



# Increased capacity for affordable housing on faith-owned properties

## AHS C-1 Phase Two Initiation

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# Direction

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Direct staff to initiate work on the Affordable Housing Strategy Action C-1 Phase Two initiative including a Comprehensive Plan Amendment (CPA) as part of the 2022 annual CPA work program and associated Land Use Code Amendment (LUCA).



# Current and Future Work

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- LUCA for Supportive Housing
- **C-1 Phase Two**
- Housing Needs Assessment Update
- Affordable Housing Next Right Work
- Comprehensive Plan Update





# Agenda

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1. Project Overview
2. Public Engagement
3. Timeline / Next Steps



# 2017 Affordable Housing Strategy

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## Strategy C. Create More Affordable Housing

Increase the amount of housing affordable to people at lower and moderate income levels.

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

# C-1 Phase One

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- 2020 – CPA adopted adding three policies to implement bonuses for affordable housing and a pilot demonstration project.
- 2021 – LUCA adopted providing a “by-right” 50% bonus with flexibility for dimensional standards and allowance for duplexes and triplexes.



30Belleuve at St. Luke's Church, Imagine Housing



# Council Direction → C-1 Phase Two

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Create additional capacity for affordable housing on faith-owned properties in single family land use districts, which are located in areas well-suited to multifamily.



# Criteria

## Ownership:

1. Religious organization owned property

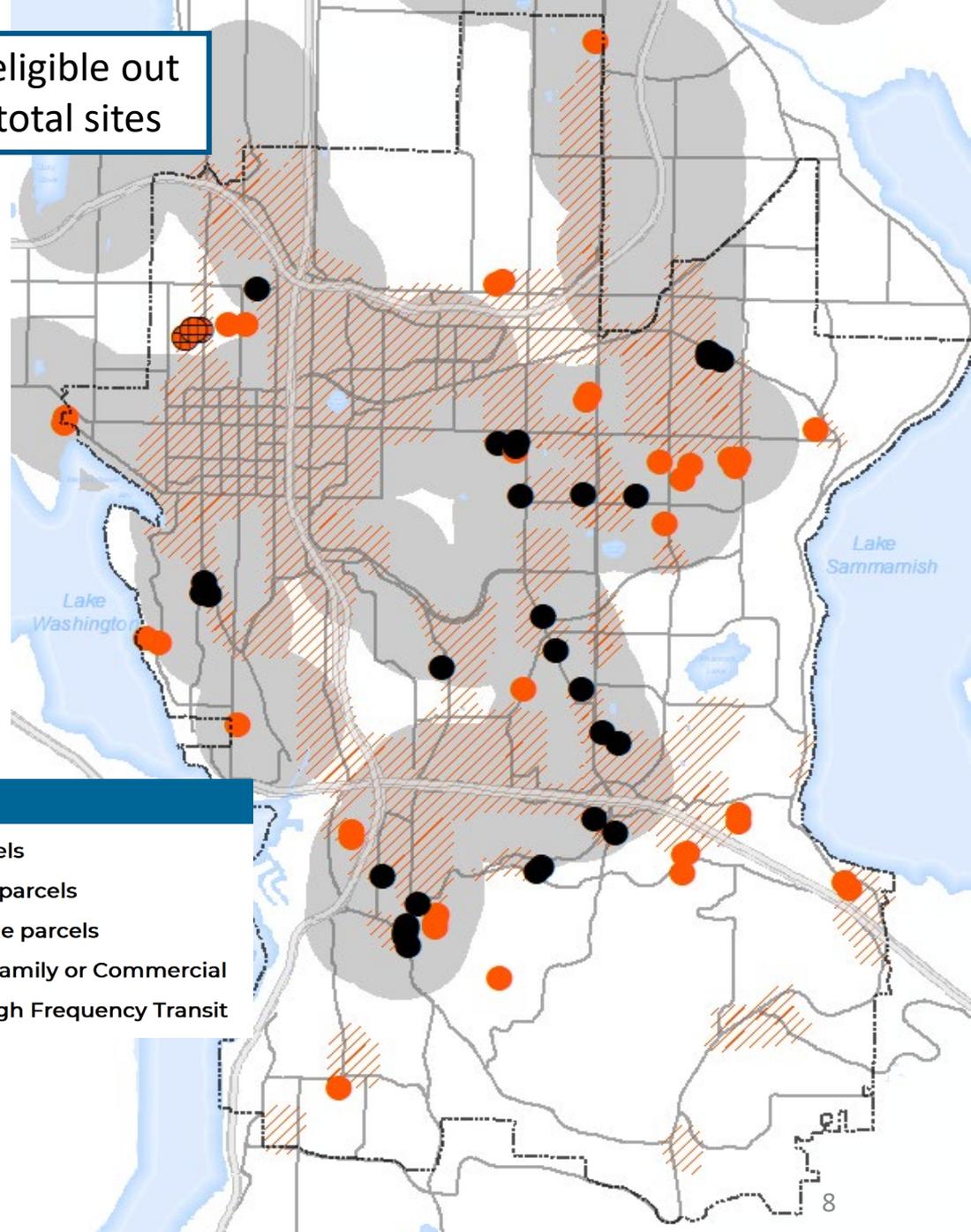
## Location:

2. In a single-family district
3. On an arterial
4. Within half a mile of a frequent transit stop, including future light rail or bus rapid transit
5. Within 300 feet of a land use district where multifamily housing or commercial uses are permitted.

