



Affordable Housing Strategy

Technical Advisory Group (TAG) Kick-off

May 23, 2016



Meeting Purpose

- Orientation & Kick-off for TAG
- Initial screening *Potential Action List*
- Intro to evaluation criteria

Existing Policy Direction

City Council Priority:

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

Comprehensive Plan Policy HO-24:

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

Economic Development Plan Strategy E.1:

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

Council Principles

1. Recognize as sizeable problem; committed to addressing local challenges; be a regional leader.
2. Identify needs.
3. Focus on action.
4. Establish ambitious goals.
5. Build upon City's existing tools the & strengthen partnerships.

Council Principles

6. Draw on knowledgeable resources.
7. Consider full suite of tools.
8. Tailor approaches to different areas of City.
9. Leverage resources.
10. Monitor results & adjust as needed.
11. Ensure robust public outreach & engagement.

Affordable Housing Need

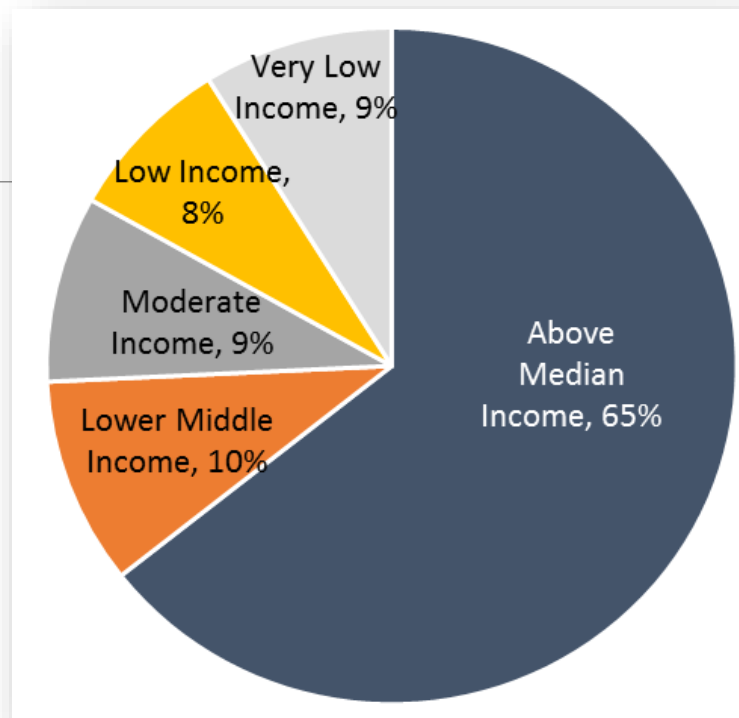
Human Services Needs Update 2015:

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

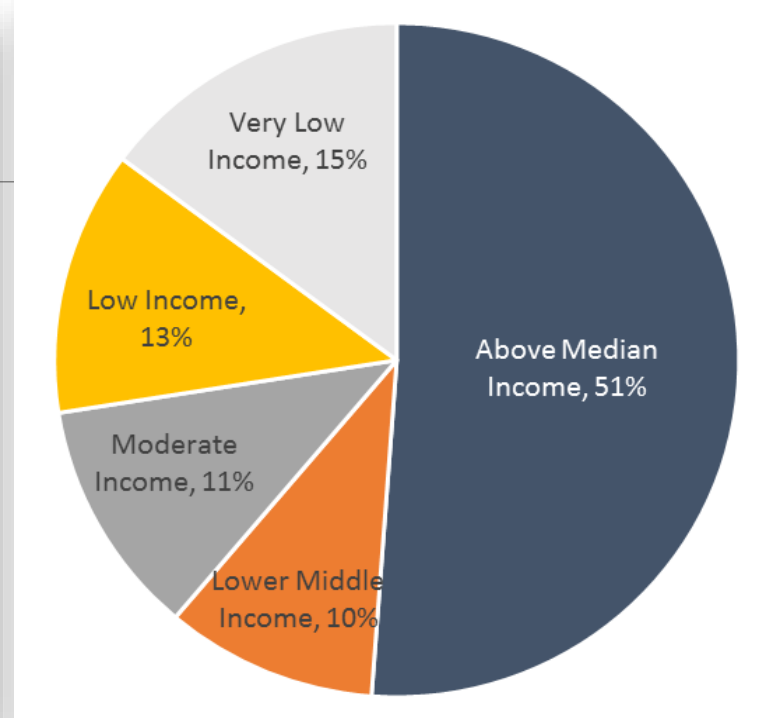
Survey of Businesses 2015:

