	0.05	0.28	0.62	0.05	0.07	0.08
Administrative and Support Services	56	1.78	0.27	1.49	3.37	0.29	0.38	0.42
Educational Services	61	1.23	0.19	1.04	2.34	0.17	0.26	0.29
Health Care and Social Assistance	62	12.90	1.95	10.84	24.47	1.62	2.77	3.04
Arts, Entertainment and Recreation	71	1.88	0.28	1.58	3.56	0.29	0.40	0.44
Accommodation and Food Service	72	11.11	1.68	9.34	21.08	1.94	2.38	2.62
Other Services	81	5.56	0.84	4.68	10.56	1.03	1.19	1.31
Government	99	0.48	0.07	0.40	0.91	0.10	0.10	0.11
Total		50.85	7.70	42.74	96.49	8.29	10.91	12.00

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 21. Estimated Number of Households Earning Between 31% - 50% AMI by Ownership Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.09	0.01	0.07	0.17	0.01	0.01	0.01
Mining, Quarrying, and Oil and Gas Extraction	21	0.02	0.00	0.01	0.03	0.00	0.00	0.00
Utilities	22	0.08	0.01	0.06	0.15	0.01	0.01	0.01
Construction	23	0.39	0.05	0.32	0.75	0.04	0.04	0.05
Manufacturing	31-33	0.43	0.06	0.34	0.81	0.04	0.05	0.05
Wholesale Trade	42	1.88	0.26	1.50	3.56	0.19	0.21	0.23
Retail Trade	44-45	11.29	1.55	9.05	21.40	1.04	1.17	1.32
Transportation and Warehousing	48-49	4.46	0.61	3.58	8.46	0.43	0.48	0.54
Information	51	0.66	0.09	0.53	1.25	0.06	0.07	0.08
Finance and Insurance	52	3.45	0.47	2.76	6.54	0.35	0.39	0.44
Real Estate Rental and Leasing	53	2.25	0.31	1.80	4.26	0.27	0.30	0.34
Professional, Scientific, and Technical Services	54	1.09	0.15	0.88	2.07	0.10	0.12	0.13
Management of Companies and Enterprises	55	0.57	0.08	0.46	1.09	0.05	0.06	0.07
Administrative and Support Services	56	3.53	0.48	2.83	6.69	0.29	0.33	0.37
Educational Services	61	1.89	0.26	1.52	3.58	0.18	0.21	0.23
Health Care and Social Assistance	62	18.85	2.58	15.11	35.75	1.97	2.20	2.49
Arts, Entertainment and Recreation	71	4.51	0.62	3.62	8.55	0.37	0.41	0.47
Accommodation and Food Service	72	21.44	2.94	17.19	40.65	2.03	2.27	2.56
Other Services	81	10.30	1.41	8.26	19.53	0.96	1.07	1.21
Government	99	0.94	0.13	0.75	1.78	0.09	0.10	0.11
Total		88.12	12.08	70.64	167.07	8.48	9.49	10.72

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 22. Estimated Number of Households Earning Between 51% - 60% AMI by Rental Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5a	Prototype 5b	Prototype 5c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.02	0.00	0.01	0.03	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Utilities	22	0.03	0.00	0.03	0.06	0.01	0.01	0.01
Construction	23	0.18	0.03	0.16	0.35	0.03	0.04	0.04
Manufacturing	31-33	0.10	0.01	0.08	0.18	0.02	0.02	0.02
Wholesale Trade	42	0.42	0.06	0.36	0.80	0.08	0.09	0.10
Retail Trade	44-45	1.69	0.26	1.42	3.20	0.30	0.36	0.40
Transportation and Warehousing	48-49	1.09	0.17	0.92	2.07	0.20	0.23	0.26
Information	51	0.17	0.03	0.15	0.33	0.03	0.04	0.04
Finance and Insurance	52	0.89	0.13	0.75	1.68	0.16	0.19	0.21
Real Estate Rental and Leasing	53	0.91	0.14	0.76	1.72	0.17	0.19	0.21
Professional, Scientific, and Technical Services	54	0.36	0.05	0.30	0.68	0.06	0.08	0.08
Management of Companies and Enterprises	55	0.20	0.03	0.17	0.39	0.03	0.04	0.05
Administrative and Support Services	56	0.65	0.10	0.55	1.24	0.11	0.14	0.15
Educational Services	61	0.67	0.10	0.56	1.28	0.09	0.14	0.16
Health Care and Social Assistance	62	5.03	0.76	4.23	9.54	0.63	1.08	1.19
Arts, Entertainment and Recreation	71	0.62	0.09	0.52	1.18	0.10	0.13	0.15
Accommodation and Food Service	72	1.31	0.20	1.10	2.48	0.23	0.28	0.31
Other Services	81	2.17	0.33	1.82	4.12	0.40	0.47	0.51
Government	99	0.24	0.04	0.20	0.46	0.05	0.05	0.06
Total		16.75	2.54	14.08	31.79	2.70	3.60	3.95

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 23. Estimated Number of Households Earning Between 51% - 60% AMI by Ownership Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.03	0.00	0.02	0.05	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.01	0.01	0.00	0.00	0.00
Utilities	22	0.05	0.01	0.04	0.09	0.00	0.01	0.01
Construction	23	0.36	0.05	0.29	0.69	0.03	0.04	0.04
Manufacturing	31-33	0.16	0.02	0.13	0.31	0.02	0.02	0.02
Wholesale Trade	42	0.72	0.10	0.58	1.36	0.07	0.08	0.09
Retail Trade	44-45	3.04	0.42	2.44	5.77	0.28	0.32	0.36
Transportation and Warehousing	48-49	1.93	0.26	1.55	3.66	0.19	0.21	0.24
Information	51	0.34	0.05	0.27	0.64	0.03	0.03	0.04
Finance and Insurance	52	1.61	0.22	1.29	3.05	0.16	0.18	0.20
Real Estate Rental and Leasing	53	0.90	0.12	0.72	1.70	0.11	0.12	0.14
Professional, Scientific, and Technical Services	54	0.65	0.09	0.52	1.23	0.06	0.07	0.08
Management of Companies and Enterprises	55	0.36	0.05	0.28	0.67	0.03	0.04	0.04
Administrative and Support Services	56	1.30	0.18	1.04	2.46	0.11	0.12	0.14
Educational Services	61	1.03	0.14	0.83	1.95	0.10	0.11	0.13
Health Care and Social Assistance	62	7.35	1.01	5.89	13.93	0.77	0.86	0.97
Arts, Entertainment and Recreation	71	1.49	0.20	1.19	2.83	0.12	0.14	0.15
Accommodation and Food Service	72	2.52	0.35	2.02	4.78	0.24	0.27	0.30
Other Services	81	4.02	0.55	3.22	7.62	0.37	0.42	0.47
Government	99	0.48	0.07	0.38	0.91	0.04	0.05	0.06
Total		28.32	3.88	22.70	53.69	2.74	3.07	3.47

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 24. Estimated Number of Households Earning Between 61% - 80% AMI by Rental Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5a	Prototype 5b	Prototype 5c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.02	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.00	0.01	0.00	0.00	0.00
Utilities	22	0.05	0.01	0.04	0.10	0.01	0.01	0.01
Construction	23	0.33	0.05	0.27	0.62	0.06	0.07	0.08
Manufacturing	31-33	0.15	0.02	0.13	0.29	0.03	0.03	0.04
Wholesale Trade	42	0.60	0.09	0.51	1.15	0.11	0.13	0.14
Retail Trade	44-45	2.43	0.37	2.05	4.62	0.43	0.52	0.57
Transportation and Warehousing	48-49	1.28	0.19	1.07	2.42	0.24	0.27	0.30
Information	51	0.39	0.06	0.33	0.74	0.07	0.08	0.09
Finance and Insurance	52	1.52	0.23	1.28	2.88	0.28	0.33	0.36
Real Estate Rental and Leasing	53	1.39	0.21	1.17	2.64	0.26	0.30	0.33
Professional, Scientific, and Technical Services	54	0.82	0.12	0.69	1.56	0.15	0.18	0.19
Management of Companies and Enterprises	55	0.39	0.06	0.32	0.73	0.06	0.08	0.09
Administrative and Support Services	56	0.75	0.11	0.63	1.42	0.12	0.16	0.18
Educational Services	61	0.97	0.15	0.82	1.85	0.13	0.21	0.23
Health Care and Social Assistance	62	5.53	0.84	4.65	10.49	0.70	1.19	1.31
Arts, Entertainment and Recreation	71	0.69	0.11	0.58	1.32	0.11	0.15	0.16
Accommodation and Food Service	72	1.68	0.25	1.41	3.18	0.29	0.36	0.40
Other Services	81	2.71	0.41	2.28	5.14	0.50	0.58	0.64
Government	99	0.38	0.06	0.32	0.73	0.08	0.08	0.09
Total		22.08	3.35	18.56	41.90	3.61	4.74	5.21

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 25. Estimated Number of Households Earning Between 61% - 80% AMI by Ownership Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.02	0.00	0.02	0.04	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.01	0.02	0.00	0.00	0.00
Utilities	22	0.07	0.01	0.06	0.14	0.01	0.01	0.01
Construction	23	0.64	0.09	0.52	1.22	0.06	0.07	0.07
Manufacturing	31-33	0.26	0.04	0.21	0.49	0.03	0.03	0.03
Wholesale Trade	42	1.03	0.14	0.82	1.94	0.10	0.11	0.13
Retail Trade	44-45	4.38	0.60	3.51	8.31	0.41	0.45	0.51
Transportation and Warehousing	48-49	2.26	0.31	1.81	4.29	0.22	0.24	0.28
Information	51	0.75	0.10	0.60	1.42	0.07	0.08	0.09
Finance and Insurance	52	2.75	0.38	2.20	5.22	0.28	0.31	0.35
Real Estate Rental and Leasing	53	1.38	0.19	1.11	2.62	0.17	0.19	0.21
Professional, Scientific, and Technical Services	54	1.48	0.20	1.19	2.81	0.14	0.16	0.18
Management of Companies and Enterprises	55	0.67	0.09	0.54	1.28	0.06	0.07	0.08
Administrative and Support Services	56	1.48	0.20	1.19	2.81	0.12	0.14	0.16
Educational Services	61	1.49	0.20	1.20	2.83	0.15	0.16	0.18
Health Care and Social Assistance	62	8.08	1.11	6.48	15.32	0.84	0.94	1.07
Arts, Entertainment and Recreation	71	1.67	0.23	1.34	3.16	0.14	0.15	0.17
Accommodation and Food Service	72	3.24	0.44	2.59	6.13	0.31	0.34	0.39
Other Services	81	5.02	0.69	4.02	9.51	0.47	0.52	0.59
Government	99	0.75	0.10	0.60	1.43	0.07	0.08	0.09
Total		37.45	5.13	30.02	70.99	3.63	4.06	4.59

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 26. Estimated Number of Households Earning Between 81% - 100% AMI by Rental Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5a	Prototype 5b	Prototype 5c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Utilities	22	0.03	0.00	0.03	0.06	0.01	0.01	0.01
Construction	23	0.22	0.03	0.19	0.42	0.04	0.05	0.05
Manufacturing	31-33	0.10	0.01	0.08	0.18	0.02	0.02	0.02
Wholesale Trade	42	0.29	0.04	0.24	0.55	0.05	0.06	0.07
Retail Trade	44-45	1.06	0.16	0.89	2.01	0.18	0.23	0.25
Transportation and Warehousing	48-49	0.33	0.05	0.28	0.63	0.06	0.07	0.08
Information	51	0.47	0.07	0.39	0.89	0.08	0.10	0.11
Finance and Insurance	52	0.93	0.14	0.78	1.76	0.17	0.20	0.22
Real Estate Rental and Leasing	53	0.74	0.11	0.62	1.40	0.14	0.16	0.17
Professional, Scientific, and Technical Services	54	0.85	0.13	0.71	1.61	0.15	0.18	0.20
Management of Companies and Enterprises	55	0.34	0.05	0.29	0.65	0.05	0.07	0.08
Administrative and Support Services	56	0.45	0.07	0.38	0.85	0.07	0.10	0.11
Educational Services	61	0.73	0.11	0.62	1.39	0.10	0.16	0.17
Health Care and Social Assistance	62	4.30	0.65	3.61	8.16	0.54	0.92	1.01
Arts, Entertainment and Recreation	71	0.31	0.05	0.26	0.58	0.05	0.07	0.07
Accommodation and Food Service	72	0.60	0.09	0.51	1.15	0.11	0.13	0.14
Other Services	81	1.44	0.22	1.21	2.73	0.27	0.31	0.34
Government	99	0.27	0.04	0.23	0.51	0.06	0.06	0.06
Total		13.46	2.04	11.31	25.54	2.15	2.89	3.18

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 27. Estimated Number of Households Earning Between 81%-100% AMI by Ownership Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.00	0.01	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Utilities	22	0.05	0.01	0.04	0.09	0.00	0.01	0.01
Construction	23	0.43	0.06	0.35	0.82	0.04	0.04	0.05
Manufacturing	31-33	0.16	0.02	0.13	0.31	0.02	0.02	0.02
Wholesale Trade	42	0.49	0.07	0.39	0.93	0.05	0.05	0.06
Retail Trade	44-45	1.91	0.26	1.53	3.61	0.18	0.20	0.22
Transportation and Warehousing	48-49	0.59	0.08	0.47	1.12	0.06	0.06	0.07
Information	51	0.91	0.12	0.73	1.72	0.08	0.09	0.10
Finance and Insurance	52	1.68	0.23	1.35	3.18	0.17	0.19	0.21
Real Estate Rental and Leasing	53	0.73	0.10	0.59	1.38	0.09	0.10	0.11
Professional, Scientific, and Technical Services	54	1.53	0.21	1.23	2.91	0.15	0.16	0.18
Management of Companies and Enterprises	55	0.60	0.08	0.48	1.14	0.06	0.06	0.07
Administrative and Support Services	56	0.89	0.12	0.71	1.69	0.07	0.08	0.09
Educational Services	61	1.12	0.15	0.90	2.13	0.11	0.12	0.14
Health Care and Social Assistance	62	6.29	0.86	5.04	11.92	0.66	0.73	0.83
Arts, Entertainment and Recreation	71	0.73	0.10	0.59	1.39	0.06	0.07	0.08
Accommodation and Food Service	72	1.17	0.16	0.93	2.21	0.11	0.12	0.14
Other Services	81	2.66	0.37	2.14	5.05	0.25	0.28	0.31
Government	99	0.53	0.07	0.42	1.00	0.05	0.06	0.06
Total		22.48	3.08	18.02	42.63	2.19	2.45	2.77

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Maximum Supportable Nexus Fee

Exhibit 28 through **Exhibit 33** present the calculations for the maximum supportable nexus fee for each prototype by AMI level. The number of new households at each AMI level is multiplied by the affordability gap at each AMI level, resulting in the total affordable housing gap cost. The maximum supportable nexus fee per unit at each AMI level is calculated by dividing the total affordable housing gap cost by the number of units for each prototype. To achieve the supportable nexus fee per square foot at each AMI level, the calculated supportable nexus fee per unit is divided by the average unit size in square feet. The maximum supportable on-site performance requirement is calculated by dividing the number of new households at each AMI level by the total number of units for each prototype. The maximum supportable fee by AMI level is additive, for example, the maximum supportable fee for affordable housing units below 50% AMI is the sum of the fee at below 30% AMI and between 30%-50% AMI.

Exhibit 34 and **Exhibit 35** present the maximum supportable on-site affordable housing performance and in-lieu fees for residential prototypes. The maximum supportable performance requirement by AMI level is also additive. The results are shown at each AMI level and combined at below 80% AMI and below 100% AMI.

