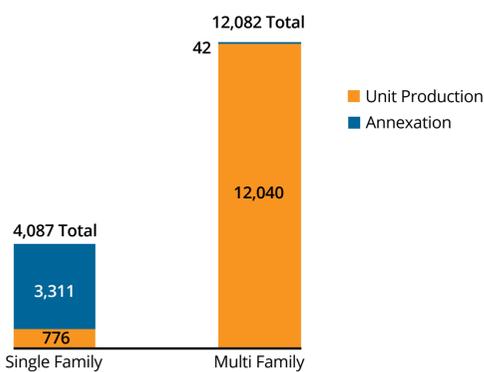


KEY FINDINGS FROM BELLEVUE'S HOUSING NEEDS ASSESSMENT

Bellevue conducted a Housing Needs Assessment in 2022 to identify the existing and future housing needs based on the socioeconomic characteristics of Bellevue residents, workers, and others who may wish to live in Bellevue. It contains data on Bellevue's current housing stock, demographic and economic characteristics of people and families that live and work in Bellevue, information about local, regional, and national trends that may impact these characteristics in the future, and regional requirements for housing production through 2044. The Housing Needs Assessment is available online at BellevueWA.gov/housing-needs-assessment



Net Change in Housing Units 2000-2020



Source: City of Bellevue. December 2022. Housing Needs Assessment.

Median Annual Wage and Maximum Affordable Monthly Housing Cost in the Largest Occupations in Bellevue

Occupation	% of 2020 Bellevue Employment	Median Annual Wage, 2021	Maximum Affordable Monthly Housing Cost
Computer and Mathematical	14%	\$130,410	\$3,260
Business and Financial Operations	11%	\$83,810	\$2,095
Sales and Related	11%	\$47,820	\$1,196
Sales and Related	9%	\$44,140	\$1,104
Food Preparation and Serving Related	7%	\$36,680	\$917

Source: City of Bellevue. December 2022. Housing Needs Assessment.

HUD AMI-based Income Levels & Corresponding Maximum Affordable Gross Rent

Unit Size	50% AMI		80% AMI		120% AMI	
	Annual Income	Max Affordable Monthly Rent	Annual Income	Max Affordable Monthly Rent	Annual Income	Max Affordable Monthly Rent
Studio	\$45,400	\$1,135	\$72,600	\$1,815	\$108,800	\$2,720
1 Bedroom	\$48,600	\$1,215	\$77,700	\$1,943	\$116,500	\$2,913
2 Bedroom	\$58,300	\$1,458	\$93,200	\$2,330	\$139,800	\$3,495
3 Bedroom	\$67,300	\$1,683	\$107,600	\$2,690	\$161,500	\$4,038
4 Bedroom	\$75,100	\$1,878	\$120,200	\$3,005	\$180,200	\$4,505

Source: City of Bellevue. December 2022. Housing Needs Assessment.

Bellevue's demographic trends highlight that the community needs a range of housing types to accommodate its population. Housing is needed for young adults (20-44 years) which are Bellevue's most prevalent age group, families with children and seniors which have almost doubled since 1990.

Bellevue's commuting trends suggest that many of the city's workers either may not be able to afford suitable housing inside the community or the available housing may not meet their needs or preferences. Bellevue has high rates of commuting both to and from the city and the city's workforce largely lives outside of Bellevue.

Rising regional prices have increased housing costs in Bellevue, resulting in high levels of household cost burden. Housing cost burden disproportionately affects lower income and renter households. About 27% of all of Bellevue's households are cost burdened.

Bellevue has a deficit in the number of units affordable to very low income households.

Homeownership is out of reach for a growing proportion of residents, with the lowest homeownership rates for Black or African American and Hispanic or Latino households. Single parent and non-family households are also less likely to own their home.

Over the past two decades, Bellevue has almost exclusively produced multi-family housing, and therefore, mostly rental housing. More than 80% of multifamily occupied housing units are renter-occupied, versus 19% of single family occupied housing units. This may limit housing choices for current and future Bellevue residents.



PLANNING REQUIREMENTS



Bellevue along with other cities from King, Snohomish, Pierce, and Kitsap counties, come together through the Puget Sound Regional Council (PSRC) to set policy and direction around growth, transportation, and economic development. In 2020 the PSRC adopted Vision 2050 which lays out a framework and policies that all cities much follow as they update their Comprehensive Plans.

Bellevue must also follow the goals and policies set forth by the state legislature in the Growth Management Act.

GROWTH TARGETS AND CAPACITY

Bellevue is planning for at least 70,000 new jobs and 35,000 new housing units by 2044. City Council adopted these targets after working with other cities and counties to determine where to distribute projected growth.

Most cities have more capacity for development than their growth target. This gives cities more ways to meet state and regional requirements.