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

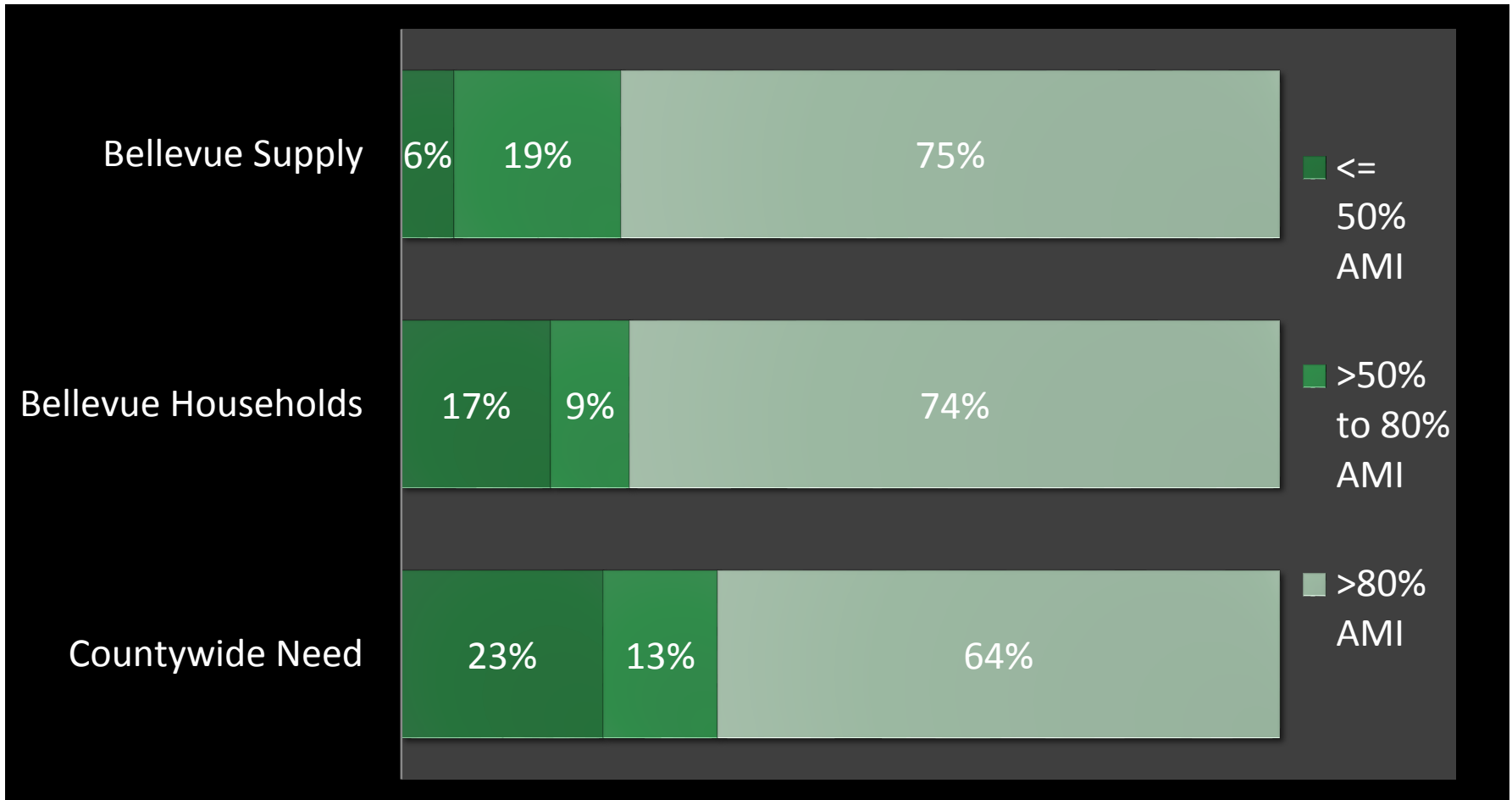
All Bellevue Households



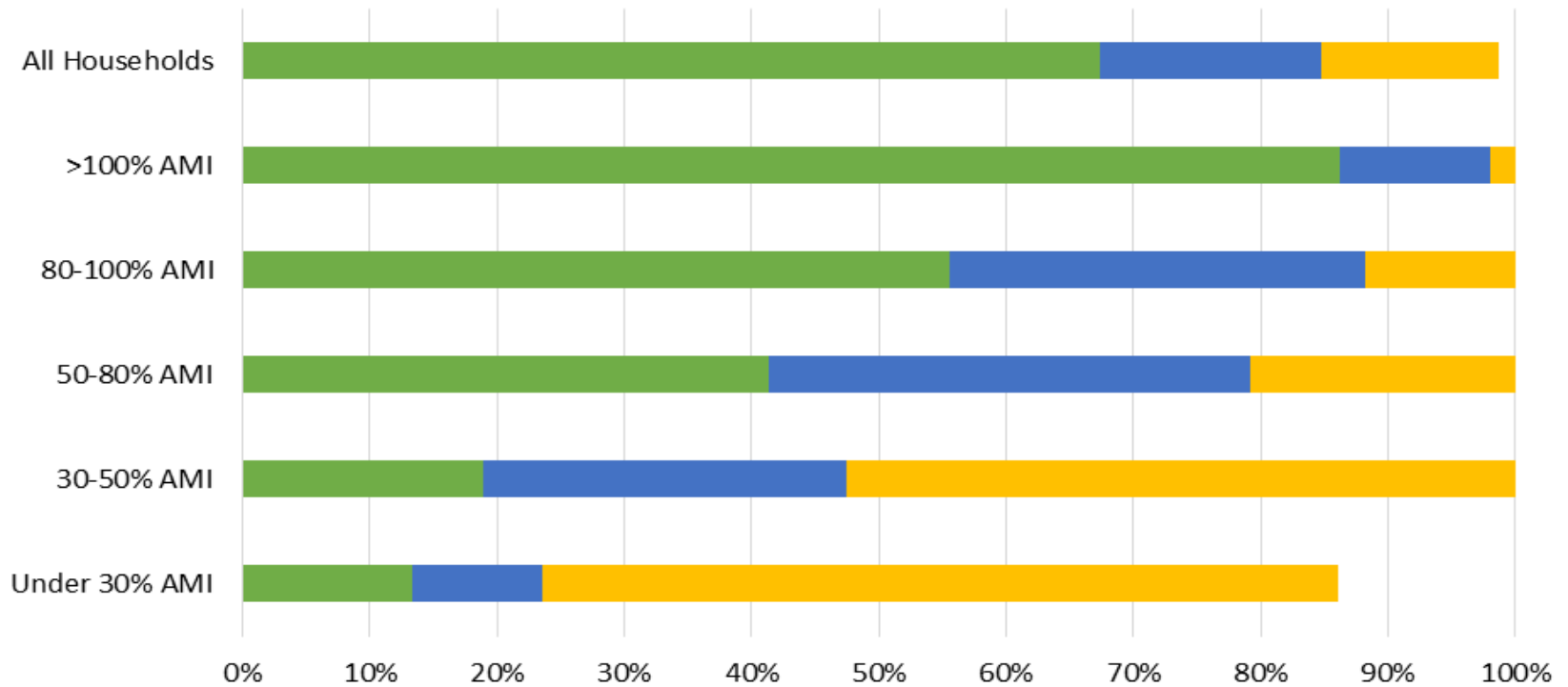
Bellevue Senior Households



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



