



# Affordable Housing Strategy

Bellevue Human Services Commission

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# Existing Policy Direction

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## **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

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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

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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

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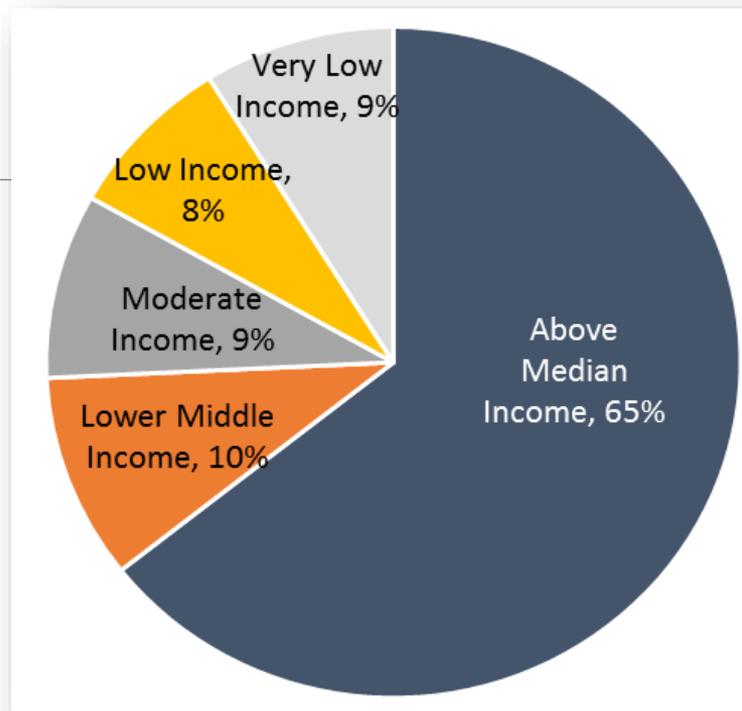
## **Human Services Needs Update 2015:**

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

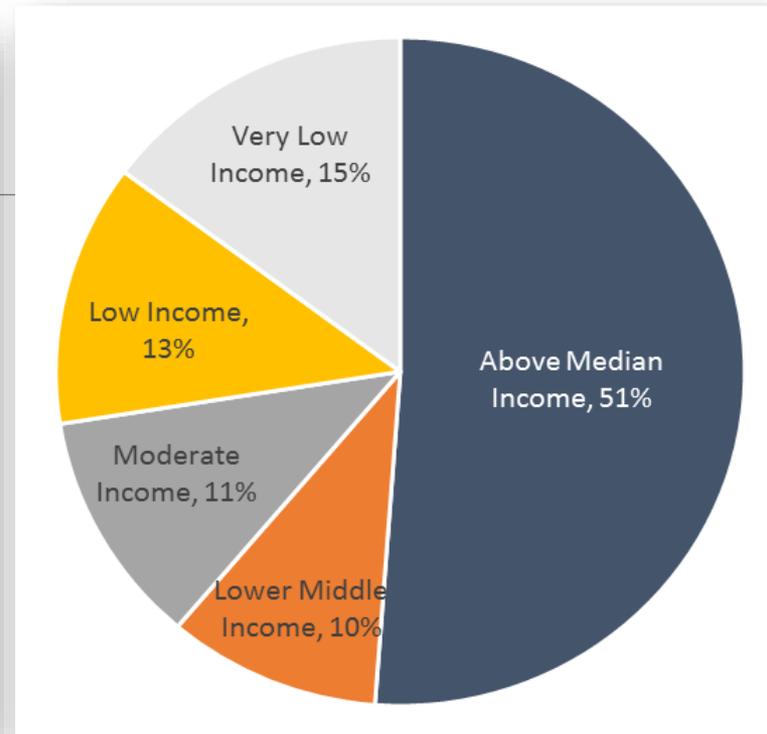
## **Survey of Businesses 2015:**

- 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)

