



Downtown Livability

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To: Co-Chair Laing, Co-Chair Simas, and members of the Downtown Livability Advisory Committee

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Department of Planning & Community Development

Subject: Follow-up information relating to Housing Affordability White Paper

The following information is being provided to supplement the Housing Affordability White Paper included in the Downtown Livability Advisory Committee’s meeting packet for September 18. The White Paper included an overview of regional and local housing policies, affordable housing tools and strategies, Bellevue’s partnership with ARCH (A Regional Coalition for Housing), and housing growth and affordability in Downtown Bellevue.

This follow-up information relates to a number of specifics that weren’t included in the original White Paper, but may be of interest to the Advisory Committee:

1. Dollar amount for the City’s contribution to ARCH in past years.

Table A shows the City of Bellevue contributions to ARCH over the past 10 years. Bellevue’s annual contributions to the housing trust are comprised of CDBG (Community Development Block Grants), General Fund contributions, and “Other” (primarily loan repayments and interest credits). They’ve average \$759,000 over the past decade, with a low of approximately \$400,000 in 2012 and high mark of \$1.3 and \$1.4 million in 2005-2006. Table B shows the specific affordable housing projects that have been funded by Bellevue through ARCH over the past 10 years (projects occur throughout the ARCH Sphere of Influence).

Table A: City of Bellevue Annual Contributions to the Housing Trust Fund*

YEAR	CDBG	GENERAL FUND	OTHER**	TOTAL
2003	\$100,000	\$256,000	\$147,135	\$503,135
2004	\$90,000	\$412,000	\$103,668	\$605,668
2005	\$90,000	\$412,000	\$807,445	\$1,309,445
2006	\$100,000	\$412,000	\$882,756	\$1,394,756
2007	\$90,000	\$412,000	\$268,873	\$770,873
2008	\$90,000	\$412,000	\$215,089	\$717,089
2009	\$85,102	\$412,000	\$282,514	\$779,616
2010	\$78,033	\$412,000	\$111,144	\$601,177
2011	\$68,986	\$256,000	\$185,552	\$510,538
2012	\$44,498	\$256,000	\$97,329	\$397,827
TOTAL	\$836,619	\$3,652,000	\$3,101,505	\$7,590,124

* Bellevue also provides in-kind support for ARCH operating expenses (Program Manager).

**Primarily loan repayments and interest credited to Bellevue's Housing Fund. 2005 includes \$695,000 DASH repayment. 2006 includes developer fee payment.

Table B: Bellevue Funding for ARCH Affordable Housing Projects (*projects occur throughout the ARCH Sphere of Influence*).

YEAR	FUNDS	PROJECT NOTES
2003	\$280,000	Talus \$97,500; Chalet \$170,000; ADU Loan for Developmentally Disabled \$12,500
2004	\$220,000	Lauren Heights \$140,000, House Key+ Loan \$80,000
2005	\$396,261	Kensington Square \$150,000; Community Homes 4 \$36,261; Mine Hill 210,000
2006	\$212,500	Community Homes 5 & 6 \$97,500; House Key+ Loan \$75,000; 280 Clark \$40,000
2007	\$90,000	Kensington Square \$50,000; Friends of Youth New Ground \$40,000
2008	\$1,258,163	Andrews Glen \$958,163; YWCA Family Village @ Issaquah Highlands \$300,000
2009	\$190,070	YWCA Family Village @ Issaquah Highlands Phase 2 \$190,070
2010	\$477,500	Francis Village \$372,500; Foundation for the Challenged Home V \$60,000; House Key+ Loan \$45,000
2011	\$938,547	Evergreen Court \$938,547
2012	\$1,100,000	South Kirkland Transit-Oriented Development \$265,000; LIHI Downtown Apartments \$635,000; Sophia's Place \$200,000
TOTAL	\$5,163,041	

2. Extent of Bellevue's donation or lease of City land for affordable housing.

The Housing Affordability White Paper refers to “donation or lease of city land” as one of a number of local housing strategies. Over the past ten years, Bellevue has not used this tool for affordable housing. The examples cited in the paper were from the 1990s. The most significant donation was in 1999 with a surplus utility pump site for HopeLink Place (10116 SE 6th Street). At the time of the donation, the property was valued at \$300,000. For Ashwood Court (11018 NE 11th Street in Downtown) the City provided a temporary lease until the owner could secure funding. For Brandenwood Senior (14520 NE 40th Street), the Bellevue Parks & Community Services Department provided a long-term lease for their property adjacent to the North Bellevue Community Center.

3. Details of impact fee waivers over the past years.

The City of Bellevue allows transportation impact fees to be waived for affordable housing projects. Three projects have qualified for this provision over the past decade.

2004: Kensington Square, 14727 NE 8th Street (6 affordable units) *6 units X \$248 = \$1,488*

2008: Andrews Glen, 4228 Factoria Boulevard (41 affordable units) *41 units X \$907 = \$37,187*

2013: LIHI Bellevue Apts, 204 111th Street (57 affordable units) *57 X \$1,027 = \$58,539 - \$10,000 credit*

Transportation Manager Chris Dreaney provided the impact fee waiver information, noting that the LIHI Bellevue Apartments number is an estimate; the building permit has not yet been issued.

4. Value of Multifamily Tax Exemptions (MFTE) used in Bellevue.

The City of Bellevue has not adopted a Multifamily Tax Exemption program as allowed by state RCW 84.14. There is policy language in Bellevue's Comprehensive Plan that supports an MFTE in Bellevue should Council wish to consider this program (Housing Policy HO-33; Downtown Subarea Plan Policy S-DT-27).