

Affordable Housing Density Bonus (C-1) LUCA

Action

Mike Brennan, Director
Trisna Tanus, Consulting Attorney
Kristina Gallant, Senior Planner
Development Services Department

December 6, 2021



Action Needed from Council

Adopt Ordinance No. 6626



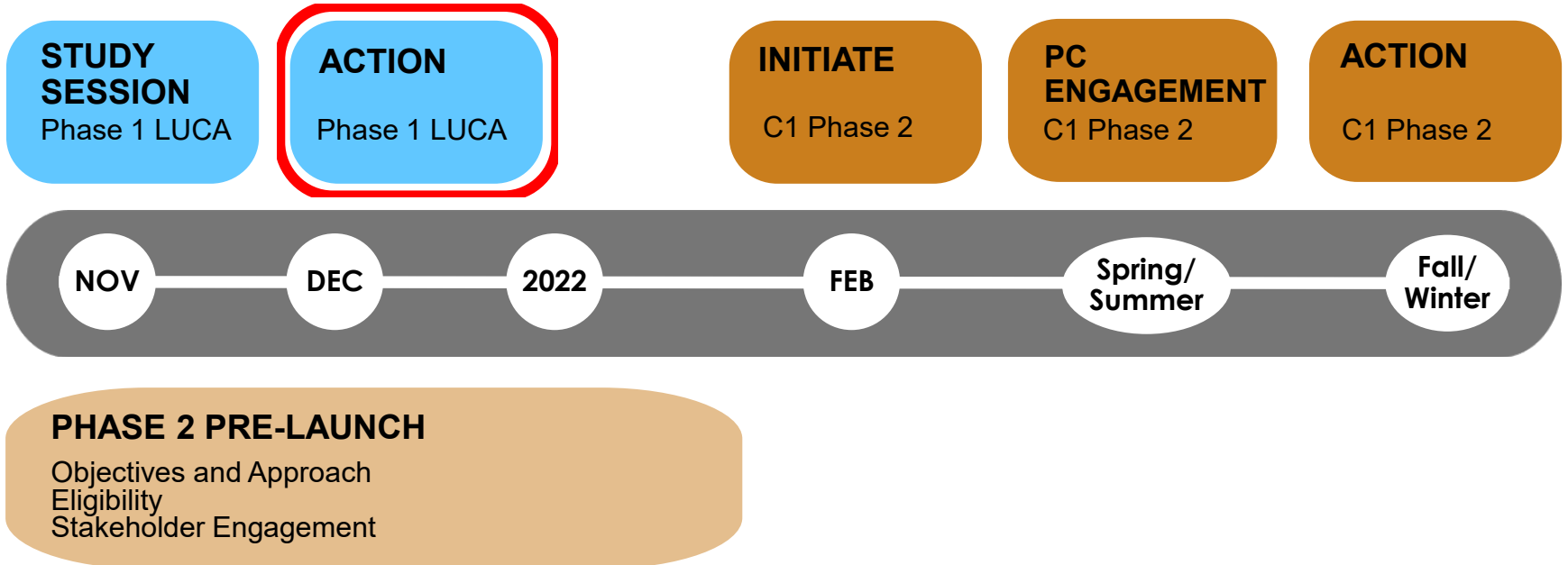
Agenda

1. Council Direction –
Nov 15
2. LUCA Ordinance
3. Anticipated Outcomes
4. Public Engagement
5. LUCA Process



Council Direction – Nov 15

- Bring back C-1 LUCA (Phase 1) for adoption
- Launch C-1 CPA map amendments (Phase 2) next year



LUCA Ordinance

- Affordable housing 80% AMI or below
- Single Family: *Land owned by a religious organization*
- Multifamily: *Land owned by a religious organization, nonprofit organization, or public agency*
- “By-right” 50% bonus – given without any added process
- Flexibility for dimensional standards
- Duplexes and triplexes for up to 50% of units



Anticipated Outcomes

Strategy C: Create More Affordable Housing

- Action C-1: Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing
 - Phase 2 in 2022

State Law

- Conforms the LUC with RCW 36.63.300



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing, EBCC courtesy hearing, public hearing
- Direct Engagement and Feedback – with faith community, non-profit housing providers, members of the public
- Online Presence – Engaging Bellevue, project webpage



LUCA Process

Process IV – City Council Legislative Action

<input checked="" type="checkbox"/>	April 14	Planning Commission Study Session 1
<input checked="" type="checkbox"/>	May 12	Planning Commission Study Session 2
<input checked="" type="checkbox"/>	June 23	Planning Commission Study Session 3
<input checked="" type="checkbox"/>	September 8	EBCC Courtesy Hearing
<input checked="" type="checkbox"/>	September 22	Planning Commission Public Hearing
<input checked="" type="checkbox"/>	November 15	City Council Study Session
<input checked="" type="checkbox"/>	December 6	City Council Action
<input type="checkbox"/>	Future meeting	EBCC Public Hearing and Approval/Disapproval
<input type="checkbox"/>	Future meeting	Phase 2 Launch



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