Having more capacity gives developers (both non-profit and for-profit) more flexibility to respond to the needs of future residents. This means developers can build a greater variety of housing types and provide more choice in more neighborhoods.

The Environmental Impact Statement is studying the potential impacts of different capacity scenarios.

STATE & REGIONAL REQUIREMENTS

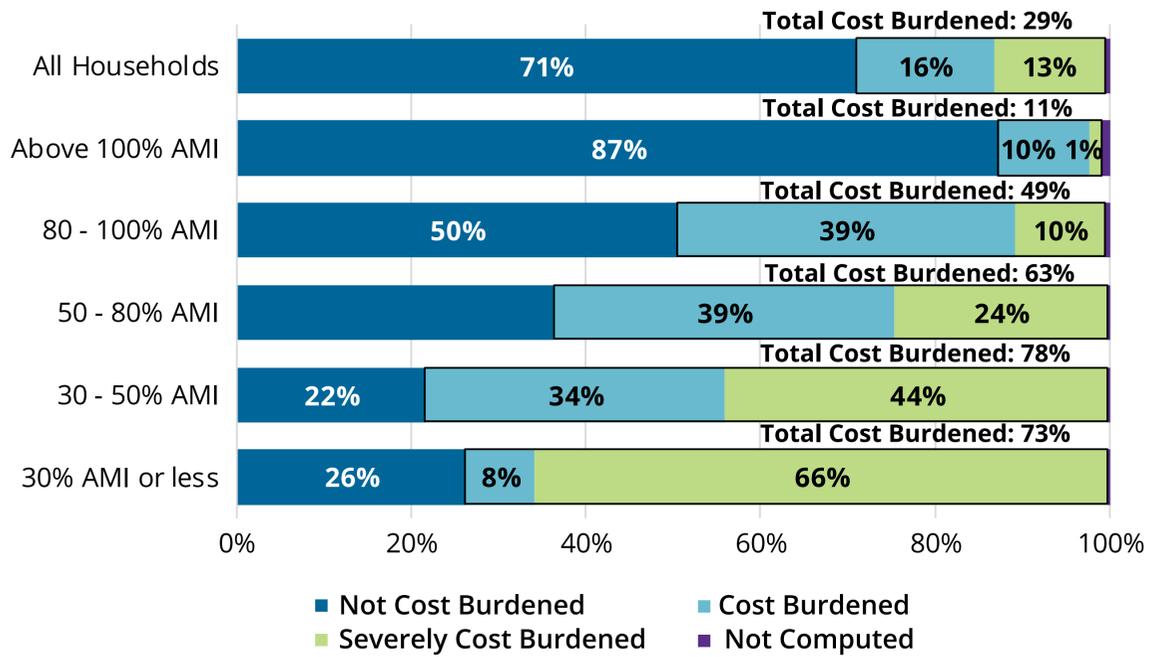
- Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region (MPP-H-2).
- Provide capacity for all housing types, including duplexes, triplexes, and townhomes. (RCW 36.70A.070(2)(c))
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070(2)(f))
- Focus job and housing capacity in metropolitan cities near high capacity transit (MPP-RGS-8)
- Enhance existing neighborhoods to provide a high degree of connectivity in the street network to accommodate walking, bicycling, and transit use, and sufficient public spaces. (MPP-DP-3)
- Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration, and jurisdictional action (MPP-H-4).
- Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages. (MPP-H-6)



UNDERSTANDING COST BURDEN

A cost burdened household is one that spends over 30 percent of its income on a rent or mortgage. Any household can be cost burdened but lower income households are more likely to be cost burdened.

Cost Burden by Income Range



Source: City of Bellevue. December 2022. Housing Needs Assessment.