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



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

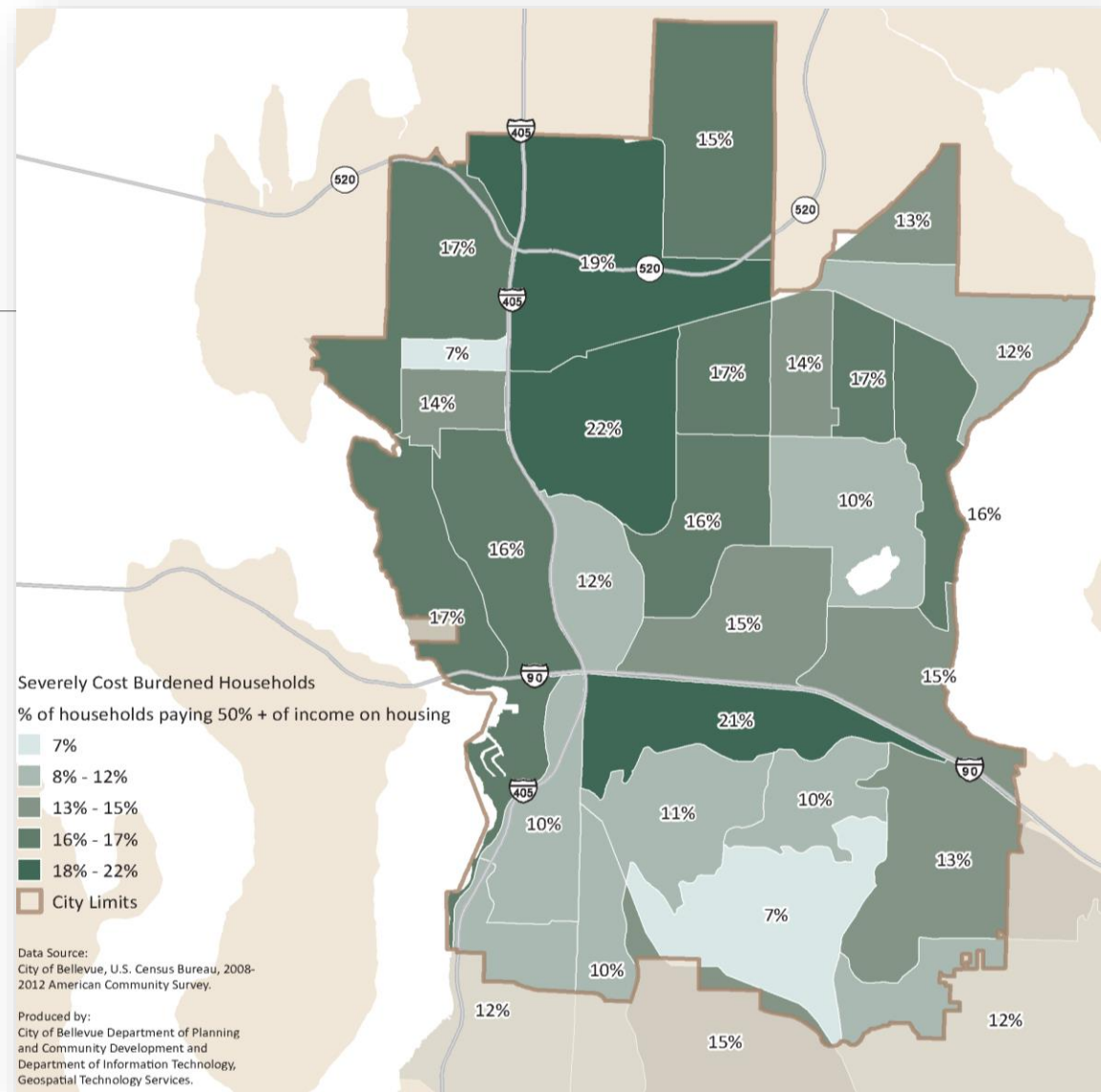
14% of all Bellevue households spend at least half income on housing.

Annual production of subsidized affordable housing significantly less in last decade than in 1990's.

-Rents average \$2,000 some areas.
-Low & very low income affordable rents \$450 & \$1,000.