Exhibit 28. Maximum Supportable Residential Nexus Fee Calculations, Rental Prototypes 1 & 2, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Mixed-Use High-Rise 20-Story							
Number of New Households	6.87	50.85	16.75	22.08	13.46	96.56	110.02
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,815	\$89,360
Total Affordable Housing Gap Cost	\$1,457,737	\$6,804,873	\$1,478,503	\$90,040	\$0	\$9,831,154	\$9,831,154
Number of Units	880	880	880	880	880	880	880
Average Square Feet per Unit	710	710	710	710	710	710	710
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,657	\$7,733	\$1,680	\$102	\$0	\$11,172	\$11,172
Supportable Nexus Fee per SF (Gap per SF)	\$2.33	\$10.89	\$2.37	\$0.14	\$0.00	\$15.73	\$15.73
Supportable Performance Requirement	0.8%	5.8%	1.9%	2.5%	1.5%	11.0%	12.5%
Prototype 2 - Mixed-Use Mid-Rise							
Number of New Households	1.04	7.70	2.54	3.35	2.04	14.63	16.67
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,815	\$89,360
Total Affordable Housing Gap Cost	\$220,843	\$1,030,918	\$223,989	\$13,641	\$0	\$1,489,391	\$1,489,391
Number of Units	140	140	140	140	140	140	140
Average Square Feet per Unit	791	791	791	791	791	791	791
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,577	\$7,364	\$1,600	\$97	\$0	\$10,639	\$10,639
Supportable Nexus Fee per SF (Gap per SF)	\$1.99	\$9.31	\$2.02	\$0.12	\$0.00	\$13.45	\$13.45
Supportable Performance Requirement	0.7%	5.5%	1.8%	2.4%	1.5%	10.4%	11.9%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 29. Maximum Supportable Residential Nexus Fee Calculations, Rental Prototypes 3 & 4, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 3 - Mixed-Use High-Rise 13-Story							
Number of New Households	5.77	42.74	14.08	18.56	11.31	81.16	92.47
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,815	\$89,360
Total Affordable Housing Gap Cost	\$1,225,274	\$5,719,708	\$1,242,728	\$75,682	\$0	\$8,263,391	\$8,263,391
Number of Units	770	770	770	770	770	770	770
Average Square Feet per Unit	728	728	728	728	728	728	728
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,591	\$7,428	\$1,614	\$98	\$0	\$10,732	\$10,732
Supportable Nexus Fee per SF (Gap per SF)	\$2.19	\$10.20	\$2.22	\$0.14	\$0.00	\$14.74	\$14.74
Supportable Performance Requirement	0.7%	5.6%	1.8%	2.4%	1.5%	10.5%	12.0%
Prototype 4 - Urban Core							
Number of New Households	13.03	96.49	31.79	41.90	25.54	183.21	208.75
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,815	\$89,360
Total Affordable Housing Gap Cost	\$2,765,924	\$12,911,628	\$2,805,326	\$170,843	\$0	\$18,653,721	\$18,653,721
Number of Units	1,670	1,670	1,670	1,670	1,670	1,670	1,670
Average Square Feet per Unit	692	692	692	692	692	692	692
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,656	\$7,732	\$1,680	\$102	\$0	\$11,170	\$11,170
Supportable Nexus Fee per SF (Gap per SF)	\$2.39	\$11.17	\$2.43	\$0.15	\$0.00	\$16.14	\$16.14
Supportable Performance Requirement	0.8%	5.8%	1.9%	2.5%	1.5%	11.0%	12.5%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 30. Maximum Supportable Residential Nexus Fee Calculations, Low-Rise Rental Prototypes, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 5a - Low-Rise (LOW)							
Number of New Households	1.13	8.29	2.70	3.61	2.15	15.73	17.88
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,812	\$89,574
Total Affordable Housing Gap Cost	\$239,423	\$1,109,209	\$237,974	\$14,738	\$0	\$1,601,344	\$1,601,344
Number of Units	200	200	200	200	200	200	200
Average Square Feet per Unit	805	805	805	805	805	805	805
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,197	\$5,546	\$1,190	\$74	\$0	\$8,007	\$8,007
Supportable Nexus Fee per SF (Gap per SF)	\$1.49	\$6.89	\$1.48	\$0.09	\$0.00	\$9.95	\$9.95
Supportable Performance Requirement	0.6%	4.1%	1.3%	1.8%	1.1%	7.9%	8.9%
Prototype 5b - Low-Rise (MEDIUM)							
Number of New Households	1.47	10.91	3.60	4.74	2.89	20.72	23.61
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,815	\$89,360
Total Affordable Housing Gap Cost	\$312,809	\$1,460,226	\$317,265	\$19,321	\$0	\$2,109,621	\$2,109,621
Number of Units	200	200	200	200	200	200	200
Average Square Feet per Unit	805	805	805	805	805	805	805
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,564	\$7,301	\$1,586	\$97	\$0	\$10,548	\$10,548
Supportable Nexus Fee per SF (Gap per SF)	\$1.94	\$9.07	\$1.97	\$0.12	\$0.00	\$13.10	\$13.10
Supportable Performance Requirement	0.7%	5.5%	1.8%	2.4%	1.4%	10.4%	11.8%
Prototype 5c - Urban Core (HIGH)							
Number of New Households	1.62	12.00	3.95	5.21	3.18	22.79	25.97
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$101,815	\$89,360
Total Affordable Housing Gap Cost	\$344,087	\$1,606,233	\$348,988	\$21,253	\$0	\$2,320,562	\$2,320,562
Number of Units	200	200	200	200	200	200	200
Average Square Feet per Unit	805	805	805	805	805	805	805
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,720	\$8,031	\$1,745	\$106	\$0	\$11,603	\$11,603
Supportable Nexus Fee per SF (Gap per SF)	\$2.14	\$9.98	\$2.17	\$0.13	\$0.00	\$14.41	\$14.41
Supportable Performance Requirement	0.8%	6.0%	2.0%	2.6%	1.6%	11.4%	13.0%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 31. Maximum Supportable Residential Nexus Fee Calculations, Owner Prototypes 6 & 7, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 6 - Mixed-Use High-Rise 20-Story							
Number of New Households	11.90	88.12	28.32	37.45	22.48	165.78	188.26
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$102,354	\$90,130
Total Affordable Housing Gap Cost	\$2,524,805	\$11,791,652	\$2,499,049	\$152,680	\$0	\$16,968,186	\$16,968,186
Number of Units	880	880	880	880	880	880	880
Average Square Feet per Unit	710	710	710	710	710	710	710
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,869	\$13,400	\$2,840	\$173	\$0	\$19,282	\$19,282
Supportable Nexus Fee per SF (Gap per SF)	\$4.04	\$18.87	\$4.00	\$0.24	\$0.00	\$27.16	\$27.16
Supportable Performance Requirement	1.4%	10.0%	3.2%	4.3%	2.6%	18.8%	21.4%
Prototype 7 - Mixed-Use Mid-Rise							
Number of New Households	1.63	12.08	3.88	5.13	3.08	22.72	25.80
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$102,354	\$90,130
Total Affordable Housing Gap Cost	\$345,975	\$1,615,816	\$342,446	\$20,922	\$0	\$2,325,159	\$2,325,159
Number of Units	140	140	140	140	140	140	140
Average Square Feet per Unit	791	791	791	791	791	791	791
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,471	\$11,542	\$2,446	\$149	\$0	\$16,608	\$16,608
Supportable Nexus Fee per SF (Gap per SF)	\$3.12	\$14.59	\$3.09	\$0.19	\$0.00	\$21.00	\$21.00
Supportable Performance Requirement	1.2%	8.6%	2.8%	3.7%	2.2%	16.2%	18.4%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 32. Maximum Supportable Residential Nexus Fee Calculations, Owner Prototypes 8 & 9, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 8 - Mixed-Use High-Rise 13-Story							
Number of New Households	9.54	70.64	22.70	30.02	18.02	132.89	150.91
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$102,354	\$90,130
Total Affordable Housing Gap Cost	\$2,023,848	\$9,452,023	\$2,003,203	\$122,386	\$0	\$13,601,460	\$13,601,460
Number of Units	770	770	770	770	770	770	770
Average Square Feet per Unit	728	728	728	728	728	728	728
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,628	\$12,275	\$2,602	\$159	\$0	\$17,664	\$17,664
Supportable Nexus Fee per SF (Gap per SF)	\$3.61	\$16.86	\$3.57	\$0.22	\$0.00	\$24.26	\$24.26
Supportable Performance Requirement	1.2%	9.2%	2.9%	3.9%	2.3%	17.3%	19.6%
Prototype 9 - Urban Core							
Number of New Households	22.55	167.07	53.69	70.99	42.63	314.30	356.93
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$102,354	\$90,130
Total Affordable Housing Gap Cost	\$4,786,778	\$22,355,799	\$4,737,948	\$289,465	\$0	\$32,169,990	\$32,169,990
Number of Units	1,670	1,670	1,670	1,670	1,670	1,670	1,670
Average Square Feet per Unit	692	692	692	692	692	692	692
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,866	\$13,387	\$2,837	\$173	\$0	\$19,263	\$19,263
Supportable Nexus Fee per SF (Gap per SF)	\$4.14	\$19.34	\$4.10	\$0.25	\$0.00	\$27.84	\$27.84
Supportable Performance Requirement	1.4%	10.0%	3.2%	4.3%	2.6%	18.8%	21.4%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 33. Maximum Supportable Residential Nexus Fee Calculations, Low-Rise Owner Prototypes, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 10a - Low-Rise (LOW)							
Number of New Households	1.14	8.48	2.74	0.17	2.19	12.53	14.72
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$129,256	\$110,010
Total Affordable Housing Gap Cost	\$242,454	\$1,134,148	\$242,092	\$681	\$0	\$1,619,376	\$1,619,376
Number of Units	120	120	120	120	120	120	120
Average Square Feet per Unit	1,342	1,342	1,342	1,342	1,342	1,342	1,342
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,020	\$9,451	\$2,017	\$6	\$0	\$13,495	\$13,495
Supportable Nexus Fee per SF (Gap per SF)	\$1.51	\$7.04	\$1.50	\$0.00	\$0.00	\$10.06	\$10.06
Supportable Performance Requirement	1.0%	7.1%	2.3%	0.1%	1.8%	10.4%	12.3%
Prototype 10a - Low-Rise (MEDIUM)							
Number of New Households	1.28	9.49	3.07	0.19	2.45	14.04	16.49
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$129,190	\$109,963
Total Affordable Housing Gap Cost	\$271,534	\$1,270,175	\$271,128	\$793	\$0	\$1,813,631	\$1,813,631
Number of Units	120	120	120	120	120	120	120
Average Square Feet per Unit	1,342	1,342	1,342	1,342	1,342	1,342	1,342
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,263	\$10,585	\$2,259	\$7	\$0	\$15,114	\$15,114
Supportable Nexus Fee per SF (Gap per SF)	\$1.69	\$7.89	\$1.68	\$0.00	\$0.00	\$11.26	\$11.26
Supportable Performance Requirement	1.1%	7.9%	2.6%	0.2%	2.0%	11.7%	13.7%
Prototype 10a - Low-Rise (HIGH)							
Number of New Households	1.44	10.72	3.47	0.21	2.77	15.85	18.62
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$129,235	\$109,995
Total Affordable Housing Gap Cost	\$306,637	\$1,434,382	\$306,179	\$873	\$0	\$2,048,071	\$2,048,071
Number of Units	120	120	120	120	120	120	120
Average Square Feet per Unit	1,342	1,342	1,342	1,342	1,342	1,342	1,342
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,555	\$11,953	\$2,551	\$7	\$0	\$17,067	\$17,067
Supportable Nexus Fee per SF (Gap per SF)	\$1.90	\$8.91	\$1.90	\$0.01	\$0.00	\$12.72	\$12.72
Supportable Performance Requirement	1.2%	8.9%	2.9%	0.2%	2.3%	13.2%	15.5%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 34. Maximum Supportable Onsite Affordable Housing Performance Requirements for Rental & Ownership Units, City of Bellevue

Rental Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Mixed-Use High-Rise 20-Story	0.78%	5.78%	1.90%	2.51%	1.53%	10.97%	12.50%
Mixed-Use Mid-Rise	0.74%	5.50%	1.81%	2.39%	1.46%	10.45%	11.91%
Mixed-Use High-Rise 13-Story	0.75%	5.55%	1.83%	2.41%	1.47%	10.54%	12.01%
Urban Core	0.78%	5.78%	1.90%	2.51%	1.53%	10.97%	12.50%
Low-Rise (LOW)	0.56%	4.14%	1.35%	1.81%	1.07%	7.86%	8.94%
Low-Rise (MEDIUM)	0.74%	5.46%	1.80%	2.37%	1.44%	10.36%	11.80%
Low-Rise (HIGH)	0.81%	6.00%	1.98%	2.61%	1.59%	11.40%	12.98%
Ownership Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Mixed-Use High-Rise 20-Story	1.35%	10.01%	3.22%	4.26%	2.55%	18.84%	21.39%
Mixed-Use Mid-Rise	1.16%	8.63%	2.77%	3.67%	2.20%	16.23%	18.43%
Mixed-Use High-Rise 13-Story	1.24%	9.17%	2.95%	3.90%	2.34%	17.26%	19.60%
Urban Core	1.35%	10.00%	3.22%	4.25%	2.55%	18.82%	21.37%
Low-Rise (LOW)	0.95%	7.06%	2.29%	0.14%	1.83%	10.44%	12.27%
Low-Rise (MEDIUM)	1.07%	7.91%	2.56%	0.16%	2.05%	11.70%	13.74%
Low-Rise (HIGH)	1.20%	8.93%	2.89%	0.18%	2.31%	13.21%	15.52%

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 35. Maximum Supportable Residential Fee Schedule for Rental & Ownership Units, City of Bellevue

Rental Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Mixed-Use High-Rise 20-Story	\$2.33	\$10.89	\$2.37	\$0.14	\$0.00	\$15.73	\$15.73
Mixed-Use Mid-Rise	\$1.99	\$9.31	\$2.02	\$0.12	\$0.00	\$13.45	\$13.45
Mixed-Use High-Rise 13-Story	\$2.19	\$10.20	\$2.22	\$0.14	\$0.00	\$14.74	\$14.74
Urban Core	\$2.39	\$11.17	\$2.43	\$0.15	\$0.00	\$16.14	\$16.14
Low-Rise (LOW)	\$1.49	\$6.89	\$1.48	\$0.09	\$0.00	\$9.95	\$9.95
Low-Rise (MEDIUM)	\$1.94	\$9.07	\$1.97	\$0.12	\$0.00	\$13.10	\$13.10
Low-Rise (HIGH)	\$2.14	\$9.98	\$2.17	\$0.13	\$0.00	\$14.41	\$14.41
Ownership Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Mixed-Use High-Rise 20-Story	\$4.04	\$18.87	\$4.00	\$0.24	\$0.00	\$27.16	\$27.16
Mixed-Use Mid-Rise	\$3.12	\$14.59	\$3.09	\$0.19	\$0.00	\$21.00	\$21.00
Mixed-Use High-Rise 13-Story	\$3.61	\$16.86	\$3.57	\$0.22	\$0.00	\$24.26	\$24.26
Urban Core	\$4.14	\$19.34	\$4.10	\$0.25	\$0.00	\$27.84	\$27.84
Low-Rise (LOW)	\$1.51	\$7.04	\$1.50	\$0.00	\$0.00	\$10.06	\$10.06
Low-Rise (MEDIUM)	\$1.69	\$7.89	\$1.68	\$0.00	\$0.00	\$11.26	\$11.26
Low-Rise (HIGH)	\$1.90	\$8.91	\$1.90	\$0.01	\$0.00	\$12.72	\$12.72

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Non-Residential/Commercial Calculations

The following steps describe the process for calculating Non-residential nexus fees, explained in more detail in subsequent sections.

1. Estimate The Total New Employee Households Generated by Nonresidential Prototypes
2. Distribute Household Generation by Prototype and Occupational Category
3. Estimate The Number of Households Generated by Nonresidential Prototype at Each AMI Level

New Employee Household Generation

To estimate the supportable nexus fee per-square-foot for all non-residential prototypes, analysis first calculated the number of new employee households generated by each non-residential prototype. An average employment density by square foot for all prototypes is calculated by taking the total Bellevue Citywide Nonresidential Capacity figure of 60,300,000 square feet, and dividing that by the Citywide Employment Capacity of 185,000, both figures which were derived from the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Final EIS February 2024. Utilizing the pre-determined nonresidential totals for each prototype, analysis estimated the total number of employees generated by prototype by dividing this total nonresidential square footage by the employment density factor of 326 by prototype (**Exhibit 36**).

To estimate the number of new employees who will be living in the City of Bellevue as generated by each prototype, analysis divided the current employee base living in Bellevue by the total number of employees currently working in the City of Bellevue, equal to 57.5% of all workers. Analysis then calculated the number of workers per worker household in the City of Bellevue, which was derived by dividing the total number of Bellevue City residents who are employed by the number of households with at least one worker, equal to 1.60 workers per worker household. **Exhibit 36** shows the estimated number of employees living in Bellevue by prototype, and the resulting number of employee households that the City of Bellevue will absorb upon the development of each prototype.

A more granular nonresidential analysis was conducted for the Mixed-Use High-Rise 20-Story structure in the BelRed neighborhood, specifically examining the estimated number of employees generated within the Medical Mixed-Use (MU), Office MU, and Residential MU zones. Because the Wilburton Vision Implementation Final EIS does not isolate employment and nonresidential forecasts for the neighborhood of BelRed, an average employment density based on an assessment of Mixed-Use centers across the City of Bellevue, which includes the BelRed district, was calculated. All Mixed-Use centers have a capacity to develop 54,700,000 square feet, which

would lead to employment growth of approximately 168,900 persons, yielding an average employment density factor of 324 (**Exhibit 37**). Overall, very little variation in estimated household generation and supportable nexus fees were observed through this secondary analysis.

Exhibit 36. Employee and Employee Household Generation by Nonresidential Prototypes, Wilburton, City of Bellevue

	Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Nonresidential net square feet	31,238	18,445	43,138	31,238
Employment Density Factor	326	326	326	326
Estimated Number of Employees	96	57	132	96
Estimated Employees Living in Bellevue	55	33	76	55
Estimated Number of Employee HH	34	20	48	34

Sources: 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation, City of Bellevue; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 37. Employee and Employee Household Generation, Mixed-Use High-Rise 20-Story, BelRed District

	Mixed-Use High-Rise 20-Story
Nonresidential net square feet	31,238
Employment Density Factor	324
Estimated Number of Employees	96
Estimated Employees Living in Bellevue	55
Estimated Number of Employee HH	35

Sources: 2022-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation, City of Bellevue; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Distribution by Occupation

After having calculated employment totals for the City of Bellevue by both two-digit SOC and NAICS codes (*methodology described in [Residential Calculations](#) section*), analysis then calculated weighted average occupational distributions by two-digit SOC code, which compares these weighted employment distributions to the percentage of income that falls within each AMI bracket (**Exhibit 38**). Each SOC category shows the percentage of income for each occupation that falls within each AMI level. Of all 22 occupational categories, more than 50% of that occupation’s wages fell between either 30% and 50% AMI, or greater than 100% of AMI for 16 occupations.

Maximum Supportable Nexus Fee

Exhibit 39 through **Exhibit 46** present the calculations for the maximum supportable nexus fee for each nonresidential prototype by AMI level. The number of new households at each AMI level is multiplied by the affordable housing at each AMI level, resulting in the total affordable housing gap cost. The maximum supportable fee at each AMI level is calculated by dividing the total affordable housing gap cost by the total nonresidential square footage.

Exhibit 47 presents the maximum supportable commercial nexus fees by nonresidential prototype. Again, these results are shown at each AMI level and combined at below 80% AMI and below 100% AMI. **Exhibit 48** shows the maximum supportable commercial nexus fees by alternative nonresidential prototype.

Exhibit 38. Weighted Average Occupational Distribution and Distribution of Occupation by AMI, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100%
Management Occupations	11-0000	7.7%	0.0%	2.8%	2.6%	5.4%	9.7%	79.6%
Business and Financial Operations Occupations	13-0000	13.8%	0.2%	6.8%	4.3%	21.7%	21.2%	45.8%
Computer and Mathematical Occupations	15-0000	21.1%	0.0%	4.0%	2.8%	8.0%	17.5%	67.7%
Architecture and Engineering Occupations	17-0000	2.5%	0.0%	5.8%	3.2%	16.8%	22.3%	51.9%
Life, Physical, and Social Science Occupations	19-0000	1.4%	1.8%	7.9%	11.0%	23.6%	18.1%	37.5%
Community and Social Service Occupations	21-0000	1.2%	4.1%	26.5%	20.2%	26.1%	13.4%	9.7%
Legal Occupations	23-0000	1.4%	0.9%	7.3%	6.2%	18.1%	18.3%	49.3%
Educational Instruction and Library Occupations	25-0000	0.7%	4.7%	22.2%	13.8%	19.6%	15.5%	24.3%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	2.3%	5.7%	19.6%	10.9%	20.9%	18.5%	24.4%
Healthcare Practitioners and Technical Occupations	29-0000	4.7%	1.4%	7.6%	5.6%	13.5%	18.7%	53.3%
Healthcare Support Occupations	31-0000	3.3%	6.0%	68.1%	15.5%	3.3%	3.3%	3.7%
Protective Service Occupations	33-0000	0.9%	6.0%	35.4%	12.8%	13.4%	12.2%	20.3%
Food Preparation and Serving Related Occupations	35-0000	8.4%	7.9%	68.5%	6.1%	8.6%	2.8%	6.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	1.3%	7.0%	67.0%	14.8%	4.4%	3.3%	3.6%
Personal Care and Service Occupations	39-0000	0.6%	7.4%	52.0%	17.1%	14.0%	2.6%	6.9%
Sales and Related Occupations	41-0000	12.0%	7.3%	45.1%	9.3%	15.3%	6.8%	16.2%
Office and Administrative Support Occupations	43-0000	11.4%	6.0%	35.8%	23.8%	24.5%	2.5%	7.3%
Farming, Fishing, and Forestry Occupations	45-0000	0.0%	7.4%	56.9%	15.3%	11.7%	2.8%	5.9%
Construction and Extraction Occupations	47-0000	0.3%	2.7%	11.5%	14.6%	27.0%	18.9%	25.2%
Installation, Maintenance, and Repair Occupations	49-0000	1.9%	4.3%	22.6%	17.0%	28.4%	16.0%	11.7%
Production Occupations	51-0000	0.8%	6.2%	43.8%	13.8%	18.3%	8.6%	9.3%
Transportation and Material Moving Occupations	53-0000	2.3%	6.6%	47.3%	16.5%	18.7%	3.2%	7.7%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; ARCH; 2024; CAI, 2025.