Area Median Incomes for Seattle-Bellevue Metro Region

AMI for one-person household
\$91,000



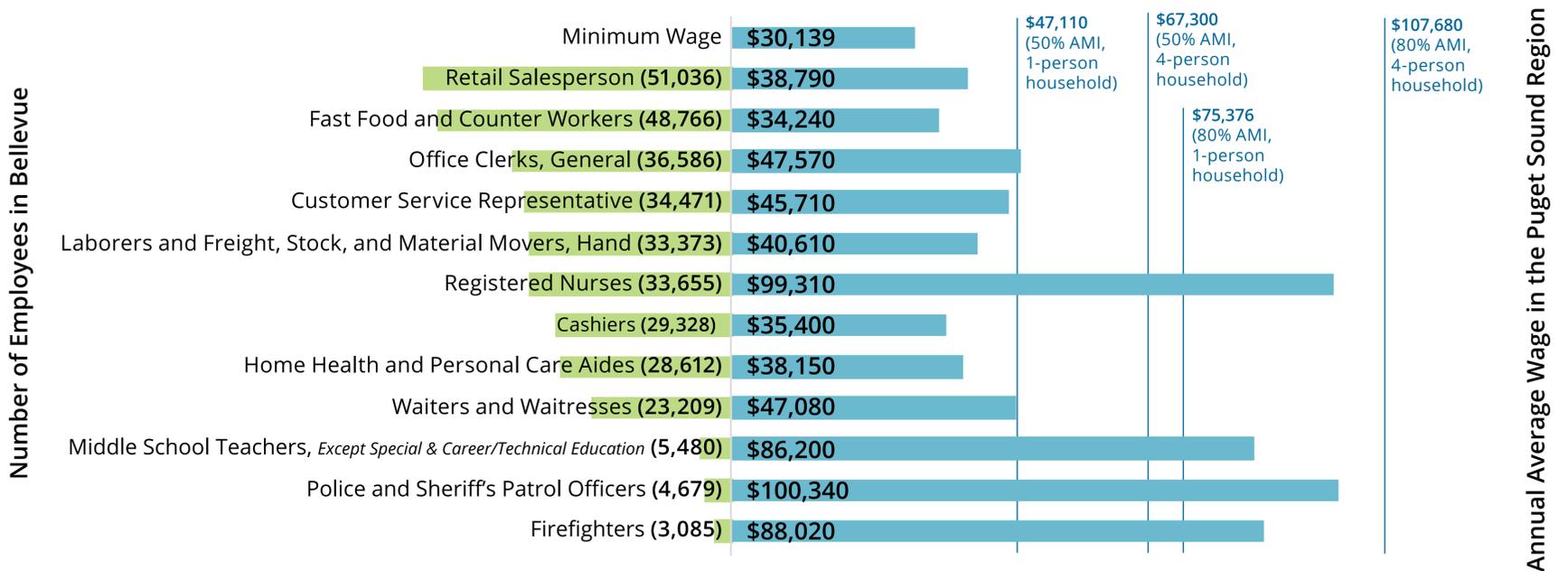
AMI for four-person household
\$136,000



What is AMI?

Area Median Income is the income level where half of households make more and half of households make less. It is calculated for different household sizes so the AMI for a single-person household is less than the AMI for a household with 3 people.

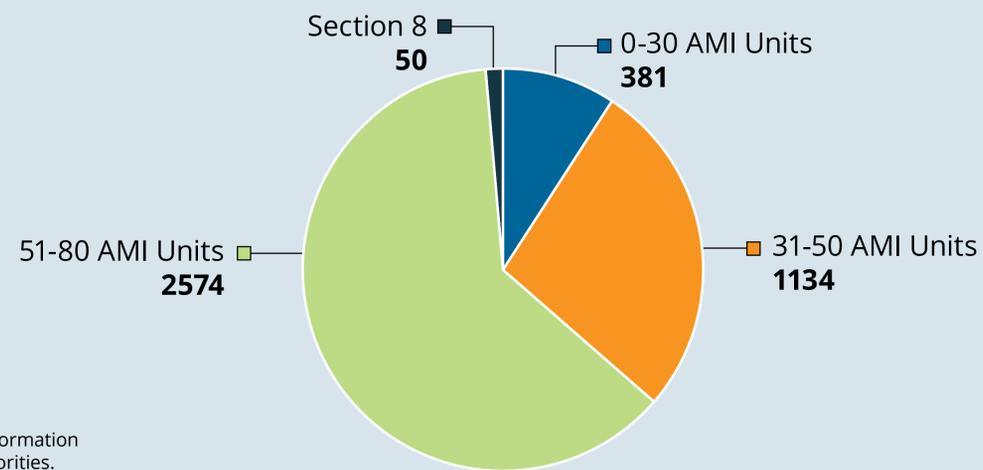
Professions by AMI



HOUSING FOR LOW-INCOME HOUSEHOLDS

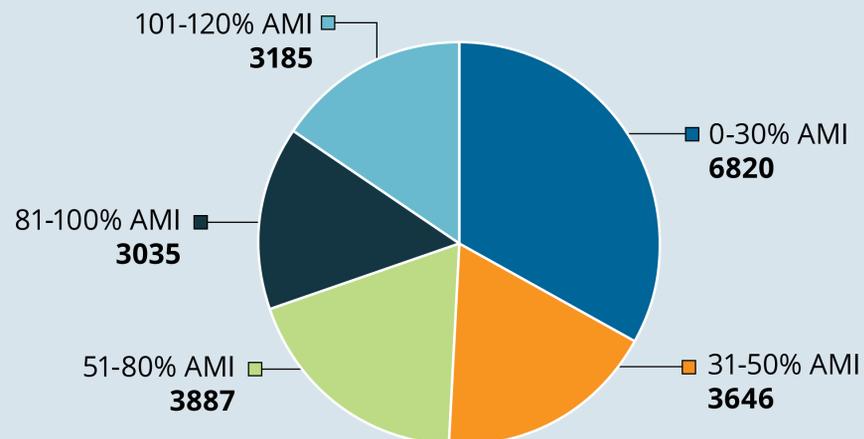
About 6 percent of housing units in Bellevue are reserved for low-income households. However, this group also has the greatest need for housing. As the city adds more housing units, about 2/3 of them need to be for low-income families in order to help meet the housing needs of this population.

