

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6562

AN ORDINANCE adopting the C-1 Affordable Housing Strategy (20-112885 AC) 2020 amendment to the Comprehensive Plan of the City of Bellevue pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as required by the Growth Management Act of 1990, as amended, and also adopted the Comprehensive Plan pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, the City Council initiated a citywide proposal to amend the Comprehensive Plan's Volume 1 Housing Element and Glossary, with policies for an incentive-based approach for increasing affordable housing development potential, consistent with Affordable Housing Strategy C-1: *Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing through the C-1 Affordable Housing Strategy*; and

WHEREAS, the C-1 Affordable Housing Strategy (20-112885 AC) was included for consideration with the 2020 annual Comprehensive Plan amendments; and

WHEREAS, the Planning Commission held public meetings and a public hearing pursuant to legally-required notice on the proposed amendment to the Comprehensive Plan and recommended approval; and

WHEREAS, the City Council considered and discussed the proposed annual amendment to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City's Environmental Procedures Code (Chapter 22.02 BCC); and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council's recommended amendment to the Comprehensive Plan's Volume 1 Housing Element and Glossary with policies for an incentive-based approach for increasing affordable housing development potential, which are set forth in Attachment A to this Ordinance, are hereby adopted.

Section 2. The City Council finds that the 2020 C-1 Affordable Housing Strategy Comprehensive Plan Amendment (CPA) has met the CPA decision criteria contained in the Land Use Code (Part 20.301 LUC); that the amendment is consistent with the Comprehensive Plan and other goals and policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if the CPA is a site-specific amendment, then the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Section 3. Consistent with the Planning Commission's recommendation and in connection with any subsequent C-1 Affordable Housing Strategy Land Use Code Amendment (LUCA), the City Council will provide direction to the Planning Commission and staff during the review of the LUCA regarding City analysis of income levels and infrastructure, including transportation, the environment, and school districts, in order to inform the LUCA process.

Section 4. The City Council finds that public notice was provided for all 2020 amendments to the Comprehensive Plan as required by LUC 20.35.400 through 20.35.435 for Process IV amendments to the Comprehensive Plan.

Section 5. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act of 1990, as amended, is amended consistent with Section 1 of this Ordinance and the separate ordinances referenced therein.

Section 6. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020  
and signed in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_,  
2020.

(SEAL)

\_\_\_\_\_  
Lynne Robinson, Mayor

Approved as to form:  
Kathryn L. Gerla, City Attorney

\_\_\_\_\_  
Matthew McFarland, Assistant City Attorney

Attest:

\_\_\_\_\_  
Charmaine Arredondo, City Clerk

Published \_\_\_\_\_

## **Attachment A**

### **C-1 Affordable Housing Strategy: Housing Element and Glossary**

*Affordable Housing Strategy C-1: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.*

#### **Housing Element:**

**Policy HO-33:** Implement Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on any qualifying property owned by faith-based or non-profit housing entities, or on surplus property owned by public entities.

**Policy HO-34:** Implement the bonuses and incentives for qualifying properties to respond to the different conditions of multifamily and single family land use districts that are outside of Downtown, BelRed, and Eastgate TOD.

*Discussion: Adopting permanently affordable housing bonuses and incentives that respond to the different conditions of for multifamily and for single family districts for the purpose of creating flexibility in development standards is needed to achieve bonus affordable housing units on qualifying properties. Amending these standards for use in by-right development processes will address the look and feel of housing structures, variation in the types of housing, and dimensional standards.*

**Policy HO-35:** Adopt an interim ordinance enabling a demonstration project including affordable housing and is consistent with Policy HO-14, on qualifying non-profit housing entity-owned property and when located in a multifamily land use district and is on an arterial. The interim ordinance shall address standards and requirements for site proximity to transit, residential development capacity, and other land use dimensional incentives for the additional development of permanently affordable housing.

**Glossary definition:**

Qualifying properties: Multifamily property that is owned by faith-based, or non-profit housing entities, or surplus property owned by public entities; or single family property that is owned by faith-based entities.