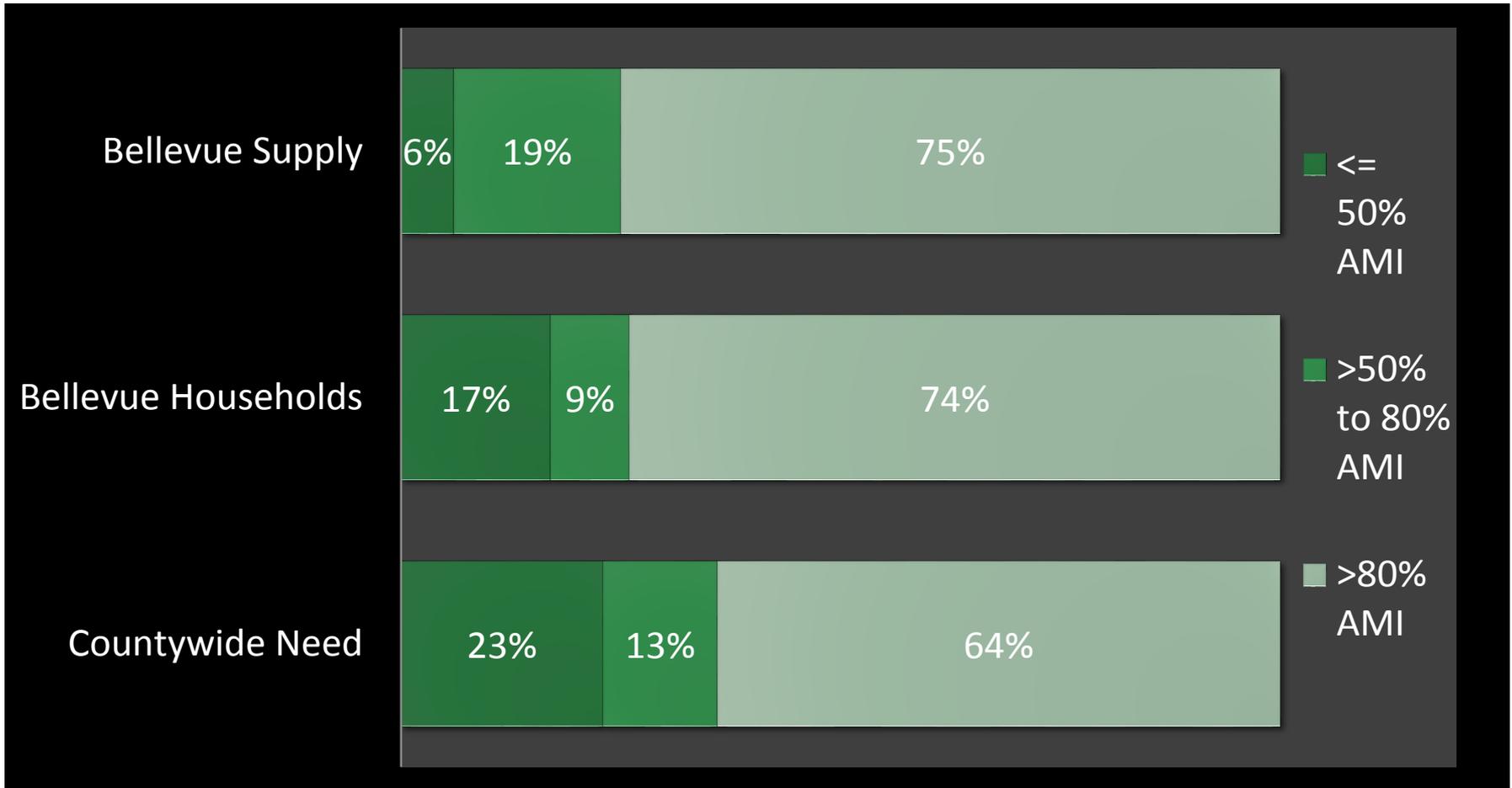
## All Bellevue Households



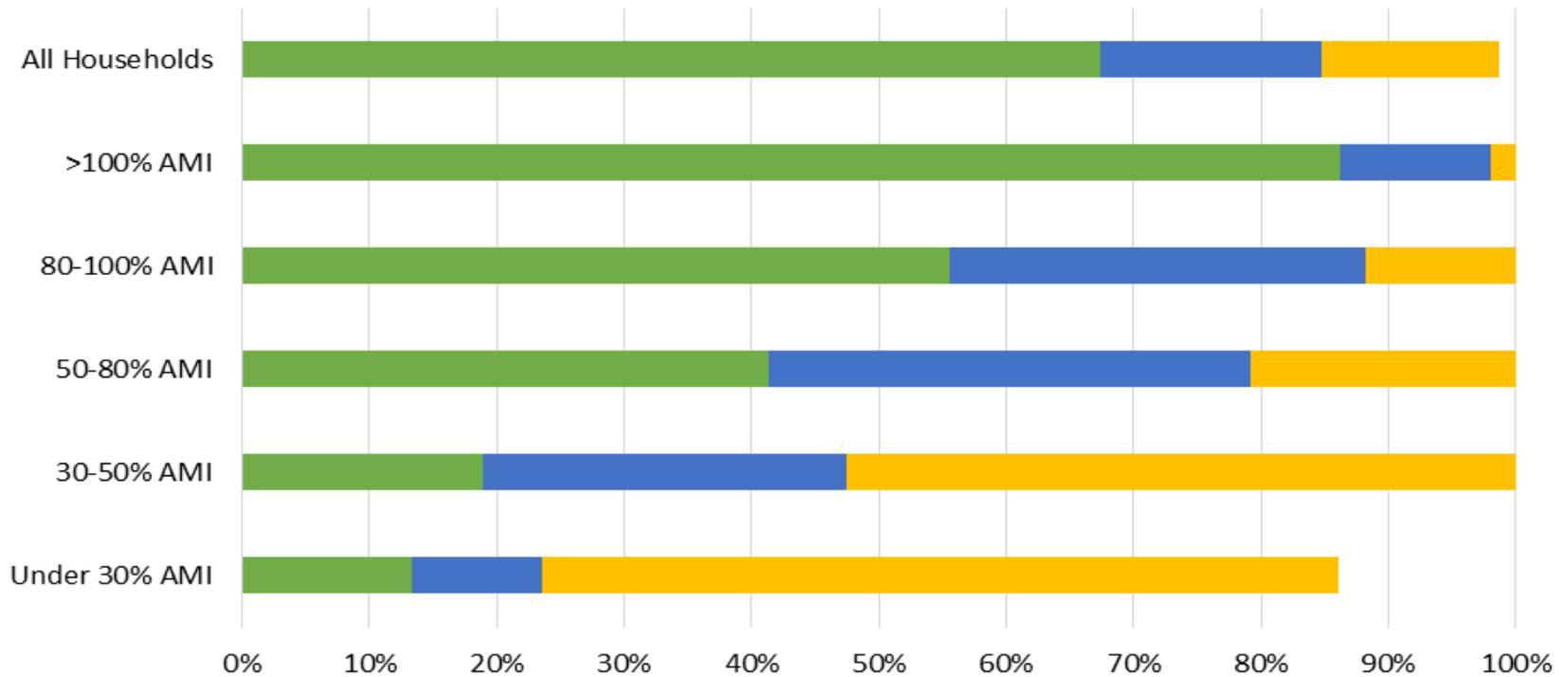
## Bellevue Senior Households



- 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.