Existing Low-Income Units by Income Level

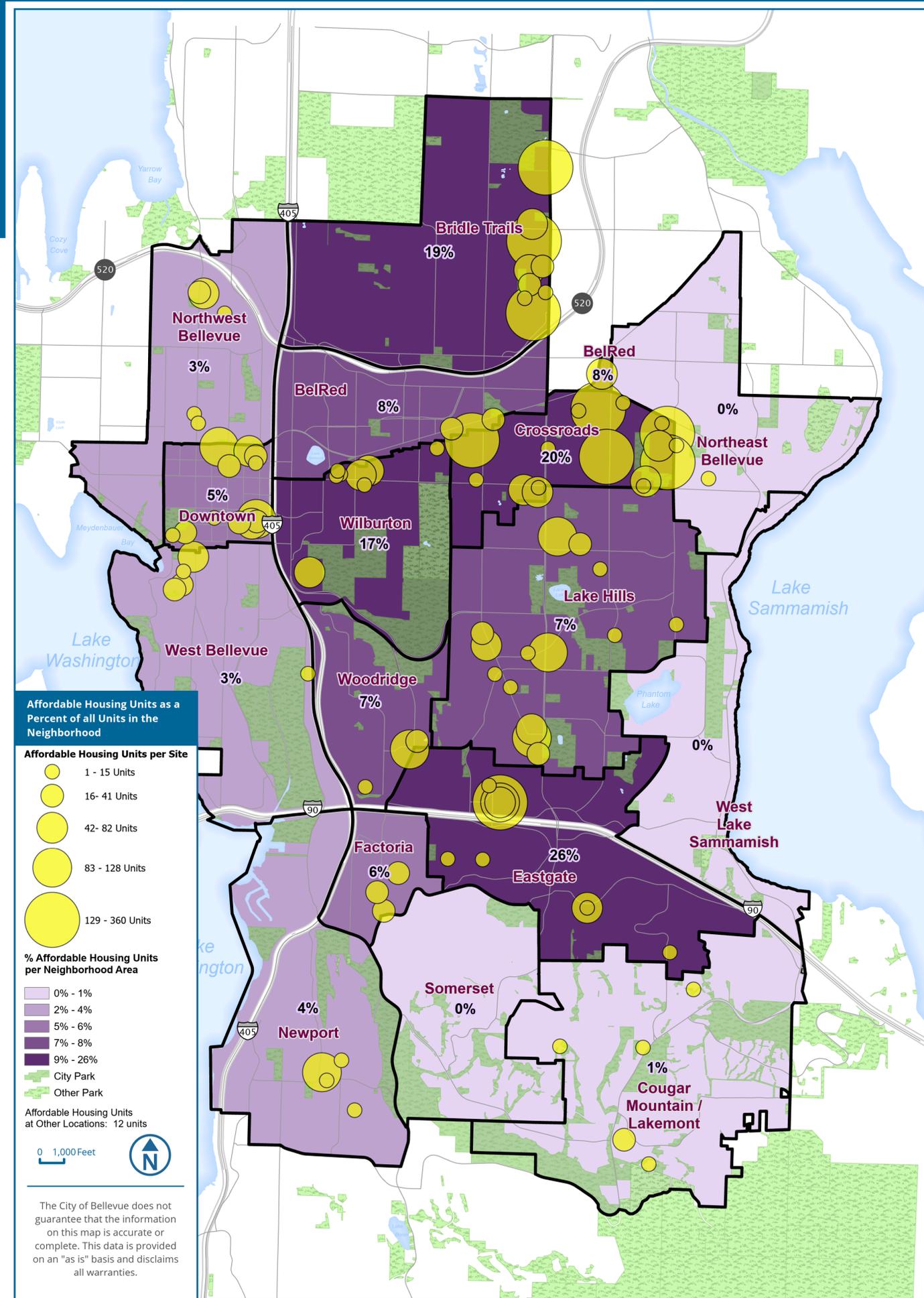


Source: City of Bellevue calculations based on information from ARCH, King County and other housing authorities.