22-24 eligible out of 48 total sites

## Legend

- Eligible parcels
- Non-eligible parcels
- Future-eligible parcels
- ▨ 300' of Multifamily or Commercial
- 1/2 mile of High Frequency Transit



# Considerations

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- Number of affordable units on each site
- Likelihood based on project viability
- Land use district density and dimensional standards
- Surrounding neighborhood context



# Public Engagement

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- Interactive webpage on Engaging Bellevue
- Stakeholder meetings
- Public open house
- Planning Commission Study Sessions and Public Hearing

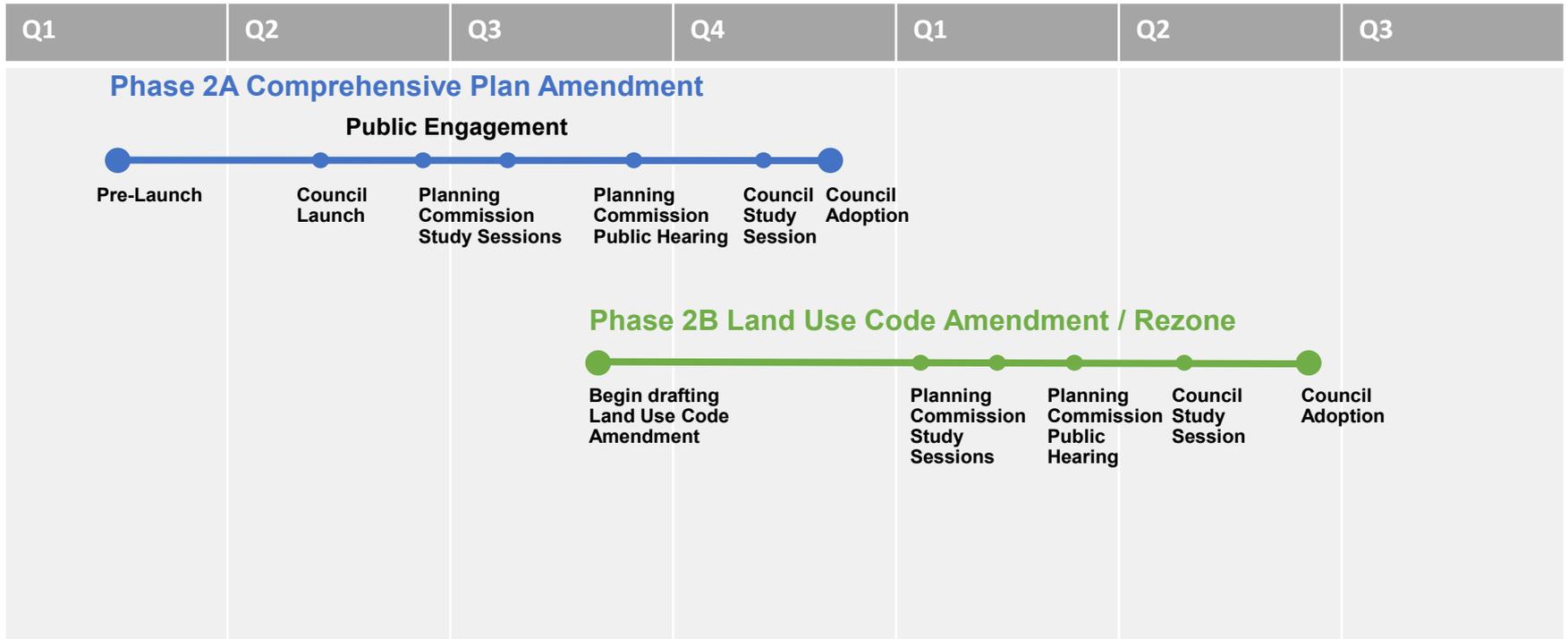




# Timeline

2022

2023



- May 9 – Council Launch
- Jun/July – PC Study Sessions
- Sept 14 – PC Hearing on CPA
- Nov/Dec – CC Action on CPA

- Jan/Feb – PC Study Sessions on LUCA
- March – PC Hearing on LUCA
- April – CC Introduction to LUCA/Rezone

# Next Steps

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- Site analyses
- Stakeholder meetings
- Public open house
- CPA proposal development
- Planning Commission review





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