Bellevue Affordable Housing Snapshot

### Demographic Data

<table>
<thead>
<tr>
<th>Population: 148,100</th>
<th>Land Zoned Residential: 88.57% (including mixed-use)</th>
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<tbody>
<tr>
<td>East King County</td>
<td>Single-Family Zoning: 75.62%</td>
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<tr>
<td>Owners: 56%</td>
<td>Multifamily Zoning: 12.95%</td>
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<tr>
<td>Renters: 44%</td>
<td><strong>Average Estimated Rent</strong>: $2,334</td>
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<td></td>
<td><strong>Average Rent Change (2019-20)</strong>: +6%</td>
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<td><strong>Median Estimated Home Value</strong>: $907,400</td>
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<td></td>
<td><strong>Median Home Value Change (2018-19)</strong>: -2.94%</td>
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<td></td>
<td><strong>Equity and Affordability:</strong></td>
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<td></td>
<td>Sources: 2018 American Community Survey estimates, OFM Population Estimates, April 1, 2020, 2020 AllHome</td>
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### Housing Costs

<table>
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<tr>
<th>Cost burdened - A Household that spends more than 30% of their monthly income on housing costs is considered cost burdened.</th>
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<tbody>
<tr>
<td>• 36% of rental households are cost-burdened</td>
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<tr>
<td>• 31% of households with a mortgage are cost-burdened</td>
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</table>

### 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

| Sources: Rent Cafe Market Trends |

### Fund Source

<table>
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<tr>
<th>Zoning &amp; Land Use</th>
<th>Special Population &amp; Inclusive Housing</th>
<th>Incentives &amp; Exemptions</th>
<th>Partnerships &amp; Collaboration</th>
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</table>
| • 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. | • 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. | • 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. | • Collaborate regionally to address homelessness and create diverse, affordable housing.  
• Partner with Committee to End Homelessness Strategic Plan. |

### Commitments

<table>
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<tr>
<th>Policies</th>
<th>Projects</th>
<th>Special Populations &amp; Inclusive Housing</th>
<th>Incentives &amp; Exemptions</th>
<th>Partnerships &amp; Collaboration</th>
</tr>
</thead>
</table>
| • Contributes to ARCH Eastside Housing Trust Fund  
• Adopted HB 1406 state sales tax pass-through for AH. 4.12.028 | • 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. 20.20.1280  
• City has donated, leased, and sold surplus land for affordable housing development | • 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 | • 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  
• Transportation Impact Fee waiver for AH - Affordability required for life of project. 22.16.070 | • Collaborate regionally to address homelessness and create diverse, affordable housing.  
• Partner with Committee to End Homelessness Strategic Plan. |
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
NK C  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