Exhibit 39. Estimated Number of Employee Households Generated by Prototype by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	7.7%	3	2	4	3
Business and Financial Operations Occupations	13-0000	13.8%	5	3	7	5
Computer and Mathematical Occupations	15-0000	21.1%	7	4	10	7
Architecture and Engineering Occupations	17-0000	2.5%	1	1	1	1
Life, Physical, and Social Science Occupations	19-0000	1.4%	0	0	1	0
Community and Social Service Occupations	21-0000	1.2%	0	0	1	0
Legal Occupations	23-0000	1.4%	0	0	1	0
Educational Instruction and Library Occupations	25-0000	0.7%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	2.3%	1	0	1	1
Healthcare Practitioners and Technical Occupations	29-0000	4.7%	2	1	2	2
Healthcare Support Occupations	31-0000	3.3%	1	1	2	1
Protective Service Occupations	33-0000	0.9%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	8.4%	3	2	4	3
Building and Grounds Cleaning and Maintenance Occupations	37-0000	1.3%	0	0	1	0
Personal Care and Service Occupations	39-0000	0.6%	0	0	0	0
Sales and Related Occupations	41-0000	12.0%	4	2	6	4
Office and Administrative Support Occupations	43-0000	11.4%	4	2	5	4
Farming, Fishing, and Forestry Occupations	45-0000	0.0%	0	0	0	0
Construction and Extraction Occupations	47-0000	0.3%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	1.9%	1	0	1	1
Production Occupations	51-0000	0.8%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	2.3%	1	0	1	1
Total		100.0%	34	20	48	34

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 40. Estimated Number of Employee Households Earning Incomes Below 30% AMI Generated by Prototype by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story (Medical)	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	0.0%	0	0	0	0
Business and Financial Operations Occupations	13-0000	0.2%	0	0	0	0
Computer and Mathematical Occupations	15-0000	0.0%	0	0	0	0
Architecture and Engineering Occupations	17-0000	0.0%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	1.8%	0	0	0	0
Community and Social Service Occupations	21-0000	4.1%	0	0	0	0
Legal Occupations	23-0000	0.9%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	4.7%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	5.7%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	1.4%	0	0	0	0
Healthcare Support Occupations	31-0000	6.0%	0	0	0	0
Protective Service Occupations	33-0000	6.0%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	7.9%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	7.0%	0	0	0	0
Personal Care and Service Occupations	39-0000	7.4%	0	0	0	0
Sales and Related Occupations	41-0000	7.3%	0	0	0	0
Office and Administrative Support Occupations	43-0000	6.0%	0	0	0	0
Farming, Fishing, and Forestry Occupations	45-0000	7.4%	0	0	0	0
Construction and Extraction Occupations	47-0000	2.7%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	4.3%	0	0	0	0
Production Occupations	51-0000	6.2%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	6.6%	0	0	0	0
Total			1	1	2	1

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 41. Estimated Number of Employee Households Earning Incomes Between 31% and 50% AMI Generated by Prototype by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story (Medical)	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	2.8%	0	0	0	0
Business and Financial Operations Occupations	13-0000	6.8%	0	0	0	0
Computer and Mathematical Occupations	15-0000	4.0%	0	0	0	0
Architecture and Engineering Occupations	17-0000	5.8%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	7.9%	0	0	0	0
Community and Social Service Occupations	21-0000	26.5%	0	0	0	0
Legal Occupations	23-0000	7.3%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	22.2%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	19.6%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	7.6%	0	0	0	0
Healthcare Support Occupations	31-0000	68.1%	1	0	1	1
Protective Service Occupations	33-0000	35.4%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	68.5%	2	1	3	2
Building and Grounds Cleaning and Maintenance Occupations	37-0000	67.0%	0	0	0	0
Personal Care and Service Occupations	39-0000	52.0%	0	0	0	0
Sales and Related Occupations	41-0000	45.1%	2	1	3	2
Office and Administrative Support Occupations	43-0000	35.8%	1	1	2	1
Farming, Fishing, and Forestry Occupations	45-0000	56.9%	0	0	0	0
Construction and Extraction Occupations	47-0000	11.5%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	22.6%	0	0	0	0
Production Occupations	51-0000	43.8%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	47.3%	0	0	1	0
Total			8	5	12	8

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 42. Estimated Number of Employee Households Earning Incomes Between 51% and 60% AMI Generated by Prototype by Occupational Category AMI, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story (Medical)	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	2.6%	0	0	0	0
Business and Financial Operations Occupations	13-0000	4.3%	0	0	0	0
Computer and Mathematical Occupations	15-0000	2.8%	0	0	0	0
Architecture and Engineering Occupations	17-0000	3.2%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	11.0%	0	0	0	0
Community and Social Service Occupations	21-0000	20.2%	0	0	0	0
Legal Occupations	23-0000	6.2%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	13.8%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	10.9%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	5.6%	0	0	0	0
Healthcare Support Occupations	31-0000	15.5%	0	0	0	0
Protective Service Occupations	33-0000	12.8%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	6.1%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	14.8%	0	0	0	0
Personal Care and Service Occupations	39-0000	17.1%	0	0	0	0
Sales and Related Occupations	41-0000	9.3%	0	0	1	0
Office and Administrative Support Occupations	43-0000	23.8%	1	1	1	1
Farming, Fishing, and Forestry Occupations	45-0000	15.3%	0	0	0	0
Construction and Extraction Occupations	47-0000	14.6%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	17.0%	0	0	0	0
Production Occupations	51-0000	13.8%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	16.5%	0	0	0	0
Total			3	2	4	3

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 43. Estimated Number of Employee Households Earning Incomes Between 61% and 80% AMI Generated by Prototype by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story (Medical)	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	5.4%	0	0	0	0
Business and Financial Operations Occupations	13-0000	21.7%	1	1	1	1
Computer and Mathematical Occupations	15-0000	8.0%	1	0	1	1
Architecture and Engineering Occupations	17-0000	16.8%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	23.6%	0	0	0	0
Community and Social Service Occupations	21-0000	26.1%	0	0	0	0
Legal Occupations	23-0000	18.1%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	19.6%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	20.9%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	13.5%	0	0	0	0
Healthcare Support Occupations	31-0000	3.3%	0	0	0	0
Protective Service Occupations	33-0000	13.4%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	8.6%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	4.4%	0	0	0	0
Personal Care and Service Occupations	39-0000	14.0%	0	0	0	0
Sales and Related Occupations	41-0000	15.3%	1	0	1	1
Office and Administrative Support Occupations	43-0000	24.5%	1	1	1	1
Farming, Fishing, and Forestry Occupations	45-0000	11.7%	0	0	0	0
Construction and Extraction Occupations	47-0000	27.0%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	28.4%	0	0	0	0
Production Occupations	51-0000	18.3%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	18.7%	0	0	0	0
Total			5	3	7	5

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 44. Estimated Number of Employee Households Earning Incomes Between 81% and 100% AMI Generated by Prototype by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story (Medical)	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	9.7%	0	0	0	0
Business and Financial Operations Occupations	13-0000	21.2%	1	1	1	1
Computer and Mathematical Occupations	15-0000	17.5%	1	1	2	1
Architecture and Engineering Occupations	17-0000	22.3%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	18.1%	0	0	0	0
Community and Social Service Occupations	21-0000	13.4%	0	0	0	0
Legal Occupations	23-0000	18.3%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	15.5%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	18.5%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	18.7%	0	0	0	0
Healthcare Support Occupations	31-0000	3.3%	0	0	0	0
Protective Service Occupations	33-0000	12.2%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	2.8%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	3.3%	0	0	0	0
Personal Care and Service Occupations	39-0000	2.6%	0	0	0	0
Sales and Related Occupations	41-0000	6.8%	0	0	0	0
Office and Administrative Support Occupations	43-0000	2.5%	0	0	0	0
Farming, Fishing, and Forestry Occupations	45-0000	2.8%	0	0	0	0
Construction and Extraction Occupations	47-0000	18.9%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	16.0%	0	0	0	0
Production Occupations	51-0000	8.6%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	3.2%	0	0	0	0
Total			4	2	6	4

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 45. Calculated Occupational Distribution and Distribution by Use, Alternative Nonresidential Analysis, City of Bellevue

Occupational Category	SOC Code	% Office	% Retail/ Commercial	% Medical	% Hotel
Management Occupations	11-0000	10.1%	2.0%	4.1%	1.6%
Business and Financial Operations Occupations	13-0000	19.3%	2.1%	3.8%	0.7%
Computer and Mathematical Occupations	15-0000	30.8%	0.4%	2.0%	0.1%
Architecture and Engineering Occupations	17-0000	3.6%	0.1%	0.0%	0.0%
Life, Physical, and Social Science Occupations	19-0000	2.0%	0.0%	1.0%	0.0%
Community and Social Service Occupations	21-0000	0.2%	0.0%	8.4%	0.0%
Legal Occupations	23-0000	2.1%	0.0%	0.0%	0.0%
Educational Instruction and Library Occupations	25-0000	0.3%	0.0%	4.4%	0.0%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	3.2%	0.7%	0.2%	0.3%
Healthcare Practitioners and Technical Occupations	29-0000	1.1%	2.5%	29.9%	0.0%
Healthcare Support Occupations	31-0000	0.4%	0.4%	24.0%	0.1%
Protective Service Occupations	33-0000	0.8%	2.3%	0.2%	0.9%
Food Preparation and Serving Related Occupations	35-0000	0.2%	5.5%	2.6%	83.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	1.1%	0.2%	1.6%	4.2%
Personal Care and Service Occupations	39-0000	0.3%	0.6%	2.3%	0.5%
Sales and Related Occupations	41-0000	8.0%	56.3%	0.2%	1.7%
Office and Administrative Support Occupations	43-0000	12.8%	7.3%	13.7%	3.2%
Farming, Fishing, and Forestry Occupations	45-0000	0.0%	0.0%	0.0%	0.0%
Construction and Extraction Occupations	47-0000	0.4%	0.1%	0.1%	0.0%
Installation, Maintenance, and Repair Occupations	49-0000	1.9%	3.6%	0.6%	1.2%
Production Occupations	51-0000	0.4%	3.4%	0.2%	1.1%
Transportation and Material Moving Occupations	53-0000	1.0%	12.5%	0.7%	1.2%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 46. Maximum Supportable Residential Nexus Fee Calculations, Nonresidential Prototypes, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Mixed-Use High-Rise 20-Story							
Number of New Households	1.12	8.44	2.99	5.02	4.18	17.57	21.75
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$93,994	\$75,949
Total Affordable Housing Gap Cost	\$237,791	\$1,129,707	\$263,669	\$20,473	\$0	\$1,651,640	\$1,651,640
Nonresidential square feet	31,238	31,238	31,238	31,238	31,238	31,238	31,238
Supportable Nexus Fee per SF (Gap per SF)	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87
Prototype 2 - Mixed-Use Mid-Rise							
Number of New Households	0.66	4.98	1.76	2.96	2.47	10.38	12.84
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$93,994	\$75,949
Total Affordable Housing Gap Cost	\$140,408	\$667,054	\$155,688	\$12,089	\$0	\$975,238	\$975,238
Nonresidential square feet	18,445	18,445	18,445	18,445	18,445	18,445	18,445
Supportable Nexus Fee per SF (Gap per SF)	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87
Prototype 3 - Mixed-Use High-Rise 13-Story							
Number of New Households	1.55	11.66	4.13	6.93	5.77	24.27	30.03
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$93,994	\$75,949
Total Affordable Housing Gap Cost	\$328,377	\$1,560,064	\$364,112	\$28,272	\$0	\$2,280,826	\$2,280,826
Nonresidential square feet	43,138	43,138	43,138	43,138	43,138	43,138	43,138
Supportable Nexus Fee per SF (Gap per SF)	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87
Prototype 4 - Urban Core							
Number of New Households	1.12	8.44	2.99	5.02	4.18	17.57	21.75
Affordable Housing Gap	\$212,242	\$133,815	\$88,243	\$4,077	\$0	\$93,994	\$75,949
Total Affordable Housing Gap Cost	\$237,791	\$1,129,707	\$263,669	\$20,473	\$0	\$1,651,640	\$1,651,640
Nonresidential square feet	31,238	31,238	31,238	31,238	31,238	31,238	31,238
Supportable Nexus Fee per SF (Gap per SF)	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Estimated Maximum Supportable Commercial Fees

Exhibit 47. Maximum Supportable Commercial Fee Schedule, City of Bellevue

Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Mixed-Use High-Rise 20-Story	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87
Mixed-Use Mid-Rise	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87
Mixed-Use High-Rise 13-Story	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87
Urban Core	\$7.61	\$36.16	\$8.44	\$0.66	\$0.00	\$52.87	\$52.87

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 48. Maximum Supportable Commercial Fee Schedule, Alternative Analysis, City of Bellevue

Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Office	\$5.18	\$24.15	\$8.12	\$0.74	\$0.00	\$38.19	\$38.19
Retail/Commercial	\$8.26	\$33.74	\$6.00	\$0.40	\$0.00	\$48.39	\$48.39
Medical Office	\$4.92	\$25.68	\$6.60	\$0.34	\$0.00	\$37.54	\$37.54
Hotel	\$1.91	\$10.22	\$0.79	\$0.05	\$0.00	\$12.97	\$12.97

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

APPENDIX A: CITYWIDE NEXUS STUDY SUPPORTING TABLES

Exhibit 49. New Full-Time Equivalents (FTE) Generated by Rental Development Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.00	0.01	0.00	0.00	0.00
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Utilities	22	0.05	0.01	0.04	0.09	0.00	0.01	0.01
Construction	23	0.43	0.06	0.35	0.82	0.04	0.04	0.05
Manufacturing	31-33	0.16	0.02	0.13	0.31	0.02	0.02	0.02
Wholesale Trade	42	0.49	0.07	0.39	0.93	0.05	0.05	0.06
Retail Trade	44-45	1.91	0.26	1.53	3.61	0.18	0.20	0.22
Transportation and Warehousing	48-49	0.59	0.08	0.47	1.12	0.06	0.06	0.07
Information	51	0.91	0.12	0.73	1.72	0.08	0.09	0.10
Finance and Insurance	52	1.68	0.23	1.35	3.18	0.17	0.19	0.21
Real Estate Rental and Leasing	53	0.73	0.10	0.59	1.38	0.09	0.10	0.11
Professional, Scientific, and Technical Services	54	1.53	0.21	1.23	2.91	0.15	0.16	0.18
Management of Companies and Enterprises	55	0.60	0.08	0.48	1.14	0.06	0.06	0.07
Administrative and Support Services	56	0.89	0.12	0.71	1.69	0.07	0.08	0.09
Educational Services	61	1.12	0.15	0.90	2.13	0.11	0.12	0.14
Health Care and Social Assistance	62	6.29	0.86	5.04	11.92	0.66	0.73	0.83
Arts, Entertainment and Recreation	71	0.73	0.10	0.59	1.39	0.06	0.07	0.08
Accommodation and Food Service	72	1.17	0.16	0.93	2.21	0.11	0.12	0.14
Other Services	81	2.66	0.37	2.14	5.05	0.25	0.28	0.31
Government	99	0.53	0.07	0.42	1.00	0.05	0.06	0.06
Total		22.48	3.08	18.02	42.63	2.19	2.45	2.77

Sources: Induced Economic Impacts by Prototype, IMPLAN, 2025; CAI, 2025.

Exhibit 50. New Full-Time Equivalents (FTE) Generated by Ownership Development Prototype, City of Bellevue

Economic Sector	NAICS	Prototype 6	Prototype 7	Prototype 8	Prototype 9	Prototype 10a	Prototype 10b	Prototype 10c
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Agriculture, Forestry, Fishing and Hunting	11	0.27	0.04	0.22	0.51	0.03	0.03	0.03
Mining, Quarrying, and Oil and Gas Extraction	21	0.07	0.01	0.06	0.13	0.01	0.01	0.01
Utilities	22	0.58	0.08	0.47	1.11	0.06	0.07	0.08
Construction	23	4.28	0.59	3.43	8.11	0.39	0.44	0.50
Manufacturing	31-33	2.27	0.31	1.82	4.30	0.22	0.25	0.28
Wholesale Trade	42	9.16	1.25	7.34	17.36	0.90	1.01	1.14
Retail Trade	44-45	42.87	5.87	34.36	81.27	3.97	4.44	5.02
Transportation and Warehousing	48-49	18.42	2.52	14.77	34.93	1.78	1.99	2.25
Information	51	9.31	1.28	7.46	17.65	0.85	0.95	1.08
Finance and Insurance	52	23.60	3.23	18.92	44.75	2.37	2.66	3.00
Real Estate Rental and Leasing	53	11.59	1.59	9.29	21.98	1.39	1.55	1.76
Professional, Scientific, and Technical Services	54	15.44	2.12	12.38	29.28	1.47	1.65	1.86
Management of Companies and Enterprises	55	6.92	0.95	5.55	13.12	0.66	0.74	0.83
Administrative and Support Services	56	15.73	2.16	12.61	29.82	1.31	1.47	1.66
Educational Services	61	13.15	1.80	10.54	24.93	1.28	1.44	1.62
Health Care and Social Assistance	62	94.07	12.89	75.41	178.35	9.81	10.99	12.41
Arts, Entertainment and Recreation	71	17.04	2.34	13.66	32.31	1.39	1.56	1.76
Accommodation and Food Service	72	53.75	7.37	43.09	101.91	5.08	5.69	6.43
Other Services	81	47.62	6.53	38.17	90.28	4.42	4.95	5.59
Government	99	6.55	0.90	5.25	12.43	0.61	0.68	0.77
Total		392.70	53.81	314.78	744.51	38.01	42.56	48.07

Sources: Induced Economic Impacts by Prototype, IMPLAN, 2025; CAI, 2025.

