

Increased Affordable Housing Capacity on Faith-Owned Properties LUCA and Rezone

Action

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Development Services Department

June 26, 2023



Action Needed from Council

Adopt Ordinance No. 6743 (LUCA);

Following this action, adopt Ordinance No. 6744
(Rezone)



Agenda

1. LUCA Ordinance
2. Rezone Ordinance
3. Anticipated Outcomes
4. Public Engagement
5. LUCA Process



Harrington House – Family rentals – Crossroads
8 affordable units.

LUCA Ordinance

Rezone Eligibility Criteria

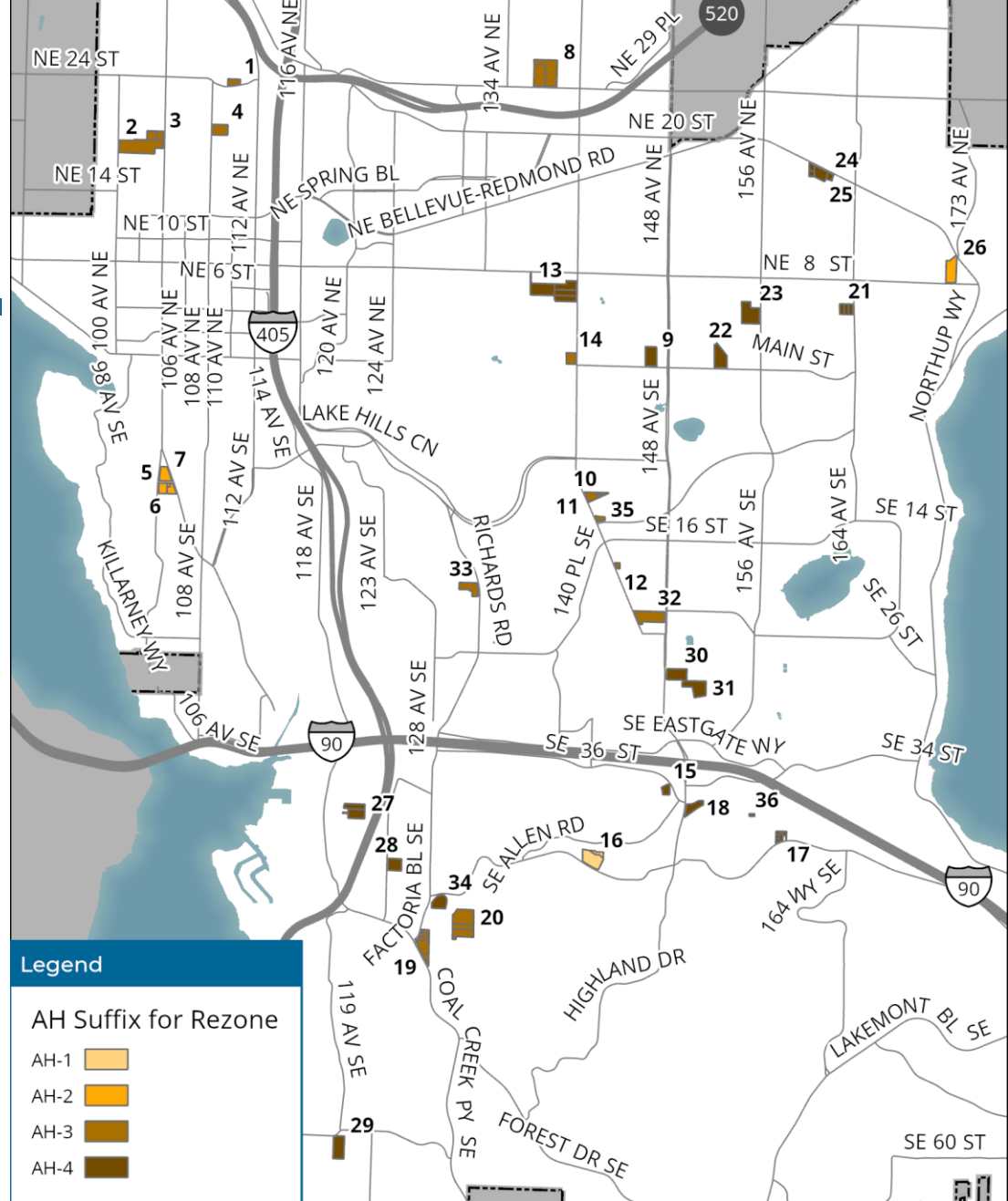
- Owned or controlled by **Religious Organization**
- Meet location criteria:
 1. Located in **Single Family District**
 2. Located with **frequent transit service or on arterial street**
 - Frequent transit service: located either within ½ mile of stop with service 4x/hour or within ¼ mile of stop with service 2x/hour
 3. Located within 500 feet of **multifamily or commercial** land use district



LUCA Ordinance

AH Suffix Designation Criteria

Allow similar scale
with highest-density
Land Use District
within 500-foot radius



Rezone Ordinance

- 36 sites meeting LUCA criteria
- Rezone to apply AH suffixes consistent with LUCA



Hopelink Place – Family Housing & Daycare – West Bellevue



Anticipated Outcomes

- Second phase implementing **AHS Action C-1**
- **Multifamily affordable housing** permitted on 36 sites
- **Substantial physical capacity** increase for affordable housing
- **Actual production** depends on:
 - Owner priorities
 - Funding capacity
 - Partner organization capacity



Public Engagement

- **Process IV Requirements:** Planning Commission meetings, noticing and public hearing
- **Direct Engagement and Feedback**
 - Letters to eligible sites
 - One-on-one conversations with religious organizations and affordable housing developers
- **Public Information Session:** Virtual session on January 31 to share information and answer questions.
- **Online Presence:** Project webpage



LUCA Process

| Action | Date |
|---|-------------------|
| CPA Adopted & LUCA Initiated | December 12, 2022 |
| LUCA Notice of Application and Public Meeting | January 19, 2023 |
| Public Information Session | January 31, 2023 |
| PC Study Session 1 | February 8, 2023 |
| PC Study Session 2 | March 8, 2023 |
| PC Public Hearing and Recommendation | April 12, 2023 |
| City Council Study Session | May 22, 2023 |
| City Council Action | June 26, 2023 |



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