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

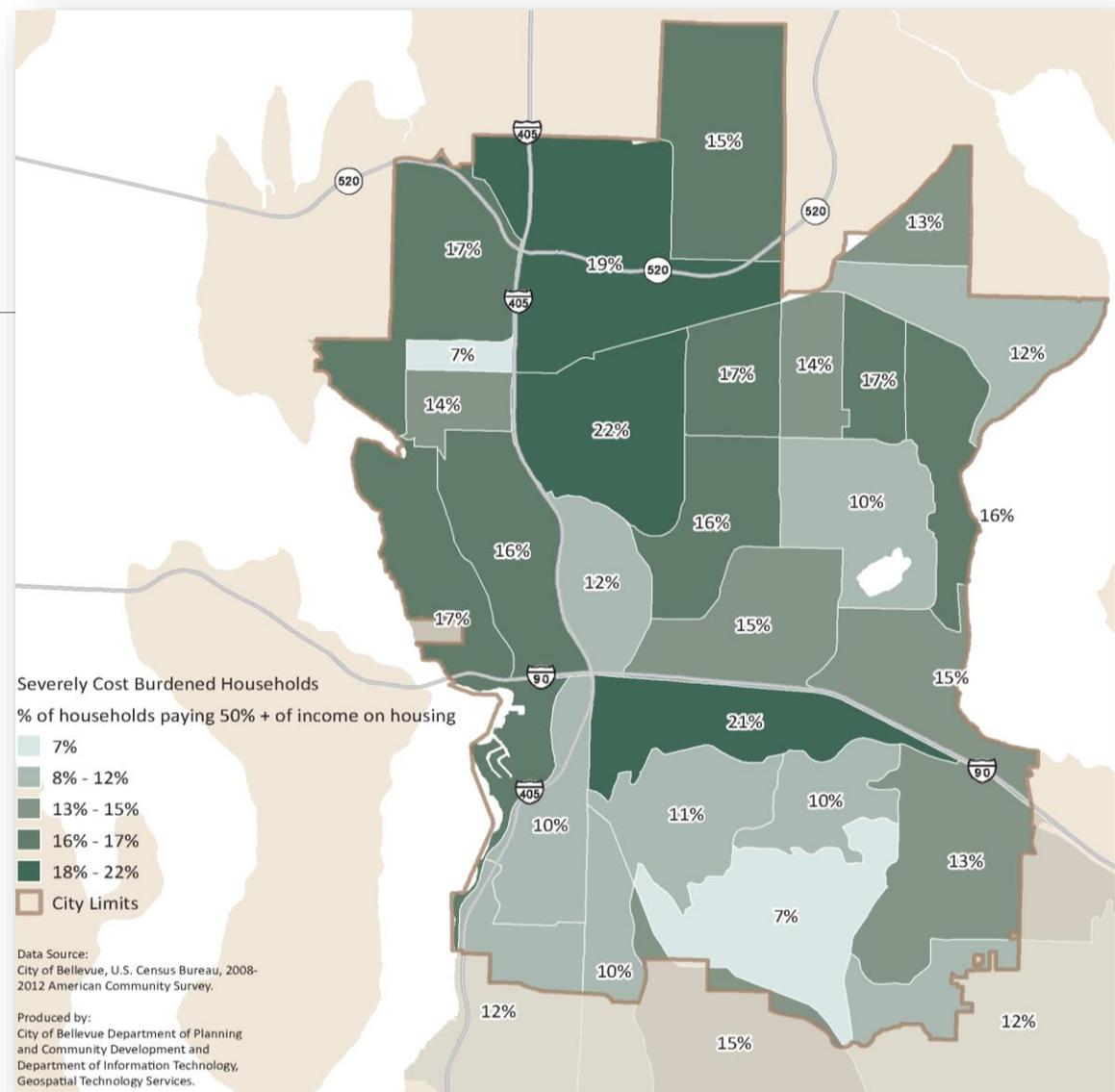
Annual production of subsidized affordable housing significantly less in last decade than in 1990's.

-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.