Exhibit 51. Wages by Occupational Grouping, Seattle MSA, 2023

Occupational Category	SOC Code	2023 Employment Estimates	Wage Floor (50% of 10th Percentile)	10th Percentile Annual Wage	25th Percentile Annual Wage	50th Percentile Annual Wage	75th Percentile Annual Wage	90th Percentile Annual Wage	Wage Cap (200% of 90th Percentile)
Management Occupations	11-0000	127,070	\$40,455	\$80,910	\$115,350	\$160,110	\$213,000	\$426,000	\$852,000
Business and Financial Operations Occupations	13-0000	197,190	\$30,295	\$60,590	\$75,300	\$97,870	\$129,310	\$167,450	\$334,900
Computer and Mathematical Occupations	15-0000	171,820	\$36,940	\$73,880	\$101,070	\$140,760	\$173,370	\$215,290	\$430,580
Architecture and Engineering Occupations	17-0000	47,680	\$32,630	\$65,260	\$81,810	\$104,910	\$135,290	\$168,490	\$336,980
Life, Physical, and Social Science Occupations	19-0000	25,650	\$26,135	\$52,270	\$65,690	\$87,420	\$118,860	\$142,140	\$284,280
Community and Social Service Occupations	21-0000	32,480	\$21,885	\$43,770	\$48,790	\$61,290	\$80,010	\$99,850	\$199,700
Legal Occupations	23-0000	17,500	\$28,205	\$56,410	\$74,010	\$101,060	\$155,830	\$227,100	\$454,200
Educational Instruction and Library Occupations	25-0000	98,350	\$21,025	\$42,050	\$50,180	\$68,880	\$102,180	\$122,600	\$245,200
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	35,900	\$19,705	\$39,410	\$51,300	\$75,000	\$101,620	\$140,810	\$281,620
Healthcare Practitioners and Technical Occupations	29-0000	111,180	\$27,255	\$54,510	\$79,260	\$106,880	\$135,650	\$180,120	\$360,240
Healthcare Support Occupations	31-0000	91,580	\$19,295	\$38,590	\$43,080	\$46,950	\$51,760	\$62,150	\$124,300
Protective Service Occupations	33-0000	38,190	\$19,325	\$38,650	\$44,290	\$55,390	\$94,020	\$123,090	\$246,180
Food Preparation and Serving Related Occupations	35-0000	167,750	\$17,270	\$34,540	\$36,620	\$40,980	\$49,190	\$74,570	\$149,140
Building and Grounds Cleaning and Maintenance Occupations	37-0000	51,340	\$18,175	\$36,350	\$37,960	\$43,980	\$51,910	\$62,800	\$125,600
Personal Care and Service Occupations	39-0000	37,720	\$17,760	\$35,520	\$37,980	\$46,490	\$60,020	\$79,030	\$158,060
Sales and Related Occupations	41-0000	190,190	\$17,860	\$35,720	\$37,860	\$48,950	\$76,640	\$121,900	\$243,800
Office and Administrative Support Occupations	43-0000	225,240	\$19,375	\$38,750	\$45,720	\$54,470	\$66,400	\$81,450	\$162,900
Farming, Fishing, and Forestry Occupations	45-0000	1,830	\$17,760	\$35,520	\$37,980	\$44,400	\$56,940	\$73,150	\$146,300
Construction and Extraction Occupations	47-0000	95,880	\$24,290	\$48,580	\$59,340	\$76,180	\$103,420	\$126,790	\$253,580
Installation, Maintenance, and Repair Occupations	49-0000	71,170	\$21,700	\$43,400	\$50,440	\$65,600	\$84,590	\$105,560	\$211,120
Production Occupations	51-0000	82,680	\$19,060	\$38,120	\$43,460	\$51,560	\$70,280	\$96,140	\$192,280
Transportation and Material Moving Occupations	53-0000	160,700	\$18,665	\$37,330	\$41,210	\$49,170	\$64,780	\$83,710	\$167,420
All Occupations	00-0000	2,079,090		\$37,970	\$46,590	\$65,260	\$105,060	\$161,400	

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 52. Percentage of Income Limits Within Each AMI Bracket by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100%
Income Limits		\$30,954	\$51,590	\$61,908	\$82,544	\$103,180	
Management Occupations	11-0000	0.0%	2.8%	2.6%	5.4%	9.7%	79.6%
Business and Financial Operations Occupations	13-0000	0.2%	6.8%	4.3%	21.7%	21.2%	45.8%
Computer and Mathematical Occupations	15-0000	0.0%	4.0%	2.8%	8.0%	17.5%	67.7%
Architecture and Engineering Occupations	17-0000	0.0%	5.8%	3.2%	16.8%	22.3%	51.9%
Life, Physical, and Social Science Occupations	19-0000	1.8%	7.9%	11.0%	23.6%	18.1%	37.5%
Community and Social Service Occupations	21-0000	4.1%	26.5%	20.2%	26.1%	13.4%	9.7%
Legal Occupations	23-0000	0.9%	7.3%	6.2%	18.1%	18.3%	49.3%
Educational Instruction and Library Occupations	25-0000	4.7%	22.2%	13.8%	19.6%	15.5%	24.3%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	5.7%	19.6%	10.9%	20.9%	18.5%	24.4%
Healthcare Practitioners and Technical Occupations	29-0000	1.4%	7.6%	5.6%	13.5%	18.7%	53.3%
Healthcare Support Occupations	31-0000	6.0%	68.1%	15.5%	3.3%	3.3%	3.7%
Protective Service Occupations	33-0000	6.0%	35.4%	12.8%	13.4%	12.2%	20.3%
Food Preparation and Serving Related Occupations	35-0000	7.9%	68.5%	6.1%	8.6%	2.8%	6.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	7.0%	67.0%	14.8%	4.4%	3.3%	3.6%
Personal Care and Service Occupations	39-0000	7.4%	52.0%	17.1%	14.0%	2.6%	6.9%
Sales and Related Occupations	41-0000	7.3%	45.1%	9.3%	15.3%	6.8%	16.2%
Office and Administrative Support Occupations	43-0000	6.0%	35.8%	23.8%	24.5%	2.5%	7.3%
Farming, Fishing, and Forestry Occupations	45-0000	7.4%	56.9%	15.3%	11.7%	2.8%	5.9%
Construction and Extraction Occupations	47-0000	2.7%	11.5%	14.6%	27.0%	18.9%	25.2%
Installation, Maintenance, and Repair Occupations	49-0000	4.3%	22.6%	17.0%	28.4%	16.0%	11.7%
Production Occupations	51-0000	6.2%	43.8%	13.8%	18.3%	8.6%	9.3%
Transportation and Material Moving Occupations	53-0000	6.6%	47.3%	16.5%	18.7%	3.2%	7.7%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; ARCH, 2024; CAI, 2025.

APPENDIX B: WILBURTON AFFORDABLE HOUSING NEXUS STUDY

Background and Purpose

The City of Bellevue commissioned Community Attributes Inc. (CAI) in 2023 to perform economic analysis pertinent to a proposed land use code amendment (LUCA) in the Wilburton Commercial Area of Bellevue. In 2018, a 15-member Citizen Advisory Committee submitted a report for its vision on land use, transportation, and urban design called the Wilburton Vision. In 2022, Bellevue City Council authorized the implementation of this vision, for which the findings from the LUCA for the Wilburton Transit Oriented Development (TOD) area would support a rezoning, to transform the area into a vibrant transit-oriented urban neighborhood in Bellevue. Through this process, CAI delivered technical and economic analysis summarizing stakeholder feedback as well as providing data on current market conditions and development economics to inform land use and policy considerations.

As a part of the LUCA process, the City of Bellevue is also exploring a range of voluntary and mandatory affordable housing policies. Among these is a mandatory affordable housing performance and in-lieu fee program. The City of Bellevue contracted CAI to provide an affordable housing nexus study. The purpose of a nexus study is to demonstrate the extent that new development generates need for affordable housing and the proportionate impact of different types of development on the need for affordable housing. This nexus study provides the maximum supportable residential and nonresidential in-lieu fees and on-site affordable housing performance requirements for the range of development types anticipated within the Wilburton Commercial Area.

Methods and Approach

Data used in this report draws from several sources, including American Community Survey (ACS) and American Housing Survey (AHS) demographic data published by the U.S. Census Bureau, national real estate listing sites such as Zillow and Redfin, statewide and regional housing and population data provided by the Office of Financial Management (OFM), Puget Sound Regional Council, and the U.S. Bureau of Labor Statistics (BLS). Jobs supported by new development, including direct, indirect, and induced jobs by prototype were generated by using IMPLAN (Impact Analysis for Planning), a software provider that calculates projected economic impacts and multipliers by employment industry.

This report uses a similar methodology as the Seattle Affordable Housing Nexus Study and Economic Impact Analysis completed in 2015 for the City of Seattle. Similar studies have been used in other states, including California, Colorado, Massachusetts, Minnesota, and Wyoming. Analysis throughout this

report uses development types specific to Bellevue and Wilburton, and where possible, data specific to these areas.

Organization of Report

The remainder of this report is organized as follows:

- **Prototype Details** describes the variety of mixed-use residential and commercial prototypes that the City of Bellevue anticipates will be developed in the Wilburton area, and, as such, that are subject to this study.
- **Affordability Gap Analysis** summarizes the calculation of the affordability gap and documents inputs and assumptions used throughout the analysis.
- **Calculation of Nexus Fees** presents a detailed summary of the calculations for residential and nonresidential maximum supportable in-lieu fee and on-site performance requirement.
- **Conclusion** includes a summary of key findings.
- **Appendices** include supporting exhibits and findings for nexus calculations.

PROTOTYPE DETAILS

This study presents analysis for four unique rental and ownership residential prototypes (profiles of eight development types in total), that most closely represent the anticipated development types that will be constructed in the Wilburton subarea of Bellevue given the anticipated zoning changes. The four different building types include Mixed Use High-Rise 20-Story, Mixed-Use Mid-Rise, Mixed-Use High-Rise 13-Story and Urban Core.

Exhibit 1 and **Exhibit 2** display key prototype metrics, including the total number of residential units, building height in stories, net floor area, net square feet per unit, and unit breakdown by prototype and bedroom type.

Exhibit 53. Prototype Details & Unit Count, Wilburton, City of Bellevue

Rental Prototypes				
Prototype	# Units	# Stories	Net Floor Area	Net Square Feet per Unit
Prototype 1 - Mixed-Use High-Rise 20-Story	880	20	624,750	710
Prototype 2 - Mixed-Use Mid-Rise	140	6	110,670	791
Prototype 3 - Mixed-Use High-Rise 13-Story	770	13	560,788	728
Prototype 4 - Urban Core	1,670	37	1,155,788	692
Ownership Prototypes				
Prototype	# Units	# Stories	Net Floor Area	Net Square Feet per Unit
Prototype 5 - Mixed-Use High-Rise 20-Story	880	20	624,750	710
Prototype 6 - Mixed-Use Mid-Rise	140	6	110,670	791
Prototype 7 - Mixed-Use High-Rise 13-Story	770	13	560,788	728
Prototype 8 - Urban Core	1,670	37	1,155,788	692

Sources: City of Bellevue, 2025; CAI, 2025.

Exhibit 54. Prototype Unit Mix by Bedroom Size, Wilburton, City of Bellevue

Rental Prototypes			
Prototype	Studio Units	1-Bed Units	2-Bed Units
Prototype 1 - Mixed-Use High-Rise 20-Story	260	530	90
Prototype 2 - Mixed-Use Mid-Rise	40	85	15
Prototype 3 - Mixed-Use High-Rise 13-Story	230	460	80
Prototype 4 - Urban Core	500	1,000	170
Ownership Prototypes			
Prototype	Studio Units	1-Bed Units	2-Bed Units
Prototype 5 - Mixed-Use High-Rise 20-Story	260	530	90
Prototype 6 - Mixed-Use Mid-Rise	40	85	15
Prototype 7 - Mixed-Use High-Rise 13-Story	230	460	80
Prototype 8 - Urban Core	500	1,000	170

Sources: City of Bellevue, 2025; CAI, 2025.

AFFORDABILITY GAP ANALYSIS

Calculating the per unit affordability gap, or the difference between expected rent or sales value and the cost to construct and operate an affordable unit, is the first step in the nexus analysis. The affordability gap is used with an estimate of affordable unit demand to estimate the maximum supportable affordable housing in-lieu fee. The affordability gap is calculated at each level of area median income (AMI) by unit size based on number of bedrooms, summarized to the average affordability gap by AMI level.

The following data points and inputs are used in the calculation of affordability gap by AMI level:

- Income limits by AMI level and household size are sourced from A Regional Coalition for Housing (ARCH).
- Renter utility allowances are also sourced from ARCH.
- Development assumptions such as vacancy rate and average development cost per net square foot were sourced from the market analysis conducted in support of the Wilburton LUCA
- Operating cost per unit per year was informed through feedback from ARCH

Additional assumptions used in the affordability gap calculation for ownership units include vacancy rate, operating cost per unit per year, mortgage interest rate, mortgage amortization, development cost per net square foot, and affordable housing expense as a percentage of income.

Exhibit 3 through **Exhibit 5** show all pertinent inputs and market data utilized to inform the affordability gap calculations for this study. In parallel with the methodology used in the 2015 City of Seattle Nexus Study, no leverage (e.g., tax credits) was assumed throughout the entirety of the analysis.

Exhibit 55. Affordable Housing Income Limits by AMI & Household Size

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
One Person	\$30,954	\$51,590	\$61,908	\$82,544	\$103,180
Two Persons	\$35,376	\$58,960	\$70,752	\$94,336	\$117,920
Three Persons	\$39,798	\$66,330	\$79,596	\$106,128	\$132,660
Four Persons	\$44,220	\$73,700	\$88,440	\$117,920	\$147,400
Five Persons	\$47,758	\$79,596	\$95,515	\$127,354	\$159,192
Six Persons	\$51,295	\$85,492	\$102,590	\$136,787	\$170,984

Sources: ARCH, 2024; CAI, 2025.

Exhibit 56. Affordability Gap Analysis Assumptions, Wilburton, City of Bellevue

Assumptions	Value
Vacancy rate	5%
Operating cost per unit per year	\$7,500
Development cost per NSF (Mid-Rise)	\$314

Source(s): ARCH, 2024; CAI, 2025.

Note: The development cost for Urban Core and Mixed-Use High-Rise prototypes is assumed to be \$468 per net square foot. In the instance where the \$468/NSF development cost figure is substituted for \$314/NSF for the high-rise prototypes, the maximum supportable residential fees increase at every AMI range, and are more than double the value at the “Below 100% AMI” level when using the \$314/NSF cost figure. Furthermore, the maximum supportable commercial fee at the “Below 100% AMI” level more than doubles for both prototypes, and increases across every AMI cohort. Similarly, in the alternative commercial fee analysis, the maximum supportable commercial fee at the “Below 100% AMI” level nearly doubles for each of the four prototypes.

Exhibit 57. Household Size Assumptions, Renter Utility Allowance and Development Cost by Size of Unit, City of Bellevue

Assumptions	Studio	1 Bedroom	2 Bedroom
Household Size	1	1.5	3
Renter Utility allowance - tenant pays all utilities	\$189	\$231	\$287
Average Unit Size (Net Square Feet)	550	700	900
Average Development Cost per Unit	\$172,700	\$219,800	\$282,600

Sources: ARCH, 2024; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; CAI, 2025.

Income limits by AMI level are available by the number of persons per household. These assumptions are converted to household size by number of units, assuming one person for a studio unit ranging to 6 persons on average for a four-bedroom unit. Income limits are prorated for 1.5 person households, assumed for one-bedroom units. Renter utility allowances are also based on the size of unit (**Exhibit 5**).

Assuming renters will spend 30% of their gross income on rent, an affordable monthly housing expense was calculated for each bedroom type at all AMI levels. The monthly utility allowance was then subtracted from this figure to yield an affordable monthly rent figure, which was then multiplied by 12 to return an annual gross rental income per unit.

Annual gross rental income was reduced by an assumed vacancy rate of 5% and annual operating costs, assumed at \$7,500 per unit, resulting in net operating income (NOI) per unit. In order to compare NOI to the development costs, NOI is converted to a supportable mortgage per unit. The supportable mortgage is calculated by taking the calculated net operating income per unit, as shown in **Exhibit 6**, at each bedroom size and dividing that number by the interest rate of 7.00% to yield a supportable mortgage per unit figure.

The affordability gap per unit was determined by subtracting the supportable mortgage from the estimated development costs for both mid-rise and high-rise prototypes for each unit size. Where the NOI per unit and supportable mortgage per unit were negative, the affordability gap was set equal to the total development cost. Lastly, the average affordability gap at each AMI level is estimated based on the assumed unit mix, or the percentage of total units attributed to each unit size, representing an average affordable housing unit at each AMI level. (see **Exhibit 6** through **Exhibit 10**)

Exhibit 6 through **Exhibit 10** show that there is a more significant affordability gap at lower AMI levels, with there being a more than \$211,000 difference between the average affordability gap at the 30% AMI level compared to the gap at the 100% AMI threshold, assuming development costs are \$314 per square foot.

Exhibit 58. Affordability Gap for 30% AMI Units, City of Bellevue

Affordability Gap for 30% AMI Units	Studio	1 Bedroom	2 Bedroom
Annual income limit	\$30,954.00	\$33,165.00	\$39,798.00
Affordable monthly housing expense	\$773.85	\$829.13	\$994.95
Less: Monthly Utility Allowance	(\$189.00)	(\$231.00)	(\$287.00)
Affordable Monthly Rent	\$584.85	\$598.13	\$707.95
Annual Gross Rental Income per Unit	\$7,018.20	\$7,177.50	\$8,495.40
Less: Vacancy	(\$350.91)	(\$358.88)	(\$424.77)
Less: Annual Operating Costs	(\$7,500.00)	(\$7,500.00)	(\$7,500.00)
Net Operating Income per Unit	(\$832.71)	(\$681.38)	\$570.63
Supportable Mortgage per Unit	(\$11,895.86)	(\$9,733.93)	\$8,151.86
Average Per Unit Development Cost	\$172,700.00	\$219,800.00	\$282,600.00
Per Unit Affordability Gap	\$172,700.00	\$219,800.00	\$274,448.14
Average Affordability Gap	\$211,134.81		

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development (HUD); CAI, 2025.

Note: Some figures throughout the report may not sum to exact totals due to rounding. Rounded values are used in exhibits for clarity, but exact values given in the report may result in different calculated outputs than calculated values based on the exact inputs.