Projected Low-Income Housing Need (2044) by Income Level

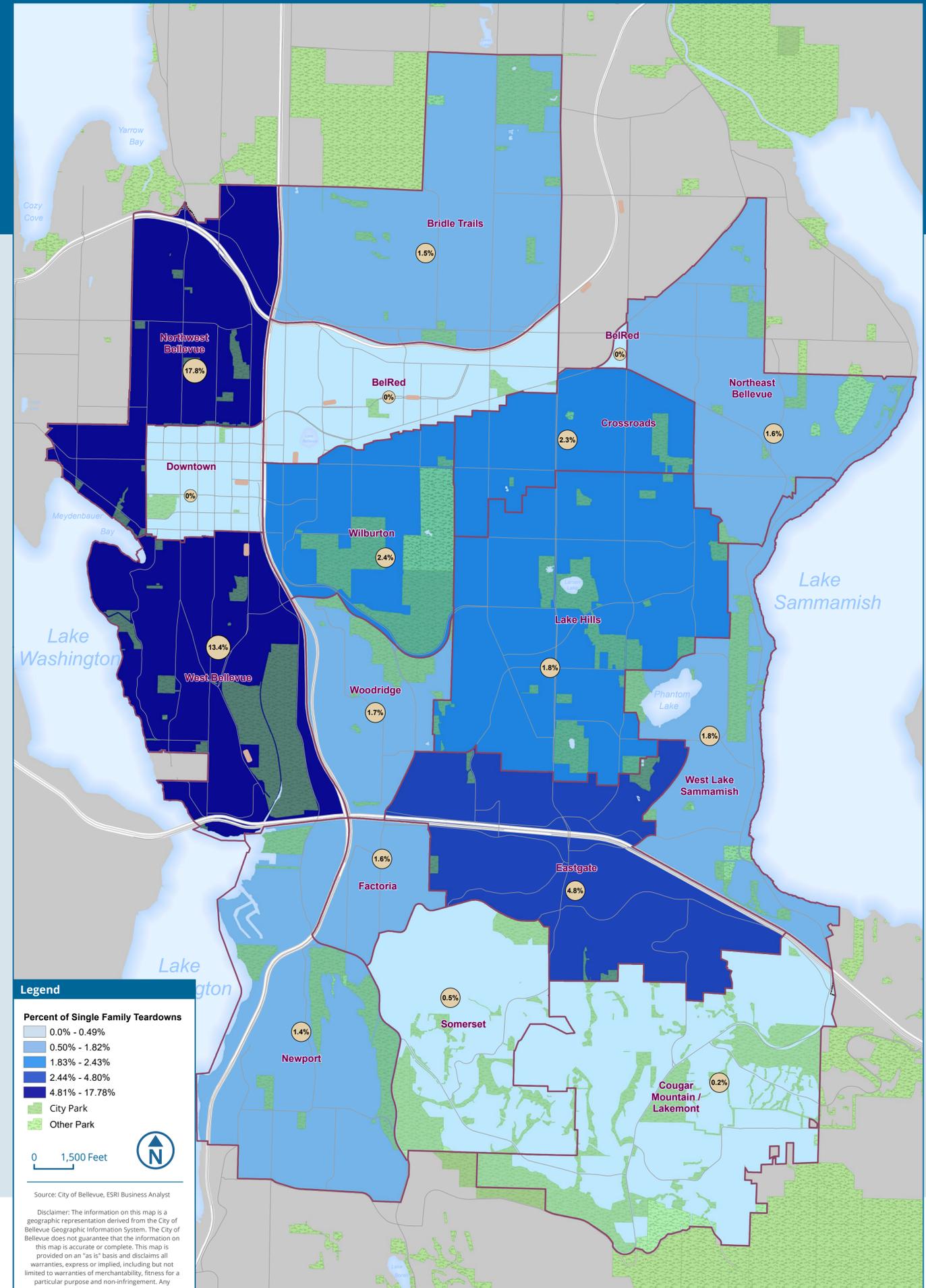
