

## Project Focus

The Affordable Housing Strategy is a short-term action plan that identifies and sequences steps the city can take to continue to address the need for affordable housing in the community. The 2025 update will focus on:

- Producing and preserving new income-restricted affordable housing
- Increasing access to and stability withing housing for low- and moderate-income households
- Increasing education and information around affordable housing

## What is Affordable Housing?

Affordable housing is housing that is reserved for a household that earns up to 80% of the area median income, adjusted for household size. To be considered “affordable,” monthly housing costs (including utilities other than telephone) must not exceed 30% of the household’s income.

Area median income is the mid-point income level where half of households make more income and half of households make less income. It is calculated for different households sizes. Households that earn 80% or less of AMI may qualify for affordable housing.

### 80% AMI for Seattle-Bellevue Metro Area

80% AMI for one-person household

\$77,700



80% AMI for four-person household

\$110,950




For more information, please visit:  
[BellevueWA.gov/affordable-housing-strategy](https://BellevueWA.gov/affordable-housing-strategy)  
or email [housing@bellevuewa.gov](mailto:housing@bellevuewa.gov)

## Project Phases

- Launch–January to March 2025**  
Provide information and educational opportunities on affordable housing topics.
- Assess–April to June 2025**  
Work with stakeholders to refine the possible actions.
- Refine–July to September 2025**  
Prioritize actions into a seven-year implementation plan.
- Review–October to November 2025**  
The final draft strategy is review and adopted by City Council.



 For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-6510 (voice) or email [hbahnville@bellevuewa.gov](mailto:hbahnville@bellevuewa.gov). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov).

CDD-24-27899

# 2025 Affordable Housing Strategy



## Project Description

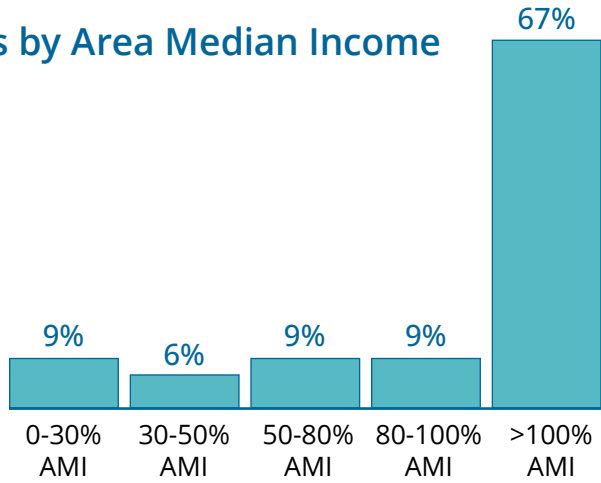
The City of Bellevue is updating its existing 2017 Affordable Housing Strategy to implement new policy direction, reflect changing market conditions, and support the development and preservation of additional affordable housing units. Updating the Affordable Housing Strategy will identify the next set of near- and mid- term actions to help the city achieve the new affordable housing target and meet other affordable housing priorities.



# Community Snapshot

## Distribution of Households by Area Median Income

Source: 2017-2021 HUD CHAS

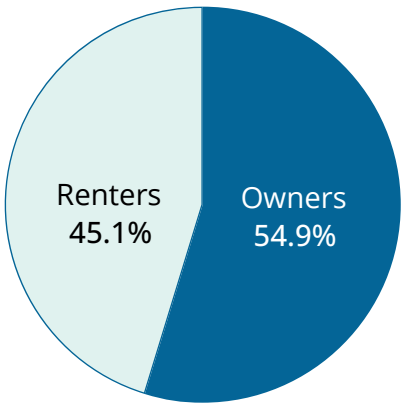


AMI is an income measure that represents King and Snohomish Counties.

About 33% of Bellevue's population makes under the Area Median Income (AMI).

## Households by Tenure

Source: See Bellevue Community Data

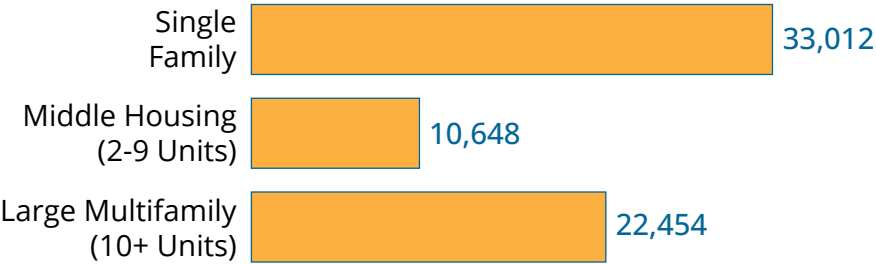


Bellevue is gaining new renter households faster than new owner households.

Most new housing units produced in Bellevue have been large multi-family.

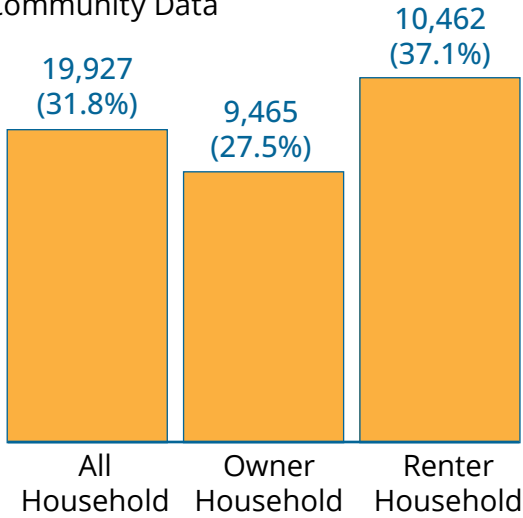
## Housing Stock by Housing Type, 2022

Source: See Bellevue Community Data



## Housing Cost Burden by Tenure

Source: See Bellevue Community Data

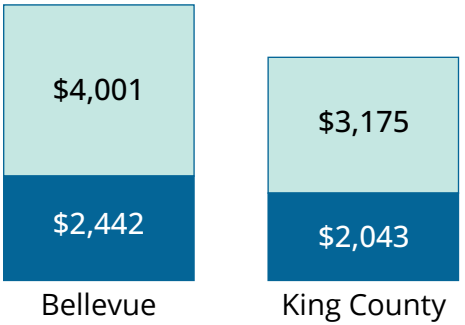


Renters are more likely to be cost burdened in Bellevue.

Cost burdened means spending more than 30% of net income on housing costs.

## Housing Costs

Source: See Bellevue Community Data



■ Renters Monthly Housing Cost  
■ Owners Monthly Housing Cost

Households have to make above median income to affordably rent or own in Bellevue.

Renters and owners in Bellevue have higher monthly housing costs than King County as a whole.