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

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



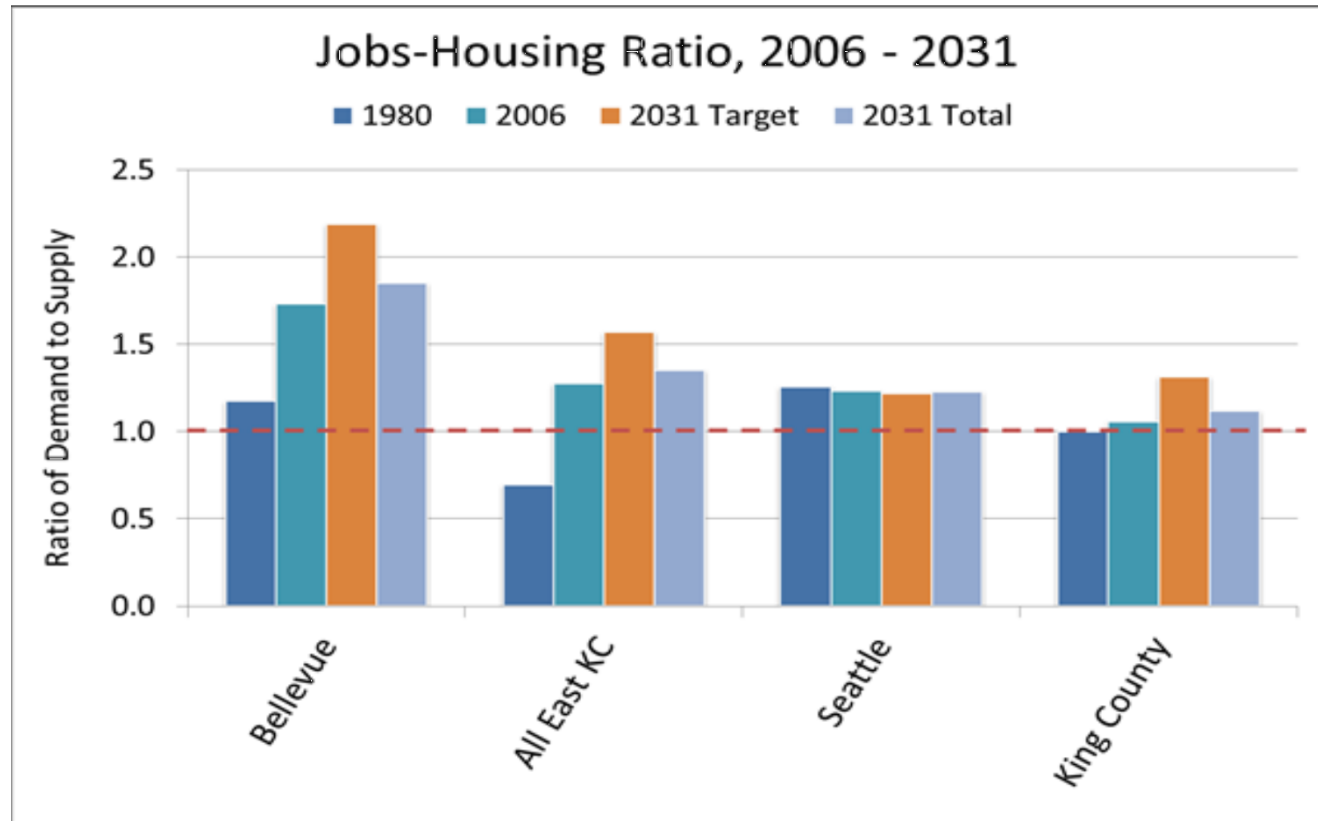
Affordability is a citywide issue.

Market Pressure

2031 Jobs
Target
53,000

2031
Housing
Target
17,290

Housing
Demand
37,850
based on
job growth



Amount & pace of job growth outpacing housing – upward pressure on costs

County residents making less than \$15.00 per hour*



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

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

County residents making less than \$20.00 per hour*

Teacher (Entry)



**Customer
Service Rep**

\$18.68



\$20.86

**Medical
Assistant**

\$18.65



\$21.21

Bookkeeper



**Dental
Assistant**

\$20.35



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

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

Technical Advisory Group (TAG)

Role

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

Major Milestone Timeline

Council launch; direction on project scope	Dec 2015
ARCH Consortium-wide outreach to stakeholders	Jan – Mar 2016
Updated Affordable Housing Needs Assessment	Jan – Mar
Council appoints Technical Advisory Group (TAG)	April
Stakeholder & public engagement	Jun - Nov
Develop & test evaluation tool with TAG	May – Jun
TAG narrowing of potential actions	Jun
Council check-in/direction on actions to evaluate	Jul
Evaluate narrowed list of potential actions, draft performance metrics	Jul – Aug
TAG review & feedback on actions based on evaluation & metrics	Sep - Oct
Public review on draft strategy	Sep - Nov
Council considers Affordable Housing Strategy	Dec