

## **BELLEVUE NETWORK ON AGING**

### **MINUTES**

**August 1, 2024.** Teams-meeting (virtual only), 8:30a – 10:30a

**MEMBERS PRESENT:** Anne Rittenhouse; Andrea Kline; Kari Marino;  
Elaine White; Beth Hanley; Abigail Brown;  
Bhavana Pahwa; Eleanor Lee; Joyce Hansbearry;  
Shana Aucsmith

**MEMBERS ABSENT:** Beverly Heyden; Julie Hart; Barbara Carey

**STAFF PRESENT:** Dan Lassiter -Community Services Supervisor

**GUESTS:** Michael Adusah- Seattle

**PRESENTER(S):** Linda Abe – Affordable Housing Planning Manager; Hannah Bahnmilller – Senior Affordable Housing Planner; Sabrina Velarde- Housing Stability Program Coordinator

**RECORDING SECRETARY:** Daniel Lassiter, Bellevue Parks & Community Services

**WELCOME AND ROLL CALL:** The meeting was called to order by Anne Rittenhouse.

**PUBLIC COMMENTS:** none

**APPROVAL OF MINUTES:** June 2024 minutes were approved as amended.

#### **Presentation: Bellevue Affordable Housing Strategy - Progress Report**

Linda Abe, Hanna Bahnmilller, and Sabrina Velarde presented the current plan and progress status on that plan.

The Affordable Housing Strategy began in 2017 with the strategies of helping people:

Adopted in 2017 with 5 Strategies and 21 Actions

1. Help People Stay in Affordable Housing
2. Create a Variety of Housing Choices
3. Create More Affordable Housing
4. Unlock Housing Supply by Making It Easier to Build
5. Prioritize State, County, and Local Funding for Affordable Housing

The original goal was to create or have a plan in the pipeline for 2,500 affordable housing units by 2027. To date 2,750 units have been built or are in the pipeline. From that 1,899 units and 190 shelter beds in service. 661 are pipeline units.

Accomplishments toward that goal:

Eastgate Campus, Multi-Family Tax Exemption (MFTW), Housing Stability Program (HSP), C-1 Program, Next Right Work (NRW) are current projects with Polaris providing affordable housing.

Multifamily tax exemption program was incorporated.

Housing Stability Program funding set using funds gathered at approximately 10 million per year for purchases or building. Some units were built serving the primarily identified families in need.

C-1 Program

Aldlan Building are public and faith-based properties. This program began in 2020 and have moved through three phases of development, currently at development support.

### **Phase 1**

- Established a 50 percent density bonus for permanent affordable housing development on qualifying properties.
- Broad density bonus consistent with State legislation
- 50% increase, no additional review

- Additional flexibility, some duplexes, and triplexes in single family districts
- Churches wanting to serve the needs of their congregations know their needs for building.

## Phase 2

- Comprehensive Plan Amendment allowing some faith-owned properties in **single family districts** to reclassify as multifamily if they met certain criteria.
- **Affordability:** 100% of development must be permanently affordable.
- **Ownership:** Owned or controlled by faith-based organization.
- **Location:** In a single-family district, near frequent transit service or an arterial street, within 500 feet of multifamily or commercial land use district.

36 sites were identified in phase II. This could create 4,400 affordable housing units. Saint Peter United Methodist Church has identified developers and partners that have the ability to allow the affordable housing to be created.

## Code and Policy Changes

Work is being done to streamline affordable housing permits process. Working to increase the speed of development overall which will save millions.

### What's next:

**A new target** is being set for the next couple of years.

Why have a new target?

- Evaluate effectiveness of current programs
- Identify resources to meet the goal.
- Guide implementation of CPPU and AHS

- o Based on 35,000 units housing growth target (2019-2044)
- o Within 10-year timeframe, 14,000 units added
- o Distribution estimated used 2022 Housing Needs Assessment
- o Target focuses on <80% AMI

### **Starting Point Target formula**

- o 10-year affordable housing target, based on 2022 HNA.
- o Total of 14,000 units added between 2024-2034.  
Of the 14,000 units, 5,700 are to be affordable with 2,700 at under 30%AMI, 1450 at between 30-50% AMI and 1550 at 50-80% AMI.

Level of support defined:

Operating funding + Capital Funding

#### **Extremely Low Income <30% AMI**

< \$825 affordable monthly housing cost to include emergency shelters, transitional housing, permanent supportive housing.

#### **Very Low Income 30-50% AMI**

< \$1,370 affordable monthly housing cost to include permanent supportive housing and non-market rental housing.

#### **Low Income 50-80% AMI**

< \$2,20 affordable monthly housing cost to include non-market rental housing and affordable homeownership.

#### **Market-rate**

(80-125% AMI)>\$2,20 monthly housing cost to include market rental and ownership units.

Timeline for the updated Affordable Housing Plan began in Spring of 2024 with a target to launch work on finalizing targets by the winter of 2024 then actually develop the update by Fall of 2025 and hopefully council-approved AHS update by Winter of 2025.

## **More next steps**

### **Pre-Launch Engagement**

Goal: Explore considerations for starting point target and inform finalization of scope – not a replacement for post-launch engagement

- June & July: Presentations to and discussion with key technical stakeholders  
Request 1-3 participants from each group for follow-up focus group.
- August or Sept: Host focus group for more in-depth discussion across stakeholders

### **Questions asked by BNOA.**

Q: How long do tax-benefits help the builder? A: anywhere from 8 to 99 years.

Q: Is an increase in parking being considered due to older adults needing that kind of transportation? A: This is a catch-22 problem. The parking is extremely expensive taking funding away for actual units but ability level of people needing parking needs identified.

Q: Does the Affordable Housing Strategy Team need help from BNOA with public meetings and input? A: Yes, we will reach out.

### **Human Services Report – Christy Stangland**

Christy reports that the Human Services funding recommendations to council are near completed. Shelters will be funded and 70% of those culturally underrepresented in the City of Bellevue will get funding. Future additional

**COMMITTEE REPORTS:** Members were asked to read the committee reports before the meeting for discussion.

### **Advocacy Committee Report – Abigail**

No meeting held in August. Nothing to report.

### **Outreach Committee Report – Shana**

The Bellevue Farmers Market event on September 5<sup>th</sup> will have five older adult vendors in attendance and each will have a stamp to mark customers passport. When the passports are full the customer can enter the passport for a drawing for baskets provided by the sponsor Aegis Living.

The group discussed the need to update the information flyer concerning legal resources. Bhavana and Andrea have agreed to review the document then give to the Advocacy meeting for a review, prior to sending to print.

### **Housing and Transportation – Anne**

Anne indicated the H & T minutes were complete and to refer to them if anyone had questions or comments. No further discussion was had.

### **Community Meetings and Events Attended**

No reports this month.

### **Old Business –**

*Status of Pembroke Meadows in Bellevue has asked for a presentation – Elaine.*

*Status of Legal Resource Flyer. Andrea, Bhavana*

*The BNOA would like to know the direction the City of Bellevue will take now that the governor has accepted the challenge of making the State of Washington an Older Adult Friendly State.*

### **New Business**

Recruitment for BNOA will begin in October with documents being updated in September. A new recruitment team will be sought out at the next meeting.

Future Outreach opportunities were discussed to include international festivals, Music in the Parks events and health fairs..

*The meeting was adjourned at 10:25 a.m.*