Exhibit 59. Affordability Gap for 50% AMI Units, City of Bellevue

Affordability Gap for 50% AMI Units	Studio	1 Bedroom	2 Bedroom
Annual income limit	\$51,590.00	\$55,275.00	\$66,330.00
Affordable monthly housing expense	\$1,289.75	\$1,381.88	\$1,658.25
Less: Monthly Utility Allowance	(\$189.00)	(\$231.00)	(\$287.00)
Affordable Monthly Rent	\$1,100.75	\$1,150.88	\$1,371.25
Annual Gross Rental Income per Unit	\$13,209.00	\$13,810.50	\$16,455.00
Less: Vacancy	(\$660.45)	(\$690.53)	(\$822.75)
Less: Annual Operating Costs	(\$7,500.00)	(\$7,500.00)	(\$7,500.00)
Net Operating Income per Unit	\$5,048.55	\$5,619.98	\$8,132.25
Supportable Mortgage per Unit	\$72,122.14	\$80,285.36	\$116,175.00
Average Per Unit Development Cost	\$172,700.00	\$219,800.00	\$282,600.00
Per Unit Affordability Gap	\$100,577.86	\$139,514.64	\$166,425.00
Average Affordability Gap	\$130,524.64		

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

Exhibit 60. Affordability Gap for 60% AMI Units, City of Bellevue

Affordability Gap for 60% AMI Units	Studio	1 Bedroom	2 Bedroom
Annual income limit	\$61,908.00	\$66,330.00	\$79,596.00
Affordable monthly housing expense	\$1,547.70	\$1,658.25	\$1,989.90
Less: Monthly Utility Allowance	(\$189.00)	(\$231.00)	(\$287.00)
Affordable Monthly Rent	\$1,358.70	\$1,427.25	\$1,702.90
Annual Gross Rental Income per Unit	\$16,304.40	\$17,127.00	\$20,434.80
Less: Vacancy	(\$815.22)	(\$856.35)	(\$1,021.74)
Less: Annual Operating Costs	(\$7,500.00)	(\$7,500.00)	(\$7,500.00)
Net Operating Income per Unit	\$7,989.18	\$8,770.65	\$11,913.06
Supportable Mortgage per Unit	\$114,131.14	\$125,295.00	\$170,186.57
Average Per Unit Development Cost	\$172,700.00	\$219,800.00	\$282,600.00
Per Unit Affordability Gap	\$58,568.86	\$94,505.00	\$112,413.43
Average Affordability Gap	\$85,515.00		

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

Exhibit 61. Affordability Gap for 80% AMI Units, City of Bellevue

Affordability Gap for 80% AMI Units	Studio	1 Bedroom	2 Bedroom
Annual income limit	\$82,544.00	\$88,440.00	\$106,128.00
Affordable monthly housing expense	\$2,063.60	\$2,211.00	\$2,653.20
Less: Monthly Utility Allowance	(\$189.00)	(\$231.00)	(\$287.00)
Affordable Monthly Rent	\$1,874.60	\$1,980.00	\$2,366.20
Annual Gross Rental Income per Unit	\$22,495.20	\$23,760.00	\$28,394.40
Less: Vacancy	(\$1,124.76)	(\$1,188.00)	(\$1,419.72)
Less: Annual Operating Costs	(\$7,500.00)	(\$7,500.00)	(\$7,500.00)
Net Operating Income per Unit	\$13,870.44	\$15,072.00	\$19,474.68
Supportable Mortgage per Unit	\$198,149.14	\$215,314.29	\$278,209.71
Average Per Unit Development Cost	\$172,700.00	\$219,800.00	\$282,600.00
Per Unit Affordability Gap	\$0.00	\$4,485.71	\$4,390.29
Average Affordability Gap	\$3,130.46		

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

Exhibit 62. Affordability Gap for 100% AMI Units, City of Bellevue

Affordability Gap for 100% AMI Units	Studio	1 Bedroom	2 Bedroom
Annual income limit	\$103,180.00	\$110,550.00	\$132,660.00
Affordable monthly housing expense	\$2,579.50	\$2,763.75	\$3,316.50
Less: Monthly Utility Allowance	(\$189.00)	(\$231.00)	(\$287.00)
Affordable Monthly Rent	\$2,390.50	\$2,532.75	\$3,029.50
Annual Gross Rental Income per Unit	\$28,686.00	\$30,393.00	\$36,354.00
Less: Vacancy	(\$1,434.30)	(\$1,519.65)	(\$1,817.70)
Less: Annual Operating Costs	(\$7,500.00)	(\$7,500.00)	(\$7,500.00)
Net Operating Income per Unit	\$19,751.70	\$21,373.35	\$27,036.30
Supportable Mortgage per Unit	\$282,167.14	\$305,333.57	\$386,232.86
Average Per Unit Development Cost	\$172,700.00	\$219,800.00	\$282,600.00
Per Unit Affordability Gap	\$0.00	\$0.00	\$0.00
Average Affordability Gap	\$0.00		

Sources: ARCH, 2024; 30-Year Fixed Interest Rate, Bankrate; U.S. Department of Housing and Urban Development; CAI, 2025.

CALCULATION OF NEXUS FEES

Residential Calculations

Residential nexus fee calculations include the following steps, explained in more detail in subsequent sections.

4. Estimate total household disposable income by prototype
5. Estimate jobs (full-time equivalent) supported by household disposable income
6. Estimate demand for affordable housing supported by jobs

Disposable Income

Estimating the total household disposable income by prototype is the first step in the residential affordable housing nexus calculations. This process starts by collecting market rate rent and sales data for existing units in Bellevue within developments that are comparable with each prototype.

Assumptions on housing costs are documented in **Exhibit 13. Exhibit 11. Estimated Household Income and Disposable Income Distributions, Mid-Rise and High-Rise Rental Prototypes, City of Bellevue**

Calculation	Prototype 1 Mixed-Use High-Rise 20- Story	Prototype 2 Mixed-Use Mid-Rise	Prototype 3 Mixed-Use High-Rise 13-Story	Prototype 4 Urban Core
Average Rent per Unit	\$2,811	\$2,775	\$2,788	\$2,809
Estimated Average Annual Income	\$112,448	\$111,013	\$111,538	\$112,368
Annual HH Income to Rent	3.33	3.33	3.33	3.33
Disposable Income per Unit	\$78,714	\$77,709	\$78,077	\$78,658
Units in Prototype	880	140	770	1,670
Total Disposable HH Income	\$69,268,016	\$10,879,307	\$60,118,990	\$131,358,350

Sources: *Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.*

**Exhibit 12. Estimated Household Income and Disposable Income Distributions,
Low-Rise Rental Prototypes, City of Bellevue**

Calculation	Prototype 5a	Prototype 5b	Prototype 5c
	Low-Rise (LOW)	Low-Rise (MEDIUM)	Low-Rise (HIGH)
Average Rent per Unit	\$2,146	\$2,553	\$2,808
Estimated Average Annual Income	\$85,828	\$102,117	\$112,327
Annual HH Income to Rent	3.33	3.33	3.33
Disposable Income per Unit	\$60,080	\$71,482	\$78,629
Units in Prototype	200	200	200
Total Disposable HH Income	\$12,015,953	\$14,296,327	\$15,725,810

Sources: Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.

Exhibit 13. Ownership Prototype Assumptions, City of Bellevue

Category	Assumptions
Down Payment	20%
Mortgage as % of sale price	80%
Mortgage Loan Term (years)	30
Interest Rate	7.00%
Mortgage expense as % of gross monthly income	30%
Assessed Value as a % of Sales Price	94.5%
2024 Bellevue Property Tax Levy (\$/1,000 AV)	7.80884
Average Monthly HOA	\$195
Average Monthly Insurance	\$161

Sources: ARCH, 2024; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development (HUD); King County Assessor, 2025; CAI, 2025.

Exhibit 14 shows the household disposable income calculations for ownership prototypes. For ownership prototypes the analysis process uses market rate sales prices and assumptions to calculate mortgage for an average unit per prototype. The monthly mortgage payment is combined with property taxes, insurance and other homeownership costs to estimate monthly housing costs. Assuming housing costs represent 30% of household income, monthly housing costs are converted to estimated disposable household income.

Exhibit 15 presents calculations for disposable household income for rental units. Average monthly rents are converted to total disposable household income assuming housing costs represent 30% of total household income.

Exhibit 63. Ownership Prototype Assumptions, Wilburton, City of Bellevue

Category	Assumptions
Down Payment	20%
Mortgage as % of sale price	80%
Mortgage Loan Term (years)	30
Interest Rate	7.00%
Mortgage expense as % of gross monthly income	30%
Assessed Value as a % of Sales Price	88.3%
2024 Bellevue Property Tax Levy (\$/1,000 AV)	7.8088
Average Monthly HOA	\$194.80
Average Monthly Insurance	\$161.30

Sources: ARCH, 2024; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development (HUD); King County Assessor, 2025; CAI, 2025.

Exhibit 64. Estimated Household Income and Disposable Income Distributions, Ownership Prototypes, Wilburton, City of Bellevue

Calculation	Prototype 5 Mixed-Use High-Rise 20-Story	Prototype 6 Mixed-Use Mid-Rise	Prototype 7 Mixed-Use High-Rise 13-Story	Prototype 8 Urban Core
Average Sales Price per Unit	\$1,106,836.81	\$890,684.93	\$1,081,616.76	\$1,105,711.76
Estimated Assessed Value	\$977,186.09	\$786,353.43	\$954,920.23	\$976,192.83
Mortgage Amount	\$885,469.45	\$712,547.94	\$865,293.41	\$884,569.41
Monthly Principal and Interest Payment	\$5,891.05	\$4,740.60	\$5,756.82	\$5,885.06
Monthly Property Taxes	\$635.89	\$511.71	\$621.40	\$635.24
Monthly HOA Dues Plus Insurance	\$356.10	\$356.10	\$356.10	\$356.10
Total Monthly Housing Cost	\$6,883.04	\$5,608.41	\$6,734.32	\$6,876.41
Estimated Average Annual Income	\$275,321.65	\$224,336.33	\$269,372.81	\$275,056.27
Sales Price to Income ratio	\$4.02	\$3.97	\$4.02	\$4.02
Units in Prototype	\$880.00	\$140.00	\$770.00	\$1,670.00
Disposable Income per Unit	\$192,725	\$157,035.43	\$188,560.97	\$192,539.39
Total Disposable HH Income	\$169,598,134.05	\$21,984,960.39	\$145,191,944.85	\$321,540,782.72

Sources: Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.

Exhibit 65. Estimated Household Income and Disposable Income Distributions, Rental Prototypes, Wilburton, City of Bellevue

Calculation	Prototype 1 Mixed-Use High-Rise 20-Story	Prototype 2 Mixed-Use Mid-Rise	Prototype 3 Mixed-Use High-Rise 13-Story	Prototype 4 Urban Core
Average Rent per Unit	\$2,703.86	\$2,574.79	\$2,597.34	\$2,703.40
Estimated Average Annual Income	\$108,154.28	\$102,991.77	\$103,893.77	\$108,136.15
Annual HH Income to Rent	\$3.33	\$3.33	\$3.33	\$3.33
Disposable Income per Unit	\$75,708.00	\$72,094.24	\$72,725.64	\$75,695.31
Units in Prototype	\$880.00	\$140.00	\$770.00	\$1,670.00
Total Disposable HH Income	\$66,623,037.43	\$10,093,193.58	\$55,998,739.82	\$126,411,159.90

Sources: Housing Costs, All Occupied Units, Seattle-Tacoma-Bellevue, WA MSA, 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Redfin, 2025; Zillow, 2025; City of Bellevue, 2025; CAI, 2025.

Full Time Equivalents Supported by Disposable Income

Total disposable household income per prototype is inputted into IMPLAN to estimate the total number of full-time equivalents (FTE) supported by new residential market rate housing. **Exhibit 16** shows the disposable income value input into IMPLAN for each prototype, and the average annual income range for each. IMPLAN analysis yields estimated jobs by industry³ in King County for each prototype. **Exhibit 49** and

Exhibit 50, in the **Appendix**, show the FTEs for each prototype summarized by industry. and added the total of FTEs generated by each development type at each two-digit North American Industry Classification System (NAICS) code.

Exhibit 66. IMPLAN Income Band by Prototype, Wilburton, City of Bellevue

Prototype	Specification	Value (Disposable Income)
Mixed-Use High-Rise 20-Story - Ownership	Households earning between \$150k-\$200k	\$169,598,134.05
Mixed-Use Mid-Rise - Ownership	Households earning between \$150k-\$200k	\$21,984,960.39
Mixed-Use High-Rise 13-Story - Ownership	Households earning between \$150k-\$200k	\$145,191,944.85
Urban Core - Ownership	Households earning between \$150k-\$200k	\$321,540,782.72
Mixed-Use High-Rise 20-Story - Rental	Households earning \$70k-\$100k	\$66,623,037.43
Mixed-Use Mid-Rise - Rental	Households earning \$70k-\$100k	\$10,093,193.58
Mixed-Use High-Rise 13-Story - Rental	Households earning \$70k-\$100k	\$55,998,739.82
Urban Core - Rental	Households earning \$70k-\$100k	\$126,411,159.90

Sources: *City of Bellevue, 2025; Induced Economic Impacts by Prototype, IMPLAN, 2025; CAI, 2025.*

Affordable Housing Demand

FTEs supported by the disposable household income of new residential development are converted to households by AMI level to provide an estimate of demand for affordable housing generated by new market rate residential development. This analysis involves a series of steps.

First, the number of FTEs by industry generated by each prototype is converted to the number of households, assuming 1.60 workers per worker

³ IMPLAN provides output for their 546 industry codes. These industry codes are matched to the North American Industry Classification System (NAICS) codes for use in this analysis.

household. The number of workers per household is based on 2023 ACS 5-Year Estimates for the City of Bellevue. The number of worker households is multiplied by the percentage of households by industry level within each AMI level resulting in an estimate of the number of households by AMI level, including those that qualify for affordable housing (**Exhibit 17**).

The percentage of households by industry and AMI level uses two data sources: wages by occupation for the Seattle MSA from the Bureau of Labor Statistics and the industry occupation matrix for King County from the Washington State Employment Security Department. Wages by occupation are broken out by percentile. Combining wages by percentile and income limits by AMI level results in an estimate of the distribution of jobs by AMI level for each occupation. Multiplying this distribution by the percentage of each occupation within an industry results in an estimate of the distribution of jobs by AMI level for each occupation.

Exhibit 18 through **Exhibit 27** present the estimated number of households by industry, prototype and AMI level.

Exhibit 67. Distribution of Household Earnings by Economic Sector & AMI Level, King County, 2023

Economic Sector	NAICS	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100%
Agriculture, Forestry, Fishing and Hunting	11	7.1%	53.4%	15.2%	12.6%	3.6%	8.1%
Mining, Quarrying, and Oil and Gas Extraction	21	5.4%	35.4%	15.7%	21.1%	8.6%	13.8%
Utilities	22	3.2%	21.9%	12.3%	20.4%	12.7%	29.4%
Construction	23	2.9%	14.8%	13.6%	24.0%	16.2%	28.5%
Manufacturing	31-33	4.2%	30.1%	11.4%	18.1%	11.4%	24.8%
Wholesale Trade	42	5.0%	32.7%	12.5%	17.9%	8.5%	23.3%
Retail Trade	44-45	6.5%	42.1%	11.3%	16.4%	7.1%	16.6%
Transportation and Warehousing	48-49	5.6%	38.7%	16.8%	19.6%	5.1%	14.1%
Information	51	1.4%	11.4%	5.8%	12.9%	15.6%	53.0%
Finance and Insurance	52	3.5%	23.4%	10.9%	18.6%	11.4%	32.3%
Real Estate Rental and Leasing	53	5.0%	31.0%	12.4%	19.0%	10.1%	22.5%
Professional, Scientific, and Technical Services	54	1.4%	11.3%	6.7%	15.4%	15.9%	49.3%
Management of Companies and Enterprises	55	1.8%	13.3%	8.2%	15.6%	13.9%	47.3%
Administrative and Support Services	56	4.8%	35.9%	13.2%	15.1%	9.1%	22.0%
Educational Services	61	4.1%	23.0%	12.5%	18.1%	13.7%	28.6%
Health Care and Social Assistance	62	3.9%	32.1%	12.5%	13.7%	10.7%	27.2%
Arts, Entertainment and Recreation	71	6.3%	42.3%	14.0%	15.6%	6.9%	14.9%
Accommodation and Food Service	72	7.5%	63.8%	7.5%	9.6%	3.5%	8.1%
Other Services	81	4.9%	34.6%	13.5%	16.9%	8.9%	21.2%
Government	99	3.5%	22.9%	11.7%	18.4%	12.9%	30.7%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; ARCH, 2024; CAI, 2025.

