

Bellevue Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 148,100 East King County Owners: 56% Renters: 44%	Land Zoned Residential: 88.57% (including mixed-use) Single-Family Zoning: 75.62% Multifamily Zoning: 12.95%	Average Estimated Rent: \$2,334 Average Rent Change (2019-20): +6% <small>Source: Rent Cafe Market Trends</small>	Median Estimated Home Value: \$907,400 Median Home Value Change (2018-19): -2.94% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>
People Experiencing Homelessness: Sheltered (East King County): 586 people Unsheltered (East King County): 446 people <small>Sources: 2018 American Community Survey estimates, OFM Population Estimates, April 1, 2020, 2020 AllHome Count Us in report</small>		Cost burdened – A Household that spends more than 30% of their monthly income on housing costs is considered cost burdened. <ul style="list-style-type: none"> • 36% of rental households are cost-burdened • 31% of households with a mortgage are cost-burdened <small>Source: 2018 American Community Survey estimates</small>	

Equity and Affordability: A household in Bellevue must earn **\$93,000/year** or **\$44/hour** to afford the average market-rate rental.
2018 King County Median Household Income (Annual): **Black Households:** \$55,152 | **Hispanic or Latino:** \$66,853 | **Asian:** \$111,609 | **White:** \$100,298
Source: [King County Economic Indicators, MHI by Race](#)

	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • Evaluate housing cost & supply implications of proposed regs. & procedures. • Assess housing fund guidelines regularly to ensure alignment with community needs/priorities. • Explore all federal, state, local programs, & private options for financing AH. • Ensure that all AH created with public funds/regulation is affordable for longest term. 	<ul style="list-style-type: none"> • Encourage revitalization of neighborhoods where private investment isn't enough. • Maintain character of single-family neighborhoods. • Encourage mixed-use development throughout city. • Support development of diverse housing types, sizes, & styles, affordable at all incomes. • ADUs in single-family zones, DADUs where allowed by neighborhood subarea plans. • Allow demonstration projects to model housing choices that are not currently being built. • Evaluate surplus city land for AH. 	<ul style="list-style-type: none"> • Provide financial assistance to low-income residents for home maintenance/repairs. • Support the Fair Housing Act & affirmatively further fair housing. • Work with colleges & private developers to support student housing on-campus and transit-served areas. • Support aging in place with a range of housing types. • Promote awareness of Universal Design standards. • Provide relocation assistance to displaced low-income households. • Provide accommodations and limit concentrations for housing people with special needs in all areas. 	<ul style="list-style-type: none"> • Use incentives & other tools to encourage development of AH. • Explore exemptions to offset increased cost of AH. • Use incentives, regulation exemptions, and city investment to provide appropriate amenities throughout the city for families with children. • Use the Planned Unit Development to provide opportunities & incentives building diverse housing types. 	<ul style="list-style-type: none"> • Collaborate regionally to address homelessness and create diverse, affordable housing. • Partner with Committee to End Homelessness Strategic Plan.
POLICIES	<ul style="list-style-type: none"> • Contributes to ARCH Eastside Housing Trust Fund • Adopted HB 1406 state sales tax pass-through for AH. 4.12.028 	<ul style="list-style-type: none"> • One ADU allowed on single family zoned lots, requires owner occupancy. Maximum of 800 square feet. 20.20.120 • One off-street parking spot required for ADU. • Council may authorize sale or disposition of property intended for public utility purposes. 4.32.070 • Affordable duplexes allowed in single-family zones, provided they're part of a subdivision plan, exterior is comparable to existing aesthetic. May not exceed 15% of lots. 20.20.128D *City has donated, leased, and sold surplus land for affordable housing development 	<ul style="list-style-type: none"> • Emergency utility assistance for income eligible households. 24.10.060 • Incentive for small senior citizen dwellings units. 20.20.010.22 • Banned Source of Income Discrimination. 9.20.045 	<ul style="list-style-type: none"> • 12-year property tax exemption in residential target areas when 20% of units are affordable. 4.52 • Density Bonus - 1:1 ratio of market rate: affordable. Up to 15%+ max. underlying density. 20.20.128 B1 • Up to 75% compact parking in AH buildings citywide. Up to 85% in downtown and BelRed. 20.20.128 C2 • Max of 5% increase in lot coverage for properties with AH units. 20.20.128 C1 • Open space req. reduced by 35% for AH development. 20.20.128 C5 • FAR density bonus in BelRed. 20.25D.090 • Downtown & Eastgate density incentive for AH. Downtown 20.25A.070. Eastgate 20.25P.060. • Transportation Impact Fee waiver for AH - Affordability required for life of project. 22.16.070 	<ul style="list-style-type: none"> • ARCH • EHSF • SCA • AWC

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development

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