

# Bellevue's Housing Stability Program – Deploying Funds for the Most Impact

Emil A. King AICP, Planning Director  
City of Bellevue



1

1



## Agenda

- Bellevue's experience using HB 1590, known as the Housing Stability Program
  - Overview of the enabling legislation
  - Opportunities in Bellevue
  - Challenges and trade-offs in establishing program
  - How funds will be used in Bellevue



2

2

## HB 1590 State Enabling Legislation



- RCW 82.14.530: Allows 0.1 percent sales and use tax for housing and related services
- Funds may be used for housing, housing-related services and behavioral health treatment programs and services
- Mandates funds used for housing serve <60% AMI for these populations:
  - Persons with behavioral health disabilities;
  - Veterans;
  - Senior citizens;
  - Persons who are homeless or at risk of being homeless, including families with children;
  - Unaccompanied homeless youth or young adults;
  - Persons with disabilities; or
  - Domestic violence survivors

3

3

## HB 1590 State Enabling Legislation



**At least 60% of the funding must be spent on facilities and programs that serve specific populations at or below 60% AMI:**

### Construction or Acquiring

- Affordable housing
- Housing-related services
- Behavioral health-related facilities
- Land for these purposes

### Operations and Maintenance

- New affordable housing
- Housing-related programs
- New evaluation and treatment centers

**No more than 40% may be spent on:**

### Operation, delivery, or evaluation of

- Behavioral health treatment programs and services
- Housing-related services

4

4

## Opportunities in Bellevue



### Housing Stability Program:

- Brings additional revenue to meet critical housing needs for vulnerable populations
- Advances the continuum of affordable housing strategies
- Enhances housing for diverse income levels and service needs



City of Bellevue  
Affordable Housing Strategy

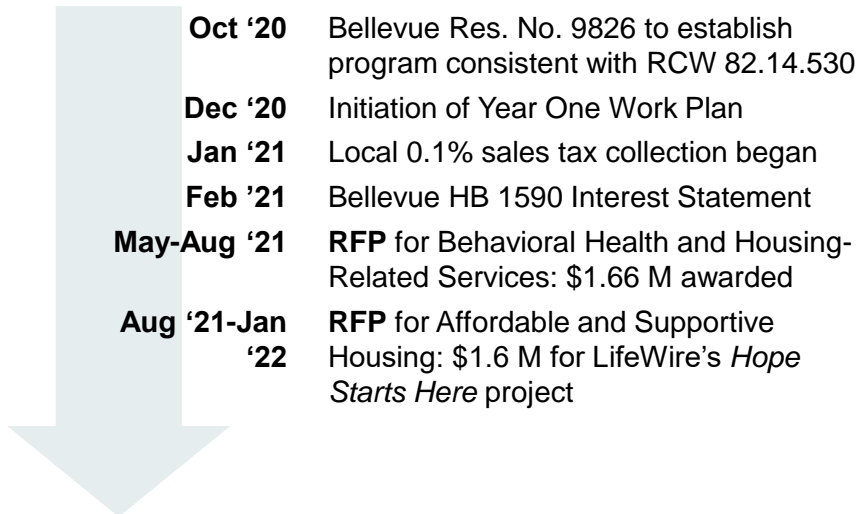
Approved by City Council  
June 5, 2017



5

5

## Year One of the Program



6

6




# Year One: Lessons Learned

- Need to balance unit production with supportive behavioral health and housing-related services
- Funding for O&M/on-site services is essential for housing
- Importance of coordination and flexibility to leverage other resources
- Opportunity for City role in partnerships and securing land
- Upfront bonding will require firming up funding opportunities/projects
- Funding can help prevent vulnerable community members from falling into homelessness

7

7



# Approved Framework

Up to 40%	<i>Bonding for Affordable Housing Partnership Projects and Land Acquisition</i>
~40%	<i>Capital Projects and O&amp;M including On-Site Services</i>
~15%	<i>Behavioral Health &amp; Housing-Related Svs.</i>
~5%	<i>Staff Support (CD, ARCH, HS)</i>

**Bellevue Housing Stability Program**

100% of Annual Revenues (expected \$10.3 M in 2022)

8

8

## Year Two Implementation



- **Capital and O&M RFP: \$10.5 M**
- **Behavioral Health and Housing-Related Services RFP: ~\$1.55 M**
- Continued due diligence on building preservation and land acquisition – would lead to future bonding options.



9