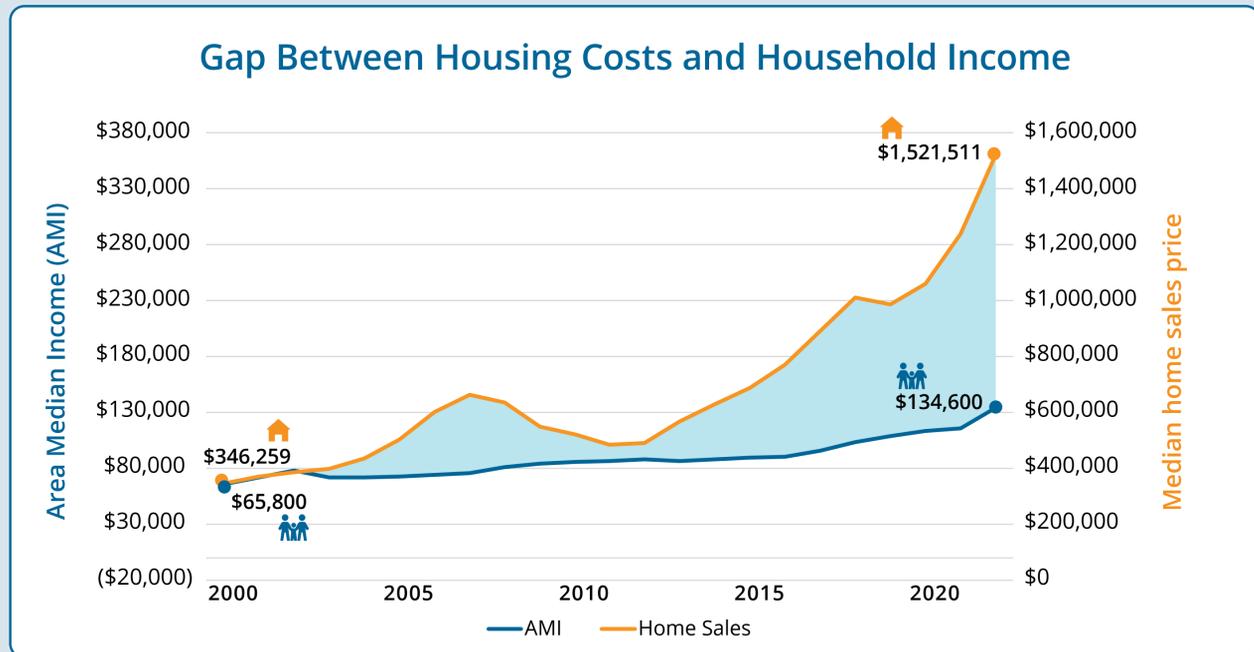
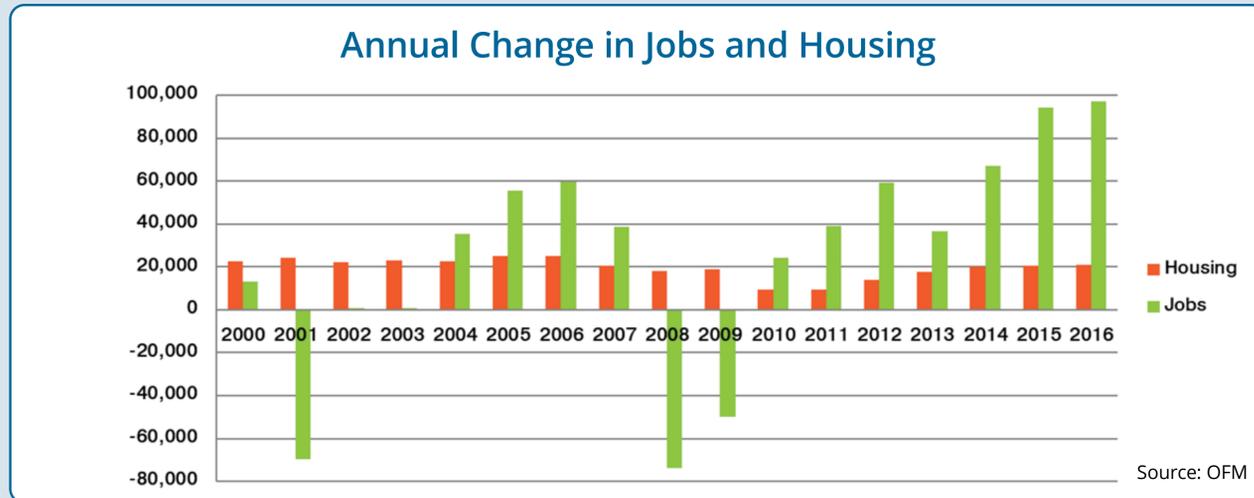