Exhibit 68. Estimated Number of Households Earning Below 30% AMI by Rental Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.01
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.00
Utilities	22	0.01	0.00	0.01	0.01
Construction	23	0.04	0.01	0.03	0.07
Manufacturing	31-33	0.04	0.01	0.03	0.00
Wholesale Trade	42	0.17	0.03	0.14	0.32
Retail Trade	44-45	0.98	0.15	0.83	0.00
Transportation and Warehousing	48-49	0.37	0.06	0.31	0.00
Information	51	0.04	0.01	0.04	0.08
Finance and Insurance	52	0.29	0.04	0.24	0.53
Real Estate Rental and Leasing	53	0.37	0.06	0.31	0.69
Professional, Scientific, and Technical Services	54	0.08	0.01	0.07	0.15
Management of Companies and Enterprises	55	0.04	0.01	0.04	0.08
Administrative and Support Services	56	0.24	0.04	0.20	0.45
Educational Services	61	0.22	0.03	0.19	0.42
Health Care and Social Assistance	62	1.58	0.24	1.33	2.96
Arts, Entertainment and Recreation	71	0.28	0.04	0.24	0.53
Accommodation and Food Service	72	1.33	0.20	1.12	2.48
Other Services	81	0.80	0.12	0.67	1.50
Government	99	0.07	0.01	0.06	0.14
Total		6.98	1.06	5.86	10.43

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 69. Estimated Number of Households Earning Below 30% AMI by Ownership Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 5	Prototype 6	Prototype 7	Prototype 8
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.02
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.00
Utilities	22	0.01	0.00	0.01	0.02
Construction	23	0.05	0.01	0.04	0.15
Manufacturing	31-33	0.04	0.00	0.03	0.00
Wholesale Trade	42	0.18	0.02	0.15	0.56
Retail Trade	44-45	1.07	0.14	0.92	0.00
Transportation and Warehousing	48-49	0.49	0.06	0.42	0.00
Information	51	0.05	0.01	0.04	0.16
Finance and Insurance	52	0.54	0.07	0.46	0.99
Real Estate Rental and Leasing	53	0.33	0.04	0.28	0.70
Professional, Scientific, and Technical Services	54	0.10	0.01	0.09	0.27
Management of Companies and Enterprises	55	0.05	0.01	0.05	0.15
Administrative and Support Services	56	0.30	0.04	0.25	0.92
Educational Services	61	0.41	0.05	0.35	0.65
Health Care and Social Assistance	62	1.67	0.22	1.43	4.42
Arts, Entertainment and Recreation	71	0.46	0.06	0.39	1.30
Accommodation and Food Service	72	1.70	0.22	1.46	4.90
Other Services	81	1.17	0.15	1.00	2.84
Government	99	0.07	0.01	0.06	0.27
Total		8.70	1.13	7.45	18.32

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 70. Estimated Number of Households Earning Between 31% and 50% AMI by Rental Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.06	0.01	0.05	0.10
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.01	0.02
Utilities	22	0.06	0.01	0.05	0.10
Construction	23	0.20	0.03	0.17	0.38
Manufacturing	31-33	0.26	0.04	0.22	0.00
Wholesale Trade	42	1.12	0.17	0.94	2.10
Retail Trade	44-45	6.37	0.96	5.35	0.00
Transportation and Warehousing	48-49	2.56	0.39	2.15	0.00
Information	51	0.35	0.05	0.29	0.65
Finance and Insurance	52	1.93	0.29	1.62	3.61
Real Estate Rental and Leasing	53	2.31	0.35	1.94	4.31
Professional, Scientific, and Technical Services	54	0.61	0.09	0.52	1.15
Management of Companies and Enterprises	55	0.33	0.05	0.28	0.62
Administrative and Support Services	56	1.80	0.27	1.52	3.37
Educational Services	61	1.25	0.19	1.05	2.34
Health Care and Social Assistance	62	13.10	1.98	11.01	24.47
Arts, Entertainment and Recreation	71	1.91	0.29	1.60	3.56
Accommodation and Food Service	72	11.29	1.71	9.49	21.08
Other Services	81	5.65	0.86	4.75	10.56
Government	99	0.49	0.07	0.41	0.91
Total		51.65	7.82	43.41	79.33

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 71. Estimated Number of Households Earning Between 31% and 50% AMI by Ownership Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 5	Prototype 6	Prototype 7	Prototype 8
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.06	0.01	0.05	0.17
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.01	0.03
Utilities	22	0.05	0.01	0.04	0.16
Construction	23	0.26	0.03	0.22	0.77
Manufacturing	31-33	0.27	0.04	0.23	0.00
Wholesale Trade	42	1.17	0.15	1.00	3.64
Retail Trade	44-45	6.94	0.90	5.94	0.00
Transportation and Warehousing	48-49	3.38	0.44	2.89	0.00
Information	51	0.39	0.05	0.33	1.28
Finance and Insurance	52	3.64	0.47	3.12	6.69
Real Estate Rental and Leasing	53	2.04	0.26	1.75	4.36
Professional, Scientific, and Technical Services	54	0.82	0.11	0.70	2.12
Management of Companies and Enterprises	55	0.41	0.05	0.35	1.11
Administrative and Support Services	56	2.20	0.28	1.88	6.85
Educational Services	61	2.30	0.30	1.97	3.67
Health Care and Social Assistance	62	13.86	1.80	11.87	36.58
Arts, Entertainment and Recreation	71	3.09	0.40	2.65	8.75
Accommodation and Food Service	72	14.45	1.87	12.37	41.59
Other Services	81	8.26	1.07	7.07	19.98
Government	99	0.47	0.06	0.40	1.82
Total		64.06	8.30	54.84	139.56

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 72. Estimated Number of Households Earning Between 51% and 60% AMI by Rental Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.02	0.00	0.01	0.03
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.01
Utilities	22	0.03	0.00	0.03	0.06
Construction	23	0.19	0.03	0.16	0.35
Manufacturing	31-33	0.10	0.01	0.08	0.00
Wholesale Trade	42	0.43	0.07	0.36	0.80
Retail Trade	44-45	1.72	0.26	1.44	0.00
Transportation and Warehousing	48-49	1.11	0.17	0.93	0.00
Information	51	0.18	0.03	0.15	0.33
Finance and Insurance	52	0.90	0.14	0.76	1.68
Real Estate Rental and Leasing	53	0.92	0.14	0.77	1.72
Professional, Scientific, and Technical Services	54	0.36	0.06	0.31	0.68
Management of Companies and Enterprises	55	0.21	0.03	0.17	0.39
Administrative and Support Services	56	0.66	0.10	0.56	1.24
Educational Services	61	0.68	0.10	0.57	1.28
Health Care and Social Assistance	62	5.11	0.77	4.29	9.54
Arts, Entertainment and Recreation	71	0.63	0.10	0.53	1.18
Accommodation and Food Service	72	1.33	0.20	1.11	2.48
Other Services	81	2.20	0.33	1.85	4.12
Government	99	0.25	0.04	0.21	0.46
Total		17.02	2.58	14.30	26.33

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 73. Estimated Number of Households Earning Between 51% and 60% AMI by Ownership Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 5	Prototype 6	Prototype 7	Prototype 8
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.02	0.00	0.01	0.05
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.01
Utilities	22	0.03	0.00	0.02	0.09
Construction	23	0.24	0.03	0.20	0.71
Manufacturing	31-33	0.10	0.01	0.09	0.00
Wholesale Trade	42	0.45	0.06	0.38	1.39
Retail Trade	44-45	1.87	0.24	1.60	0.00
Transportation and Warehousing	48-49	1.46	0.19	1.25	0.00
Information	51	0.20	0.03	0.17	0.65
Finance and Insurance	52	1.70	0.22	1.45	3.12
Real Estate Rental and Leasing	53	0.81	0.11	0.70	1.74
Professional, Scientific, and Technical Services	54	0.48	0.06	0.41	1.26
Management of Companies and Enterprises	55	0.25	0.03	0.22	0.69
Administrative and Support Services	56	0.81	0.10	0.69	2.52
Educational Services	61	1.25	0.16	1.07	2.00
Health Care and Social Assistance	62	5.40	0.70	4.63	14.26
Arts, Entertainment and Recreation	71	1.02	0.13	0.87	2.89
Accommodation and Food Service	72	1.70	0.22	1.45	4.89
Other Services	81	3.22	0.42	2.76	7.79
Government	99	0.24	0.03	0.20	0.93
Total		21.26	2.76	18.20	44.98

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 74. Estimated Number of Households Earning Between 61% and 80% AMI by Rental Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.02
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.00	0.01
Utilities	22	0.05	0.01	0.04	0.10
Construction	23	0.33	0.05	0.28	0.62
Manufacturing	31-33	0.16	0.02	0.13	0.00
Wholesale Trade	42	0.61	0.09	0.52	1.15
Retail Trade	44-45	2.47	0.37	2.08	0.00
Transportation and Warehousing	48-49	1.30	0.20	1.09	0.00
Information	51	0.39	0.06	0.33	0.74
Finance and Insurance	52	1.54	0.23	1.30	2.88
Real Estate Rental and Leasing	53	1.42	0.21	1.19	2.64
Professional, Scientific, and Technical Services	54	0.83	0.13	0.70	1.56
Management of Companies and Enterprises	55	0.39	0.06	0.33	0.73
Administrative and Support Services	56	0.76	0.11	0.64	1.42
Educational Services	61	0.99	0.15	0.83	1.85
Health Care and Social Assistance	62	5.62	0.85	4.72	10.49
Arts, Entertainment and Recreation	71	0.70	0.11	0.59	1.32
Accommodation and Food Service	72	1.70	0.26	1.43	3.18
Other Services	81	2.75	0.42	2.31	5.14
Government	99	0.39	0.06	0.33	0.73
Total		22.43	3.40	18.85	34.57

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 75. Estimated Number of Households Earning Between 61% and 80% AMI by Ownership Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 5	Prototype 6	Prototype 7	Prototype 8
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.01	0.00	0.01	0.04
Mining, Quarrying, and Oil and Gas Extraction	21	0.01	0.00	0.00	0.02
Utilities	22	0.05	0.01	0.04	0.14
Construction	23	0.42	0.05	0.36	1.25
Manufacturing	31-33	0.16	0.02	0.14	0.00
Wholesale Trade	42	0.64	0.08	0.55	1.99
Retail Trade	44-45	2.70	0.35	2.31	0.00
Transportation and Warehousing	48-49	1.71	0.22	1.47	0.00
Information	51	0.44	0.06	0.38	1.45
Finance and Insurance	52	2.91	0.38	2.49	5.34
Real Estate Rental and Leasing	53	1.25	0.16	1.07	2.68
Professional, Scientific, and Technical Services	54	1.11	0.14	0.95	2.88
Management of Companies and Enterprises	55	0.48	0.06	0.41	1.31
Administrative and Support Services	56	0.92	0.12	0.79	2.88
Educational Services	61	1.81	0.24	1.55	2.89
Health Care and Social Assistance	62	5.94	0.77	5.09	15.68
Arts, Entertainment and Recreation	71	1.14	0.15	0.98	3.23
Accommodation and Food Service	72	2.18	0.28	1.87	6.28
Other Services	81	4.03	0.52	3.45	9.73
Government	99	0.37	0.05	0.32	1.46
Total		28.29	3.67	24.22	59.25

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 76. Estimated Number of Households Earning Between 81% and 100% AMI by Rental Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.00	0.00	0.00	0.01
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.00
Utilities	22	0.03	0.00	0.03	0.06
Construction	23	0.22	0.03	0.19	0.42
Manufacturing	31-33	0.10	0.01	0.08	0.00
Wholesale Trade	42	0.29	0.04	0.25	0.55
Retail Trade	44-45	1.07	0.16	0.90	0.00
Transportation and Warehousing	48-49	0.34	0.05	0.29	0.00
Information	51	0.48	0.07	0.40	0.89
Finance and Insurance	52	0.94	0.14	0.79	1.76
Real Estate Rental and Leasing	53	0.75	0.11	0.63	1.40
Professional, Scientific, and Technical Services	54	0.86	0.13	0.72	1.61
Management of Companies and Enterprises	55	0.35	0.05	0.29	0.65
Administrative and Support Services	56	0.46	0.07	0.38	0.85
Educational Services	61	0.74	0.11	0.63	1.39
Health Care and Social Assistance	62	4.37	0.66	3.67	8.16
Arts, Entertainment and Recreation	71	0.31	0.05	0.26	0.58
Accommodation and Food Service	72	0.61	0.09	0.52	1.15
Other Services	81	1.46	0.22	1.23	2.73
Government	99	0.27	0.04	0.23	0.51
Total		13.67	2.07	11.49	22.71

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 77. Estimated Number of Households Earning Between 81% and 100% AMI by Ownership Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 5	Prototype 6	Prototype 7	Prototype 8
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.00	0.00	0.00	0.01
Mining, Quarrying, and Oil and Gas Extraction	21	0.00	0.00	0.00	0.01
Utilities	22	0.03	0.00	0.02	0.09
Construction	23	0.29	0.04	0.24	0.84
Manufacturing	31-33	0.10	0.01	0.09	0.00
Wholesale Trade	42	0.30	0.04	0.26	0.95
Retail Trade	44-45	1.17	0.15	1.00	0.00
Transportation and Warehousing	48-49	0.45	0.06	0.38	0.00
Information	51	0.53	0.07	0.45	1.76
Finance and Insurance	52	1.78	0.23	1.52	3.26
Real Estate Rental and Leasing	53	0.66	0.09	0.57	1.42
Professional, Scientific, and Technical Services	54	1.15	0.15	0.98	2.98
Management of Companies and Enterprises	55	0.43	0.06	0.37	1.16
Administrative and Support Services	56	0.56	0.07	0.48	1.73
Educational Services	61	1.37	0.18	1.17	2.18
Health Care and Social Assistance	62	4.62	0.60	3.96	12.19
Arts, Entertainment and Recreation	71	0.50	0.07	0.43	1.42
Accommodation and Food Service	72	0.79	0.10	0.67	2.26
Other Services	81	2.14	0.28	1.83	5.17
Government	99	0.26	0.03	0.23	1.03
Total		17.12	2.22	14.66	38.46

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Maximum Supportable Nexus Fee

Exhibit 28 through **Exhibit 32** present the calculations for the maximum supportable nexus fee for each prototype by AMI level. The number of new households at each AMI level is multiplied by the affordability gap at each AMI level, resulting in the total affordable housing gap cost. The maximum supportable nexus fee per unit at each AMI level is calculated by dividing the total affordable housing gap cost by the number of units for each prototype. To achieve the supportable nexus fee per square foot at each AMI level, the calculated supportable nexus fee per unit is divided by the average unit size in square feet. The maximum supportable on-site performance requirement is calculated by dividing the number of new households at each AMI level by the total number of units for each prototype. The maximum supportable fee by AMI level is additive, for example, for example the maximum supportable fee for affordable housing units below 50% AMI is the sum of the fee at below 30% AMI and between 30%-50% AMI.

Exhibit 34 and **Exhibit 35** present the maximum supportable on-site affordable housing performance and in-lieu fees for residential prototypes. The results are shown at each AMI level and combined at below 80% AMI and below 100% AMI.

Exhibit 78. Maximum Supportable Residential Nexus Fee Calculations, Rental Prototypes 1 & 2, Wilburton, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Mixed-Use High-Rise 20-Story							
Number of New Households	6.98	51.65	17.02	22.43	13.67	98.07	111.74
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$99,313.82	\$87,164.70
Total Affordable Housing Gap Cost	\$1,472,809.60	\$6,741,355.20	\$1,455,195.45	\$70,209.76	\$0.00	\$9,739,570.01	\$9,739,570.01
Number of Units	880	880	880	880	880	880	880
Average Square Feet per Unit	710	710	710	710	710	710	710
Supportable Nexus Fee per Unit (Gap per Unit)	1,673.65	\$7,660.63	\$1,653.63	\$79.78	\$0.00	\$11,067.69	\$11,067.69
Supportable Nexus Fee per SF (Gap per SF)	\$2.36	\$10.79	\$2.33	\$0.11	\$0.00	\$15.59	\$15.59
Supportable Performance Requirement	0.8%	5.9%	1.9%	2.5%	1.6%	11.1%	12.7%
Prototype 2 - Mixed-Use Mid-Rise							
Number of New Households	1.06	7.82	2.58	3.40	2.07	14.86	16.93
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$99,313.82	\$87,164.70
Total Affordable Housing Gap Cost	\$223,126.32	\$1,021,295.47	\$220,457.83	\$10,636.57	\$0.00	\$1,475,516.19	\$1,475,516.19
Number of Units	140	140	140	140	140	140	140
Average Square Feet per Unit	791	791	791	791	791	791	791
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,593.76	\$7,294.97	\$1,574.70	\$75.98	\$0.00	\$10,539.40	\$10,539.40
Supportable Nexus Fee per SF (Gap per SF)	\$2.02	\$9.23	\$1.99	\$0.10	\$0.00	\$13.33	\$13.33
Supportable Performance Requirement	0.8%	5.6%	1.8%	2.4%	1.5%	10.6%	12.1%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 79. Maximum Supportable Residential Nexus Fee Calculations, Rental Prototypes 3 & 4, Wilburton, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 3 - Mixed-Use High-Rise 13-Story							
Number of New Households	5.86	43.41	14.30	18.85	11.49	82.43	93.92
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$99,313.82	\$87,164.70
Total Affordable Housing Gap Cost	\$1,237,942.39	\$5,666,319.25	\$1,223,137.15	\$59,013.49	\$0.00	\$8,186,412.28	\$8,186,412.28
Number of Units	770	770	770	770	770	770	770
Average Square Feet per Unit	728	728	728	728	728	728	728
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,607.72	\$7,358.86	\$1,588.49	\$76.64	\$0.00	\$10,631.70	\$10,631.70
Supportable Nexus Fee per SF (Gap per SF)	\$2.21	\$10.10	\$2.18	\$0.11	\$0.00	\$14.60	\$14.60
Supportable Performance Requirement	0.8%	5.6%	1.9%	2.4%	1.5%	10.7%	12.2%
Prototype 4 - Urban Core							
Number of New Households	10.43	79.33	26.33	34.57	22.71	150.66	173.37
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$99,012.22	\$86,042.60
Total Affordable Housing Gap Cost	\$2,202,877.86	\$10,354,131.14	\$2,252,029.74	\$108,204.82	\$0.00	\$14,917,243.56	\$14,917,243.56
Number of Units	1,670	1,670	1,670	1,670	1,670	1,670	1,670
Average Square Feet per Unit	692	692	692	692	692	692	692
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,319.09	\$6,200.08	\$1,348.52	\$64.79	\$0.00	\$8,932.48	\$8,932.48
Supportable Nexus Fee per SF (Gap per SF)	\$1.91	\$8.96	\$1.95	\$0.09	\$0.00	\$12.91	\$12.91
Supportable Performance Requirement	0.6%	4.8%	1.6%	2.1%	1.4%	9.0%	10.4%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 80. Maximum Supportable Residential Nexus Fee Calculations, Owner Prototypes 5 & 6, Wilburton, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 5 - Mixed-Use High-Rise 20-Story							
Number of New Households	8.70	64.06	21.26	28.29	17.12	122.32	139.44
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$98,972.69	\$86,820.07
Total Affordable Housing Gap Cost	\$1,837,326.02	\$8,361,946.16	\$1,818,153.77	\$88,557.20	\$0.00	\$12,105,983.15	\$12,105,983.15
Number of Units	880	880	880	880	880	880	880
Average Square Feet per Unit	710	710	710	710	710	710	710
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,087.87	\$9,502.21	\$2,066.08	\$100.63	\$0.00	\$13,756.80	\$13,756.80
Supportable Nexus Fee per SF (Gap per SF)	\$2.94	\$13.38	\$2.91	\$0.14	\$0.00	\$19.38	\$19.38
Supportable Performance Requirement	1.0%	7.3%	2.4%	3.2%	1.9%	13.9%	15.8%
Prototype 6 - Mixed-Use Mid-Rise							
Number of New Households	1.13	8.30	2.76	3.67	2.22	15.86	18.08
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$98,972.69	\$86,820.07
Total Affordable Housing Gap Cost	\$238,172.07	\$1,083,956.81	\$235,686.78	\$11,479.65	\$0.00	\$1,569,295.30	\$1,569,295.30
Number of Units	140	140	140	140	140	140	140
Average Square Feet per Unit	791	791	791	791	791	791	791
Supportable Nexus Fee per Unit (Gap per Unit)	\$1,701.23	\$7,742.55	\$1,683.48	\$82.00	\$0.00	\$11,209.25	\$11,209.25
Supportable Nexus Fee per SF (Gap per SF)	\$2.15	\$9.79	\$2.13	\$0.10	\$0.00	\$14.18	\$14.18
Supportable Performance Requirement	0.8%	5.9%	2.0%	2.6%	1.6%	11.3%	12.9%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 81. Maximum Supportable Residential Nexus Fee Calculations, Owner Prototypes 7 & 8, Wilburton, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 7 - Mixed-Use High-Rise 13-Story							
Number of New Households	7.45	54.84	18.20	24.22	14.66	104.71	119.37
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$98,972.69	\$86,820.07
Total Affordable Housing Gap Cost	\$1,572,923.78	\$7,158,611.94	\$1,556,510.53	\$75,813.29	\$0.00	\$10,363,859.55	\$10,363,859.55
Number of Units	770	770	770	770	770	770	770
Average Square Feet per Unit	728	728	728	728	728	728	728
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,042.76	\$9,296.90	\$2,021.44	\$98.46	\$0.00	\$13,459.56	\$13,459.56
Supportable Nexus Fee per SF (Gap per SF)	\$2.80	\$12.77	\$2.78	\$0.14	\$0.00	\$18.48	\$18.48
Supportable Performance Requirement	1.0%	7.1%	2.4%	3.1%	1.9%	13.6%	15.5%
Prototype 8 - Urban Core							
Number of New Households	18.32	139.56	44.98	59.25	38.46	262.12	300.58
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$99,638.71	\$86,890.91
Total Affordable Housing Gap Cost	\$3,868,823.79	\$18,216,255.33	\$3,846,688.29	\$185,483.14	\$0.00	\$26,117,250.55	\$26,117,250.55
Number of Units	1,670	1,670	1,670	1,670	1,670	1,670	1,670
Average Square Feet per Unit	692	692	692	692	692	692	692
Supportable Nexus Fee per Unit (Gap per Unit)	\$2,316.66	\$10,907.94	\$2,303.41	\$111.07	\$0.00	\$15,639.07	\$15,639.07
Supportable Nexus Fee per SF (Gap per SF)	\$3.35	\$15.76	\$3.33	\$0.16	\$0.00	\$22.60	\$22.60
Supportable Performance Requirement	1.1%	8.4%	2.7%	3.5%	2.3%	15.7%	18.0%