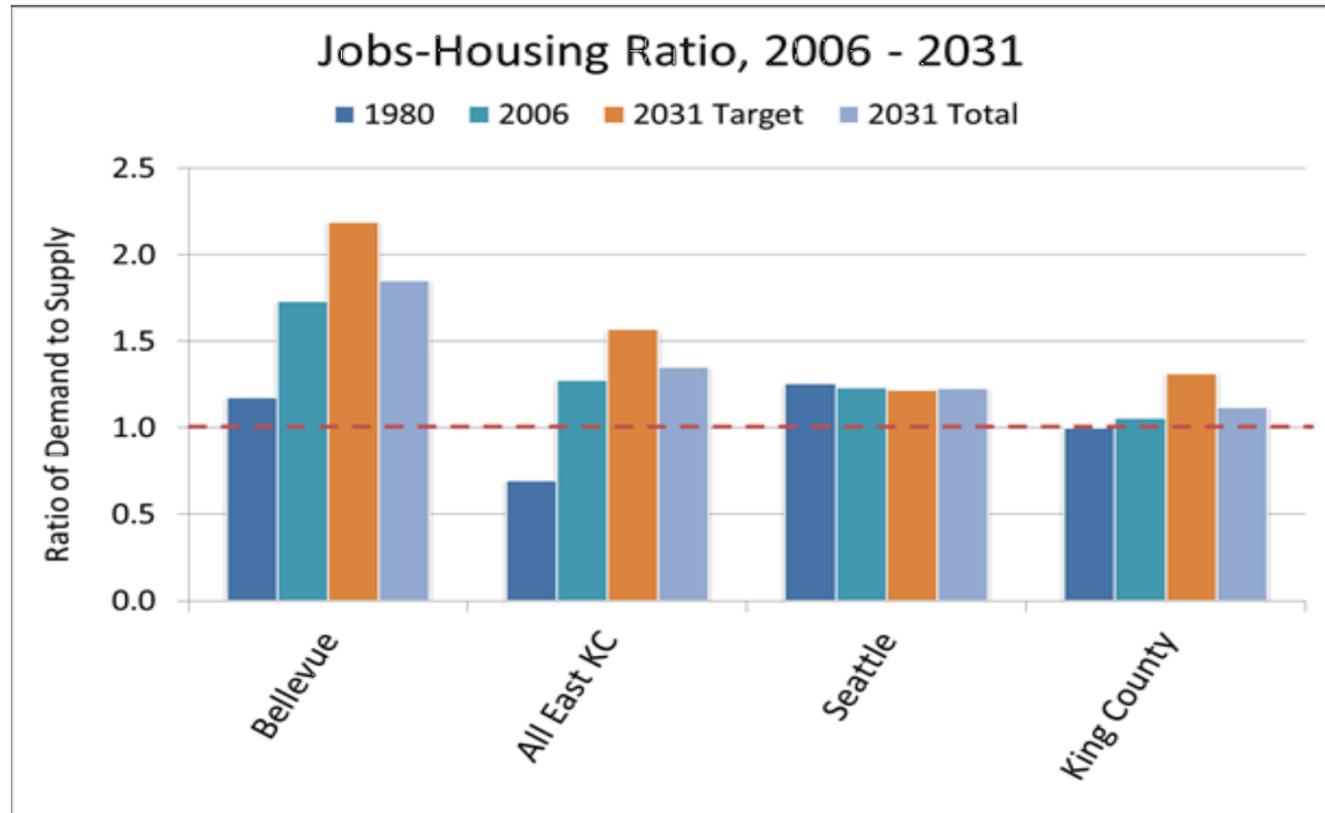
Affordability is a citywide issue.

# 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)

# Issue Statement

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*The cost of renting or owning housing has been increasing at a faster rate than income for many households in the region, especially in Bellevue. As a result, housing is not affordable to a significant portion of the population. It is critically important to provide a safe, healthy and affordable place to live for people of all income levels in order to sustain Bellevue's livability and economic vitality.*

# Goal Statement

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*This project will identify what it will take to have a healthy housing market that:*

- *Provides affordability across range of incomes mirroring population & workforce*

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*This project will identify what it will take to have a healthy housing market that:*

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- *Provides variety of affordable housing choices that meet the needs of our community including:*
  - *Young persons in college or just entering job market*
  - *1<sup>st</sup> time home buyers or new employees ready to purchase a home*
  - *Aging population, especially those on fixed/limited income, who wish to remain in the community*
  - *Families with children that need rental & ownership options in opportunity areas*

# Goal Statement

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*This project will identify what it will take to have a healthy housing market that:*

- *Preserves integrity of single family areas while considering, through neighborhood planning process, housing that can accommodate a wider spectrum of needs & foster ongoing investments by individual homeowners.*

# Technical Advisory Group (TAG)

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## Composition

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

# Technical Advisory Group (TAG)

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## Role

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

# Public Engagement

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## Who

- Market-rate & non-profit housing providers
- Real estate, land development & financial
- Neighborhood leaders group
- Local employers, business groups
- Affordable housing advocates
- Service providers – other agencies & city staff
- Overall public/community

# Public Engagement

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## How

- Public information/education about need
- Printed material, video, websites, social media, expert speakers/panels, group discussions
- Solicit public comment on list of potential actions as it develops & evolves during process; draft plan prior to Council action

# Major Milestone Timeline

Council launch; direction on project scope	Dec 2015
Updated Affordable Housing Needs Assessment	Jan – Mar
Council appoints Technical Advisory Group (TAG)	Apr
TAG screening of potential actions	May - Jul
Stakeholder & public engagement	Jun – Nov
Council check-in/direction on actions to evaluate	Sep
Evaluate list of potential actions, draft performance metrics	Sep - Oct
TAG review & feedback on actions based on evaluation & metrics	Sep - Oct
Public review on draft strategy	Nov
Council receives Draft Affordable Housing Strategy	Dec 2016