Source: City of Bellevue, December 2022. Housing Needs Assessment.



HISTORIC HOUSING PRODUCTION

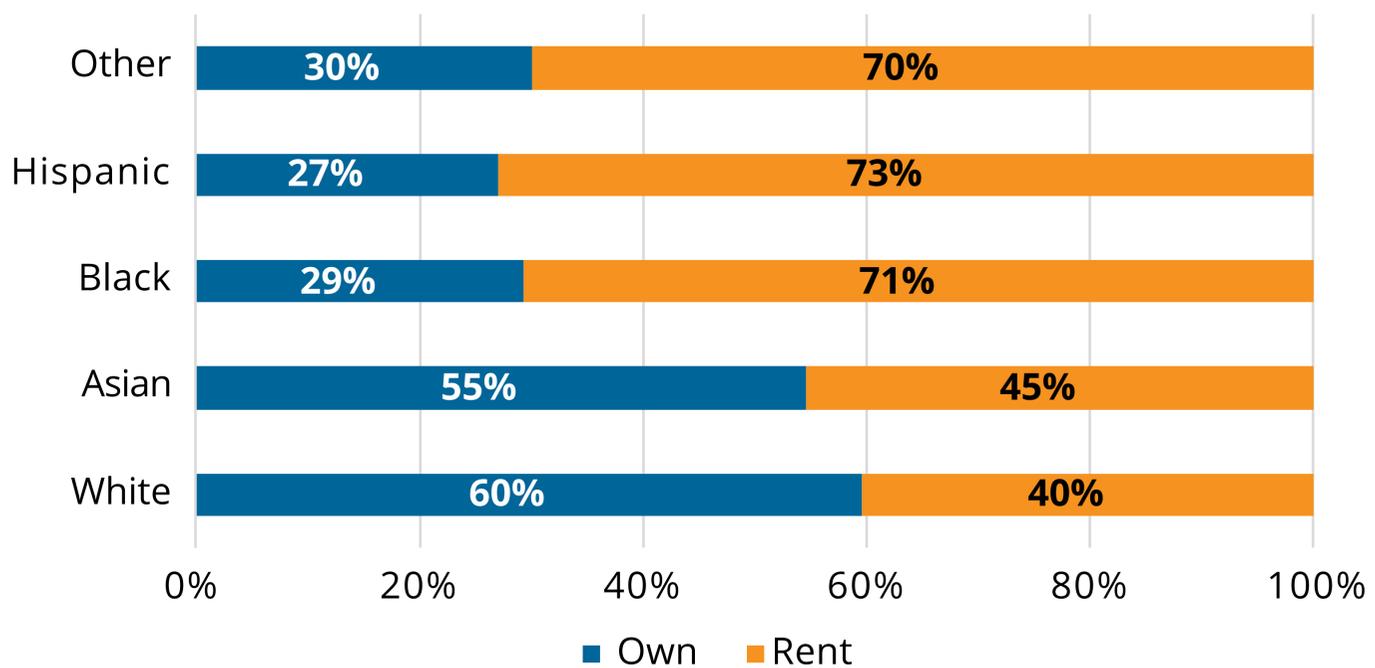
The Puget Sound Region has not produced enough housing to support the growth in jobs in the region. Bellevue has also not produced enough housing to keep up with demand, leading to higher home prices.



HOMEOWNERSHIP IN BELLEVUE

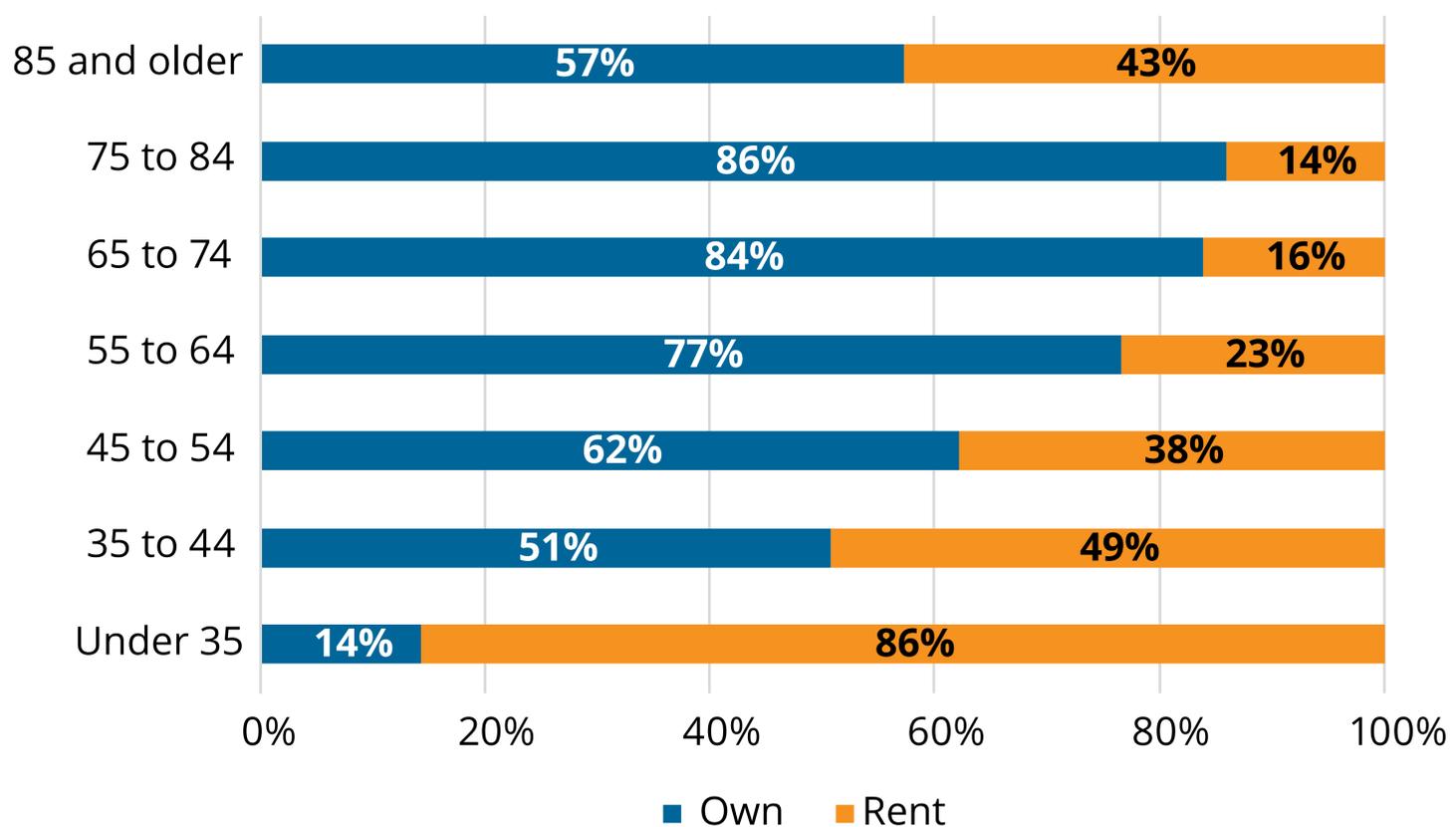
Homeownership is not equitably distributed across households in Bellevue. Bellevue was conceived as a suburb for young families but today most young adults can't afford to own a home here. The region's historical exclusion of non-white people from many homeownership opportunities has resulted in families of color having being less likely to own a home even today.