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 82. Maximum Supportable Onsite Affordable Housing Performance Requirements for Rental & Ownership Units, Wilburton, City of Bellevue

Rental Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Mixed-Use High-Rise 20-Story	0.79%	5.87%	1.93%	2.55%	1.55%	11.14%	12.70%
Prototype 2 - Mixed-Use Mid-Rise	0.75%	5.59%	1.84%	2.43%	1.48%	10.61%	12.09%
Prototype 3 - Mixed-Use High-Rise 13-Story	0.76%	5.64%	1.86%	2.45%	1.49%	10.71%	12.20%
Prototype 4 - Urban Core	0.62%	4.75%	1.58%	2.07%	1.36%	9.02%	10.38%
Ownership Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 5 - Mixed-Use High-Rise 20-Story	0.99%	7.28%	2.42%	3.21%	1.95%	13.90%	15.85%
Prototype 6 - Mixed-Use Mid-Rise	0.81%	5.93%	1.97%	2.62%	1.59%	11.33%	12.91%
Prototype 7 - Mixed-Use High-Rise 13-Story	0.97%	7.12%	2.36%	3.15%	1.90%	13.60%	15.50%
Prototype 8 - Urban Core	1.10%	8.36%	2.69%	3.55%	2.30%	15.70%	18.00%

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 83. Maximum Supportable Residential Fee Schedule for Rental & Ownership Units, Wilburton, City of Bellevue

Rental Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Mixed-Use High-Rise 20-Story	\$2.36	\$10.79	\$2.33	\$0.11	\$0.00	\$15.59	\$15.59
Prototype 2 - Mixed-Use Mid-Rise	\$2.02	\$9.23	\$1.99	\$0.10	\$0.00	\$13.33	\$13.33
Prototype 3 - Mixed-Use High-Rise 13-Story	\$2.21	\$10.10	\$2.18	\$0.11	\$0.00	\$14.60	\$14.60
Prototype 4 - Urban Core	\$1.91	\$8.96	\$1.95	\$0.09	\$0.00	\$12.91	\$12.91
Ownership Prototypes							
Prototype	0-30% AMI	30-50% AMI	50%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 5 - Mixed-Use High-Rise 20-Story	\$2.94	\$13.38	\$2.91	\$0.14	\$0.00	\$19.38	\$19.38
Prototype 6 - Mixed-Use Mid-Rise	\$2.15	\$9.79	\$2.13	\$0.10	\$0.00	\$14.18	\$14.18
Prototype 7 - Mixed-Use High-Rise 13-Story	\$2.80	\$12.77	\$2.78	\$0.14	\$0.00	\$18.48	\$18.48
Prototype 8 - Urban Core	\$3.35	\$15.76	\$3.33	\$0.16	\$0.00	\$22.60	\$22.60

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Non-Residential/Commercial Calculations

The following steps describe the process for calculating Nonresidential nexus fees, and are explained in more detail in subsequent sections.

4. Estimate The Total New Employee Households Generated by Nonresidential Prototypes
5. Distribute Household Generation by Prototype and Occupational Category
6. Estimate The Number of Households Generated by Nonresidential Prototype at Each AMI Level

New Employee Household Generation

To estimate the supportable nexus fee per-square-foot for all nonresidential prototypes, the number of new employee households generated by nonresidential prototype was calculated. To do this, an average employment density by square foot was determined for all prototypes, which was calculated by taking the total Wilburton Nonresidential Capacity figure of 12,000,000 square feet, and dividing that by the Wilburton Employment Capacity of 35,500, both figures which were derived from the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Final EIS February 2024. Utilizing the pre-determined nonresidential totals for each prototype, an estimated total number of employees generated by prototype was calculated by dividing this total nonresidential square footage by the employment density factor of approximately 338 by prototype (**Exhibit 36**).

To estimate the number of new employees who will be living in the City of Bellevue as generated by each prototype, the current employee base living in Bellevue was divided by the total number of employees currently working in the City, equal to 57.5% of all workers. The number of workers per worker household in the City was then calculated by dividing the total number of Bellevue City residents who are employed by the number of households with at least one worker, equal to 1.60 workers per worker household. **Exhibit 36** shows the estimated number of employees living in Bellevue by prototype, and the resulting number of employee households the City will absorb upon the development of each prototype. **Exhibit 37** shows an alternative approach to the nonresidential calculations, using employment density estimates.

Exhibit 84. Employee and Employee Household Generation by Nonresidential Prototypes, Wilburton, City of Bellevue

	Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Nonresidential net square feet	31,238	18,445	43,138	31,238
Employment Density Factor	338.03	338.03	338.03	338.03
Estimated Number of Employees	92.41	54.57	127.62	92.41
Estimated Employees Living in Bellevue	53.10	31.35	73.33	53.10
Estimated Number of Employee HH	33.20	19.61	45.85	33.20

Sources: 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation, City of Bellevue; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 85. Employee and Employee Household Generation by Nonresidential Prototypes, Wilburton, City of Bellevue (Alternative Analysis)

	Office	Retail/Commercial	Medical Office	Hotel
Nonresidential net square feet	1	1	1	1
Employment Density Factor	300	600	600	3,000
Estimated Number of Employees	0	0	0	0
Estimated Employees Living in Bellevue	0	0	0	0
Estimated Number of Employee HH	0	0	0	0

Sources: 2022-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation, City of Bellevue; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Distribution by Occupation

After having calculated employment totals for the City of Bellevue by both two-digit SOC and NAICS codes (*methodology described in [Residential Calculations](#) section*), a weighted average occupational distribution was calculated by two-digit SOC code, which compares these weighted employment distributions to the percentage of income that falls within each AMI bracket (**Exhibit 38**). Each SOC category shows the percentage of income for each occupation that falls within each AMI level. Of all 22 occupational categories, more than 50% of that occupation’s wages fell between either 30% and 50% AMI, or greater than 100% of AMI for 16 occupations.

Maximum Supportable Nexus Fee

Exhibit 39 through **Exhibit 46** present the calculations for the maximum supportable nexus fee for each nonresidential prototype by AMI level. The number of new households at each AMI level is multiplied by the affordable housing at each AMI level, resulting in the total affordable housing gap cost. The maximum supportable fee at each AMI level is calculated by dividing the total affordable housing gap cost by the total nonresidential square footage.

Exhibit 47 presents the maximum supportable commercial nexus fees by nonresidential prototype. Again, these results are shown at each AMI level and combined at below 80% AMI and below 100% AMI. **Exhibit 48** shows the maximum supportable commercial nexus fees by alternative nonresidential prototype.

Exhibit 86. Weighted Average Occupational Distribution and Distribution of Occupation by AMI, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100%
Management Occupations	11-0000	7.7%	0.0%	2.8%	2.6%	5.4%	9.7%	79.6%
Business and Financial Operations Occupations	13-0000	13.8%	0.2%	6.8%	4.3%	21.7%	21.2%	45.8%
Computer and Mathematical Occupations	15-0000	21.1%	0.0%	4.0%	2.8%	8.0%	17.5%	67.7%
Architecture and Engineering Occupations	17-0000	2.5%	0.0%	5.8%	3.2%	16.8%	22.3%	51.9%
Life, Physical, and Social Science Occupations	19-0000	1.4%	1.8%	7.9%	11.0%	23.6%	18.1%	37.5%
Community and Social Service Occupations	21-0000	1.2%	4.1%	26.5%	20.2%	26.1%	13.4%	9.7%
Legal Occupations	23-0000	1.4%	0.9%	7.3%	6.2%	18.1%	18.3%	49.3%
Educational Instruction and Library Occupations	25-0000	0.7%	4.7%	22.2%	13.8%	19.6%	15.5%	24.3%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	2.3%	5.7%	19.6%	10.9%	20.9%	18.5%	24.4%
Healthcare Practitioners and Technical Occupations	29-0000	4.7%	1.4%	7.6%	5.6%	13.5%	18.7%	53.3%
Healthcare Support Occupations	31-0000	3.3%	6.0%	68.1%	15.5%	3.3%	3.3%	3.7%
Protective Service Occupations	33-0000	0.9%	6.0%	35.4%	12.8%	13.4%	12.2%	20.3%
Food Preparation and Serving Related Occupations	35-0000	8.4%	7.9%	68.5%	6.1%	8.6%	2.8%	6.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	1.3%	7.0%	67.0%	14.8%	4.4%	3.3%	3.6%
Personal Care and Service Occupations	39-0000	0.6%	7.4%	52.0%	17.1%	14.0%	2.6%	6.9%
Sales and Related Occupations	41-0000	12.0%	7.3%	45.1%	9.3%	15.3%	6.8%	16.2%
Office and Administrative Support Occupations	43-0000	11.4%	6.0%	35.8%	23.8%	24.5%	2.5%	7.3%
Farming, Fishing, and Forestry Occupations	45-0000	0.0%	7.4%	56.9%	15.3%	11.7%	2.8%	5.9%
Construction and Extraction Occupations	47-0000	0.3%	2.7%	11.5%	14.6%	27.0%	18.9%	25.2%
Installation, Maintenance, and Repair Occupations	49-0000	1.9%	4.3%	22.6%	17.0%	28.4%	16.0%	11.7%
Production Occupations	51-0000	0.8%	6.2%	43.8%	13.8%	18.3%	8.6%	9.3%
Transportation and Material Moving Occupations	53-0000	2.3%	6.6%	47.3%	16.5%	18.7%	3.2%	7.7%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; ARCH; 2024; CAI, 2025.

Exhibit 87. Estimated Number of Employee Households Generated by Prototype by Occupational Category, Wilburton, City of Bellevue

Occupational Category	SOC Code	Occ Dist	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	7.7%	3	2	4	3
Business and Financial Operations Occupations	13-0000	13.8%	5	3	6	5
Computer and Mathematical Occupations	15-0000	21.1%	7	4	10	7
Architecture and Engineering Occupations	17-0000	2.5%	1	0	1	1
Life, Physical, and Social Science Occupations	19-0000	1.4%	0	0	1	0
Community and Social Service Occupations	21-0000	1.2%	0	0	1	0
Legal Occupations	23-0000	1.4%	0	0	1	0
Educational Instruction and Library Occupations	25-0000	0.7%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	2.3%	1	0	1	1
Healthcare Practitioners and Technical Occupations	29-0000	4.7%	2	1	2	2
Healthcare Support Occupations	31-0000	3.3%	1	1	2	1
Protective Service Occupations	33-0000	0.9%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	8.4%	3	2	4	3
Building and Grounds Cleaning and Maintenance Occupations	37-0000	1.3%	0	0	1	0
Personal Care and Service Occupations	39-0000	0.6%	0	0	0	0
Sales and Related Occupations	41-0000	12.0%	4	2	6	4
Office and Administrative Support Occupations	43-0000	11.4%	4	2	5	4
Farming, Fishing, and Forestry Occupations	45-0000	0.0%	0	0	0	0
Construction and Extraction Occupations	47-0000	0.3%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	1.9%	1	0	1	1
Production Occupations	51-0000	0.8%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	2.3%	1	0	1	1
Total		100.0%	33	20	46	33

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 88. Estimated Number of Employee Households Earning Incomes Below 30% AMI Generated by Prototype by Occupational Category, Wilburton, City of Bellevue

Occupational Category	SOC Code	Below 30% AMI	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	0.0%	0	0	0	0
Business and Financial Operations Occupations	13-0000	0.2%	0	0	0	0
Computer and Mathematical Occupations	15-0000	0.0%	0	0	0	0
Architecture and Engineering Occupations	17-0000	0.0%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	1.8%	0	0	0	0
Community and Social Service Occupations	21-0000	4.1%	0	0	0	0
Legal Occupations	23-0000	0.9%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	4.7%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	5.7%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	1.4%	0	0	0	0
Healthcare Support Occupations	31-0000	6.0%	0	0	0	0
Protective Service Occupations	33-0000	6.0%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	7.9%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	7.0%	0	0	0	0
Personal Care and Service Occupations	39-0000	7.4%	0	0	0	0
Sales and Related Occupations	41-0000	7.3%	0	0	0	0
Office and Administrative Support Occupations	43-0000	6.0%	0	0	0	0
Farming, Fishing, and Forestry Occupations	45-0000	7.4%	0	0	0	0
Construction and Extraction Occupations	47-0000	2.7%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	4.3%	0	0	0	0
Production Occupations	51-0000	6.2%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	6.6%	0	0	0	0
Total			1	1	1	1

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 89. Estimated Number of Employee Households Earning Incomes Between 31% and 50% AMI Generated by Prototype by Occupational Category, Wilburton, City of Bellevue

Occupational Category	SOC Code	31%-50% AMI	Prototype 1 Mixed-Use High-Rise 20- Story	Prototype 2 Mixed-Use Mid-Rise	Prototype 3 Mixed-Use High-Rise 13- Story	Prototype 4 Urban Core
Management Occupations	11-0000	2.8%	0	0	0	0
Business and Financial Operations Occupations	13-0000	6.8%	0	0	0	0
Computer and Mathematical Occupations	15-0000	4.0%	0	0	0	0
Architecture and Engineering Occupations	17-0000	5.8%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	7.9%	0	0	0	0
Community and Social Service Occupations	21-0000	26.5%	0	0	0	0
Legal Occupations	23-0000	7.3%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	22.2%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	19.6%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	7.6%	0	0	0	0
Healthcare Support Occupations	31-0000	68.1%	1	0	1	1
Protective Service Occupations	33-0000	35.4%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	68.5%	2	1	3	2
Building and Grounds Cleaning and Maintenance Occupations	37-0000	67.0%	0	0	0	0
Personal Care and Service Occupations	39-0000	52.0%	0	0	0	0
Sales and Related Occupations	41-0000	45.1%	2	1	2	2
Office and Administrative Support Occupations	43-0000	35.8%	1	1	2	1
Farming, Fishing, and Forestry Occupations	45-0000	56.9%	0	0	0	0
Construction and Extraction Occupations	47-0000	11.5%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	22.6%	0	0	0	0
Production Occupations	51-0000	43.8%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	47.3%	0	0	0	0
Total			8	5	11	8

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 90. Estimated Number of Employee Households Earning Incomes Between 51% and 60% AMI Generated by Prototype by Occupational Category AMI, Wilburton, City of Bellevue

Occupational Category	SOC Code	51%-60% AMI	Prototype 1 Mixed-Use High-Rise 20- Story	Prototype 2 Mixed-Use Mid-Rise	Prototype 3 Mixed-Use High-Rise 13- Story	Prototype 4 Urban Core
Management Occupations	11-0000	2.6%	0	0	0	0
Business and Financial Operations Occupations	13-0000	4.3%	0	0	0	0
Computer and Mathematical Occupations	15-0000	2.8%	0	0	0	0
Architecture and Engineering Occupations	17-0000	3.2%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	11.0%	0	0	0	0
Community and Social Service Occupations	21-0000	20.2%	0	0	0	0
Legal Occupations	23-0000	6.2%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	13.8%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	10.9%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	5.6%	0	0	0	0
Healthcare Support Occupations	31-0000	15.5%	0	0	0	0
Protective Service Occupations	33-0000	12.8%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	6.1%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	14.8%	0	0	0	0
Personal Care and Service Occupations	39-0000	17.1%	0	0	0	0
Sales and Related Occupations	41-0000	9.3%	0	0	1	0
Office and Administrative Support Occupations	43-0000	23.8%	1	1	1	1
Farming, Fishing, and Forestry Occupations	45-0000	15.3%	0	0	0	0
Construction and Extraction Occupations	47-0000	14.6%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	17.0%	0	0	0	0
Production Occupations	51-0000	13.8%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	16.5%	0	0	0	0
Total			3	2	4	3

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 91. Estimated Number of Employee Households Earning Incomes Between 61% and 80% AMI Generated by Prototype by Occupational Category, Wilburton, City of Bellevue

Occupational Category	SOC Code	61%-80% AMI	Prototype 1 Mixed-Use High-Rise 20- Story	Prototype 2 Mixed-Use Mid-Rise	Prototype 3 Mixed-Use High-Rise 13- Story	Prototype 4 Urban Core
Management Occupations	11-0000	5.4%	0	0	0	0
Business and Financial Operations Occupations	13-0000	21.7%	1	1	1	1
Computer and Mathematical Occupations	15-0000	8.0%	1	0	1	1
Architecture and Engineering Occupations	17-0000	16.8%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	23.6%	0	0	0	0
Community and Social Service Occupations	21-0000	26.1%	0	0	0	0
Legal Occupations	23-0000	18.1%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	19.6%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	20.9%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	13.5%	0	0	0	0
Healthcare Support Occupations	31-0000	3.3%	0	0	0	0
Protective Service Occupations	33-0000	13.4%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	8.6%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	4.4%	0	0	0	0
Personal Care and Service Occupations	39-0000	14.0%	0	0	0	0
Sales and Related Occupations	41-0000	15.3%	1	0	1	1
Office and Administrative Support Occupations	43-0000	24.5%	1	1	1	1
Farming, Fishing, and Forestry Occupations	45-0000	11.7%	0	0	0	0
Construction and Extraction Occupations	47-0000	27.0%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	28.4%	0	0	0	0
Production Occupations	51-0000	18.3%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	18.7%	0	0	0	0
Total			5	3	7	5