Percentage of Households that Rent & Own by Race



Source: US Census Bureau. 2021. American Community Survey (1-year estimates), table S2502.

Percentage of Households that Rent & Own by Age



Source: US Census Bureau. 2021. American Community Survey (1-year estimates), table S2502.



WHAT WE'VE HEARD FROM THE COMMUNITY

One of the goals of the planning process is to encourage the participation of community members. Supporting public participation in planning is part of the city's core values and leads to more transparent, accessible, and responsive government.

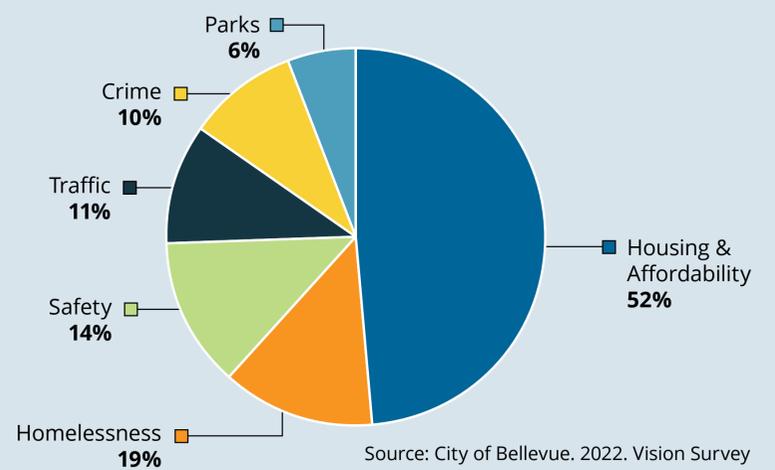
Through mailed questionnaires, in-person events, online platforms – community members have had many opportunities to provide input.

The Bellevue 2044 Vision Questionnaire, which was sent to all residential households, invited people to share open ended feedback on what they love about the city and what their chief concerns are. They were also invited to rate the city's performance on achieving the City Council's adopted vision.

More than half of respondents (56%) reported Bellevue's progress towards achieving its goal of providing a range of housing types that is affordable to all income levels as below average to very poor.

Housing and affordability were the issues raised most frequently in the open-ended questions. More than half of the responses (52%) for this question touched on this issue.

What is the most important challenge Bellevue should address to make sure future generations can thrive?



The city also worked with an outside research firm to conduct a statistically valid survey of Bellevue residents to better understand:

- How residents prioritize planning goals.
- What features people value in neighborhood.
- Openness to adding new housing types throughout Bellevue and in their neighborhood.

Survey results show that the top five development priorities for Bellevue residents are:

- Homeownership opportunities for people with different incomes.
- Preserve and enhance the tree canopy.
- Residents can walk to a meeting place like a coffee shop or library.
- More small businesses that are accessible to local neighborhoods.
- Unique places to visit and things to do in the city.

Support for New Housing Development throughout Bellevue



Overall, 68% of Bellevue residents support new housing development throughout Bellevue. Renters, younger residents, and residents in existing high-rise and mid-rise neighborhoods are nearly twice as likely to support new housing development in Bellevue, *whereas homeowners, older residents and residents in primarily residential areas are more likely to oppose new development throughout Bellevue.*

Support for New Housing Development in your Neighborhood



Overall 54% of Bellevue residents support new housing development in their neighborhood. Renters, younger residents, and residents in existing high-rise and mid-rise neighborhoods are nearly twice as likely to support new housing development in their neighborhood, *whereas homeowners, older residents and residents in primarily residential areas are more likely to oppose new development in their neighborhood.*



2022-2024 TIMELINE