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 92. Estimated Number of Employee Households Earning Incomes Between 81% and 100% AMI Generated by Prototype by Occupational Category, Wilburton, City of Bellevue

Occupational Category	SOC Code	81%-100% AMI	Prototype 1	Prototype 2	Prototype 3	Prototype 4
			Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Management Occupations	11-0000	9.7%	0	0	0	0
Business and Financial Operations Occupations	13-0000	21.2%	1	1	1	1
Computer and Mathematical Occupations	15-0000	17.5%	1	1	2	1
Architecture and Engineering Occupations	17-0000	22.3%	0	0	0	0
Life, Physical, and Social Science Occupations	19-0000	18.1%	0	0	0	0
Community and Social Service Occupations	21-0000	13.4%	0	0	0	0
Legal Occupations	23-0000	18.3%	0	0	0	0
Educational Instruction and Library Occupations	25-0000	15.5%	0	0	0	0
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	18.5%	0	0	0	0
Healthcare Practitioners and Technical Occupations	29-0000	18.7%	0	0	0	0
Healthcare Support Occupations	31-0000	3.3%	0	0	0	0
Protective Service Occupations	33-0000	12.2%	0	0	0	0
Food Preparation and Serving Related Occupations	35-0000	2.8%	0	0	0	0
Building and Grounds Cleaning and Maintenance Occupations	37-0000	3.3%	0	0	0	0
Personal Care and Service Occupations	39-0000	2.6%	0	0	0	0
Sales and Related Occupations	41-0000	6.8%	0	0	0	0
Office and Administrative Support Occupations	43-0000	2.5%	0	0	0	0
Farming, Fishing, and Forestry Occupations	45-0000	2.8%	0	0	0	0
Construction and Extraction Occupations	47-0000	18.9%	0	0	0	0
Installation, Maintenance, and Repair Occupations	49-0000	16.0%	0	0	0	0
Production Occupations	51-0000	8.6%	0	0	0	0
Transportation and Material Moving Occupations	53-0000	3.2%	0	0	0	0
Total			4	2	6	4

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 93. Calculated Occupational Distribution and Distribution by Use, Alternative Nonresidential Analysis, Wilburton, City of Bellevue

Occupational Category	SOC Code	% Office	% Retail/ Commercial	% Medical	% Hotel
Management Occupations	11-0000	10.1%	2.0%	4.1%	1.6%
Business and Financial Operations Occupations	13-0000	19.3%	2.1%	3.8%	0.7%
Computer and Mathematical Occupations	15-0000	30.8%	0.4%	2.0%	0.1%
Architecture and Engineering Occupations	17-0000	3.6%	0.1%	0.0%	0.0%
Life, Physical, and Social Science Occupations	19-0000	2.0%	0.0%	1.0%	0.0%
Community and Social Service Occupations	21-0000	0.2%	0.0%	8.4%	0.0%
Legal Occupations	23-0000	2.1%	0.0%	0.0%	0.0%
Educational Instruction and Library Occupations	25-0000	0.3%	0.0%	4.4%	0.0%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	3.2%	0.7%	0.2%	0.3%
Healthcare Practitioners and Technical Occupations	29-0000	1.1%	2.5%	29.9%	0.0%
Healthcare Support Occupations	31-0000	0.4%	0.4%	24.0%	0.1%
Protective Service Occupations	33-0000	0.8%	2.3%	0.2%	0.9%
Food Preparation and Serving Related Occupations	35-0000	0.2%	5.5%	2.6%	83.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	1.1%	0.2%	1.6%	4.2%
Personal Care and Service Occupations	39-0000	0.3%	0.6%	2.3%	0.5%
Sales and Related Occupations	41-0000	8.0%	56.3%	0.2%	1.7%
Office and Administrative Support Occupations	43-0000	12.8%	7.3%	13.7%	3.2%
Farming, Fishing, and Forestry Occupations	45-0000	0.0%	0.0%	0.0%	0.0%
Construction and Extraction Occupations	47-0000	0.4%	0.1%	0.1%	0.0%
Installation, Maintenance, and Repair Occupations	49-0000	1.9%	3.6%	0.6%	1.2%
Production Occupations	51-0000	0.4%	3.4%	0.2%	1.1%
Transportation and Material Moving Occupations	53-0000	1.0%	12.5%	0.7%	1.2%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 94. Maximum Supportable Residential Nexus Fee Calculations, Nonresidential Prototypes, City of Bellevue

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Mixed-Use High-Rise 20-Story							
Number of New Households	1.08	8.14	2.88	4.84	4.03	16.94	20.97
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$91,608.52	\$74,020.87
Total Affordable Housing Gap Cost	\$228,095.76	\$1,062,543.53	\$246,383.49	\$15,156.25	\$0.00	\$1,552,179.03	\$1,552,179.03
Nonresidential square feet	31,238	31,238	31,238	31,238	31,238	31,238	31,238
Supportable Nexus Fee per SF (Gap per SF)	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69
Prototype 2 - Mixed-Use Mid-Rise							
Number of New Households	0.64	4.81	1.70	2.86	2.38	10.00	12.38
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$91,608.52	\$74,020.87
Total Affordable Housing Gap Cost	\$134,682.96	\$627,396.61	\$145,481.26	\$8,949.26	\$0.00	\$916,510.09	\$916,510.09
Nonresidential square feet	18,445	18,445	18,445	18,445	18,445	18,445	18,445
Supportable Nexus Fee per SF (Gap per SF)	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69
Prototype 3 - Mixed-Use High-Rise 13-Story							
Number of New Households	1.49	11.24	3.98	6.69	5.56	23.40	28.96
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$91,608.52	\$74,020.87
Total Affordable Housing Gap Cost	\$314,987.99	\$1,467,315.54	\$340,242.37	\$20,929.97	\$0.00	\$2,143,475.86	\$2,143,475.86
Nonresidential square feet	43,138	43,138	43,138	43,138	43,138	43,138	43,138
Supportable Nexus Fee per SF (Gap per SF)	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69
Prototype 4 - Urban Core							
Number of New Households	1.08	8.14	2.88	4.84	4.03	16.94	20.97
Affordable Housing Gap	\$211,134.81	\$130,524.64	\$85,515.00	\$3,130.46	\$0.00	\$91,608.52	\$74,020.87
Total Affordable Housing Gap Cost	\$228,095.76	\$1,062,543.53	\$246,383.49	\$15,156.25	\$0.00	\$1,552,179.03	\$1,552,179.03
Nonresidential square feet	31,238	31,238	31,238	31,238	31,238	31,238	31,238
Supportable Nexus Fee per SF (Gap per SF)	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69

Sources: City of Bellevue, 2025; ARCH, 2024; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Estimated Maximum Supportable Commercial Fees

Exhibit 95. Maximum Supportable Commercial Fee Schedule, Wilburton, City of Bellevue

Prototype	0-30% AMI	30-50% AMI	30%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Mixed-Use High-Rise 20-Story	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69
Mixed-Use Mid-Rise	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69
Mixed-Use High-Rise 13-Story	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69
Urban Core	\$7.30	\$34.01	\$7.89	\$0.49	\$0.00	\$49.69	\$49.69

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

Exhibit 96. Maximum Supportable Commercial Fee Schedule, Alternative Analysis, Wilburton, City of Bellevue

Prototype	0-30% AMI	30-50% AMI	30%-60% AMI	50-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Office	\$5.15	\$23.56	\$7.87	\$0.57	\$0.00	\$37.15	\$37.15
Retail/Commercial	\$8.21	\$32.91	\$5.81	\$0.31	\$0.00	\$47.24	\$47.24
Medical Office	\$4.89	\$25.05	\$6.40	\$0.26	\$0.00	\$36.60	\$36.60
Hotel	\$1.90	\$9.97	\$0.77	\$0.04	\$0.00	\$12.68	\$12.68

Sources: ARCH, 2024; City of Bellevue, 2025; 2023 Seattle Household Demographics, All Occupied Units, American Housing Survey, U.S. Census Bureau; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; 2019-2023 5-Year American Community Survey Estimates, U.S. Census Bureau; CAI, 2025.

APPENDIX

Exhibit 97. New Full-Time Equivalents (FTE) Generated by Rental Development Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 1	Prototype 2	Prototype 3	Prototype 4
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.17	0.03	0.14	0.31
Mining, Quarrying, and Oil and Gas Extraction	21	0.04	0.01	0.04	0.08
Utilities	22	0.40	0.06	0.34	0.75
Construction	23	2.21	0.33	1.85	4.12
Manufacturing	31-33	1.38	0.21	1.16	0.00
Wholesale Trade	42	5.48	0.83	4.61	10.24
Retail Trade	44-45	24.18	3.66	20.32	0.00
Transportation and Warehousing	48-49	10.57	1.60	8.88	0.00
Information	51	4.89	0.74	4.11	9.14
Finance and Insurance	52	13.22	2.00	11.11	24.70
Real Estate Rental and Leasing	53	11.89	1.80	9.99	22.21
Professional, Scientific, and Technical Services	54	8.66	1.31	7.28	16.18
Management of Companies and Enterprises	55	4.02	0.61	3.38	7.50
Administrative and Support Services	56	8.04	1.22	6.76	15.02
Educational Services	61	8.71	1.32	7.32	16.27
Health Care and Social Assistance	62	65.36	9.90	54.93	122.10
Arts, Entertainment and Recreation	71	7.20	1.09	6.06	13.46
Accommodation and Food Service	72	28.29	4.29	23.78	52.86
Other Services	81	26.13	3.96	21.96	48.81
Government	99	3.39	0.51	2.85	6.34
Total		234.23	35.48	196.88	370.09

Sources: *Induced Economic Impacts by Prototype, IMPLAN, 2025; CAI, 2025.*

Exhibit 98. New Full-Time Equivalents (FTE) Generated by Ownership Development Prototype, Wilburton, City of Bellevue

Economic Sector	NAICS	Prototype 5	Prototype 6	Prototype 7	Prototype 8
		Mixed-Use High-Rise 20-Story	Mixed-Use Mid-Rise	Mixed-Use High-Rise 13-Story	Urban Core
Agriculture, Forestry, Fishing and Hunting	11	0.17	0.02	0.14	0.52
Mining, Quarrying, and Oil and Gas Extraction	21	0.04	0.01	0.04	0.13
Utilities	22	0.36	0.05	0.30	1.13
Construction	23	2.81	0.36	2.41	8.30
Manufacturing	31-33	1.45	0.19	1.24	0.00
Wholesale Trade	42	5.72	0.74	4.90	17.77
Retail Trade	44-45	26.36	3.42	22.57	0.00
Transportation and Warehousing	48-49	13.94	1.81	11.93	0.00
Information	51	5.44	0.71	4.66	18.06
Finance and Insurance	52	24.95	3.23	21.36	45.79
Real Estate Rental and Leasing	53	10.51	1.36	8.99	22.49
Professional, Scientific, and Technical Services	54	11.54	1.50	9.88	29.96
Management of Companies and Enterprises	55	4.92	0.64	4.21	13.42
Administrative and Support Services	56	9.80	1.27	8.39	30.52
Educational Services	61	15.99	2.07	13.69	25.50
Health Care and Social Assistance	62	69.16	8.97	59.21	182.49
Arts, Entertainment and Recreation	71	11.68	1.51	10.00	33.06
Accommodation and Food Service	72	36.23	4.70	31.02	104.27
Other Services	81	38.20	4.95	32.70	92.38
Government	99	3.26	0.42	2.79	12.71
Total		292.54	37.92	250.44	638.50

Sources: *Induced Economic Impacts by Prototype, IMPLAN, 2025; CAI, 2025.*

Exhibit 99. Wages by Occupational Grouping, Seattle MSA, 2023

Occupational Category	SOC Code	2023 Employment Estimates	Wage Floor (50% of 10th Percentile)	10th Percentile Annual Wage	25th Percentile Annual Wage	50th Percentile Annual Wage	75th Percentile Annual Wage	90th Percentile Annual Wage	Wage Cap (200% of 90th Percentile)
Management Occupations	11-0000	127,070	\$40,455	\$80,910	\$115,350	\$160,110	\$213,000	\$426,000	\$852,000
Business and Financial Operations Occupations	13-0000	197,190	\$30,295	\$60,590	\$75,300	\$97,870	\$129,310	\$167,450	\$334,900
Computer and Mathematical Occupations	15-0000	171,820	\$36,940	\$73,880	\$101,070	\$140,760	\$173,370	\$215,290	\$430,580
Architecture and Engineering Occupations	17-0000	47,680	\$32,630	\$65,260	\$81,810	\$104,910	\$135,290	\$168,490	\$336,980
Life, Physical, and Social Science Occupations	19-0000	25,650	\$26,135	\$52,270	\$65,690	\$87,420	\$118,860	\$142,140	\$284,280
Community and Social Service Occupations	21-0000	32,480	\$21,885	\$43,770	\$48,790	\$61,290	\$80,010	\$99,850	\$199,700
Legal Occupations	23-0000	17,500	\$28,205	\$56,410	\$74,010	\$101,060	\$155,830	\$227,100	\$454,200
Educational Instruction and Library Occupations	25-0000	98,350	\$21,025	\$42,050	\$50,180	\$68,880	\$102,180	\$122,600	\$245,200
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	35,900	\$19,705	\$39,410	\$51,300	\$75,000	\$101,620	\$140,810	\$281,620
Healthcare Practitioners and Technical Occupations	29-0000	111,180	\$27,255	\$54,510	\$79,260	\$106,880	\$135,650	\$180,120	\$360,240
Healthcare Support Occupations	31-0000	91,580	\$19,295	\$38,590	\$43,080	\$46,950	\$51,760	\$62,150	\$124,300
Protective Service Occupations	33-0000	38,190	\$19,325	\$38,650	\$44,290	\$55,390	\$94,020	\$123,090	\$246,180
Food Preparation and Serving Related Occupations	35-0000	167,750	\$17,270	\$34,540	\$36,620	\$40,980	\$49,190	\$74,570	\$149,140
Building and Grounds Cleaning and Maintenance Occupations	37-0000	51,340	\$18,175	\$36,350	\$37,960	\$43,980	\$51,910	\$62,800	\$125,600
Personal Care and Service Occupations	39-0000	37,720	\$17,760	\$35,520	\$37,980	\$46,490	\$60,020	\$79,030	\$158,060
Sales and Related Occupations	41-0000	190,190	\$17,860	\$35,720	\$37,860	\$48,950	\$76,640	\$121,900	\$243,800
Office and Administrative Support Occupations	43-0000	225,240	\$19,375	\$38,750	\$45,720	\$54,470	\$66,400	\$81,450	\$162,900
Farming, Fishing, and Forestry Occupations	45-0000	1,830	\$17,760	\$35,520	\$37,980	\$44,400	\$56,940	\$73,150	\$146,300
Construction and Extraction Occupations	47-0000	95,880	\$24,290	\$48,580	\$59,340	\$76,180	\$103,420	\$126,790	\$253,580
Installation, Maintenance, and Repair Occupations	49-0000	71,170	\$21,700	\$43,400	\$50,440	\$65,600	\$84,590	\$105,560	\$211,120
Production Occupations	51-0000	82,680	\$19,060	\$38,120	\$43,460	\$51,560	\$70,280	\$96,140	\$192,280
Transportation and Material Moving Occupations	53-0000	160,700	\$18,665	\$37,330	\$41,210	\$49,170	\$64,780	\$83,710	\$167,420
All Occupations	00-0000	2,079,090		\$37,970	\$46,590	\$65,260	\$105,060	\$161,400	

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; CAI, 2025.

Exhibit 100. Percentage of Income Limits Within Each AMI Bracket by Occupational Category, City of Bellevue

Occupational Category	SOC Code	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100%
Income Limits		\$30,954	\$51,590	\$61,908	\$82,544	\$103,180	
Management Occupations	11-0000	0.0%	2.8%	2.6%	5.4%	9.7%	79.6%
Business and Financial Operations Occupations	13-0000	0.2%	6.8%	4.3%	21.7%	21.2%	45.8%
Computer and Mathematical Occupations	15-0000	0.0%	4.0%	2.8%	8.0%	17.5%	67.7%
Architecture and Engineering Occupations	17-0000	0.0%	5.8%	3.2%	16.8%	22.3%	51.9%
Life, Physical, and Social Science Occupations	19-0000	1.8%	7.9%	11.0%	23.6%	18.1%	37.5%
Community and Social Service Occupations	21-0000	4.1%	26.5%	20.2%	26.1%	13.4%	9.7%
Legal Occupations	23-0000	0.9%	7.3%	6.2%	18.1%	18.3%	49.3%
Educational Instruction and Library Occupations	25-0000	4.7%	22.2%	13.8%	19.6%	15.5%	24.3%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	5.7%	19.6%	10.9%	20.9%	18.5%	24.4%
Healthcare Practitioners and Technical Occupations	29-0000	1.4%	7.6%	5.6%	13.5%	18.7%	53.3%
Healthcare Support Occupations	31-0000	6.0%	68.1%	15.5%	3.3%	3.3%	3.7%
Protective Service Occupations	33-0000	6.0%	35.4%	12.8%	13.4%	12.2%	20.3%
Food Preparation and Serving Related Occupations	35-0000	7.9%	68.5%	6.1%	8.6%	2.8%	6.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	7.0%	67.0%	14.8%	4.4%	3.3%	3.6%
Personal Care and Service Occupations	39-0000	7.4%	52.0%	17.1%	14.0%	2.6%	6.9%
Sales and Related Occupations	41-0000	7.3%	45.1%	9.3%	15.3%	6.8%	16.2%
Office and Administrative Support Occupations	43-0000	6.0%	35.8%	23.8%	24.5%	2.5%	7.3%
Farming, Fishing, and Forestry Occupations	45-0000	7.4%	56.9%	15.3%	11.7%	2.8%	5.9%
Construction and Extraction Occupations	47-0000	2.7%	11.5%	14.6%	27.0%	18.9%	25.2%
Installation, Maintenance, and Repair Occupations	49-0000	4.3%	22.6%	17.0%	28.4%	16.0%	11.7%
Production Occupations	51-0000	6.2%	43.8%	13.8%	18.3%	8.6%	9.3%
Transportation and Material Moving Occupations	53-0000	6.6%	47.3%	16.5%	18.7%	3.2%	7.7%

Sources: Occupational Employment and Wage Statistics, Bureau of Labor Statistics, May 2023; ARCH, 2024; CAI, 2025.