



Increased Affordable Housing Capacity on Faith-Owned Properties LUCA

Study Session

Kristina Gallant, Senior Planner
Nick Whipple, Planning Manager
Development Services Department

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Agenda

1. Proposed LUCA Objectives
2. Proposed LUCA Topics
3. Public Engagement
4. LUCA Process
5. Planning Commission Direction



Harrington House – Family rentals – Crossroads
8 affordable units.

Planning Commission Direction

Provide direction on the components of the LUCA that may be finalized for public hearing and components requiring additional information



Objectives

The proposed LUCA will:

- Support recommendations from the 2017 Affordable Housing Strategy (AHS)
- Implement Comprehensive Plan Housing Element, Policy HO-36



Satomi – Ownership – Cougar Mountain/
Lakemont; 9 affordable units

AHS Action C-1

“Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing”



30Bellevue at St. Luke's Church, Imagine Housing – Northwest Bellevue; 62 one, two and three bedroom affordable apartments



Why Religious Organizations?

A Specific Approach for a Specific Opportunity

- Smaller congregations
- Large properties, desire to serve
- Valuable land already owned by willing builder

Without change,
**conversion to high value
single family homes likely**



Cambridge Court – Senior Housing – Church of
the Resurrection – Lake Hills
12 affordable units in 6 duplexes



C-1 Phase One: 2019 - 2021

2019: New State Legislation

- Must grant bonus to any nonprofit or religious organization building affordable housing
- Applies to multifamily and single family districts

2020: Comprehensive Plan Amendment

- Provide bonuses and incentives to increase permanently affordable housing
- Direction to develop Land Use Code Amendment (LUCA)

C-1 Phase One: 2019 - 2021

2021: Density Bonus LUCA

- Broad density bonus consistent with State legislation
- 50% increase, no additional review
- Additional flexibility, some duplexes and triplexes in single family districts
- Concerns: not addressing needs of single family properties with good access to transit and services





Phase Two CPA

HO-36: Allow properties in single family designated areas on the Comprehensive Land Use Plan map to reclassify to multifamily when they meet all the following criteria:

1. One hundred percent of the housing being developed will be **permanently affordable housing**; and
2. The property is owned or controlled by a **religious organization**; and
3. The property is located near **high capacity transportation** infrastructure and services; and
4. The property is located near **other multifamily residential or commercial** use districts.

Adopted December 2022





Phase Two CPA

Map Note:

Properties owned or controlled by religious organizations, as defined by LUC 20.20.128.B.2, and located in single family designated areas shown on the map may be reclassified to multifamily through a rezone process, subject to Part 20.30A LUC, when developed with one hundred percent permanently affordable housing in accordance with housing policy HO-36.



Proposed LUCA

Tonight's Topics

1. Affordable Housing (AH) Suffix
2. Eligibility Criteria



Proposed LUCA – Topic 1

Affordable Housing (AH) Suffix

Goals:

- Make rezone conditional on affordability
- Provide as an option added to existing zoning
- Maximize clarity

New Mechanism Needed



Hopelink Place – Family Housing & Daycare – West Bellevue



Proposed LUCA – Topic 1

Affordable Housing (AH) Suffix

- Rezone will add AH suffix to existing single family zoning
- Suffix sets density available for affordable multifamily
- Existing single family zoning still available for non-affordable housing development

AH Suffix	Associated Land Use District
(AH-1)	R-10
(AH-2)	R-15
(AH-3)	R-20
(AH-4)	R-30

Proposed LUCA – Topic 1

Affordable Housing (AH) Suffix

Benefits

- Works with existing land use districts
- Does not remove development opportunity from sites
- Conditions clearly stated in LUC, land use classification
- Provides certainty and objectivity



Proposed LUCA – Topic 2

Eligibility Criteria

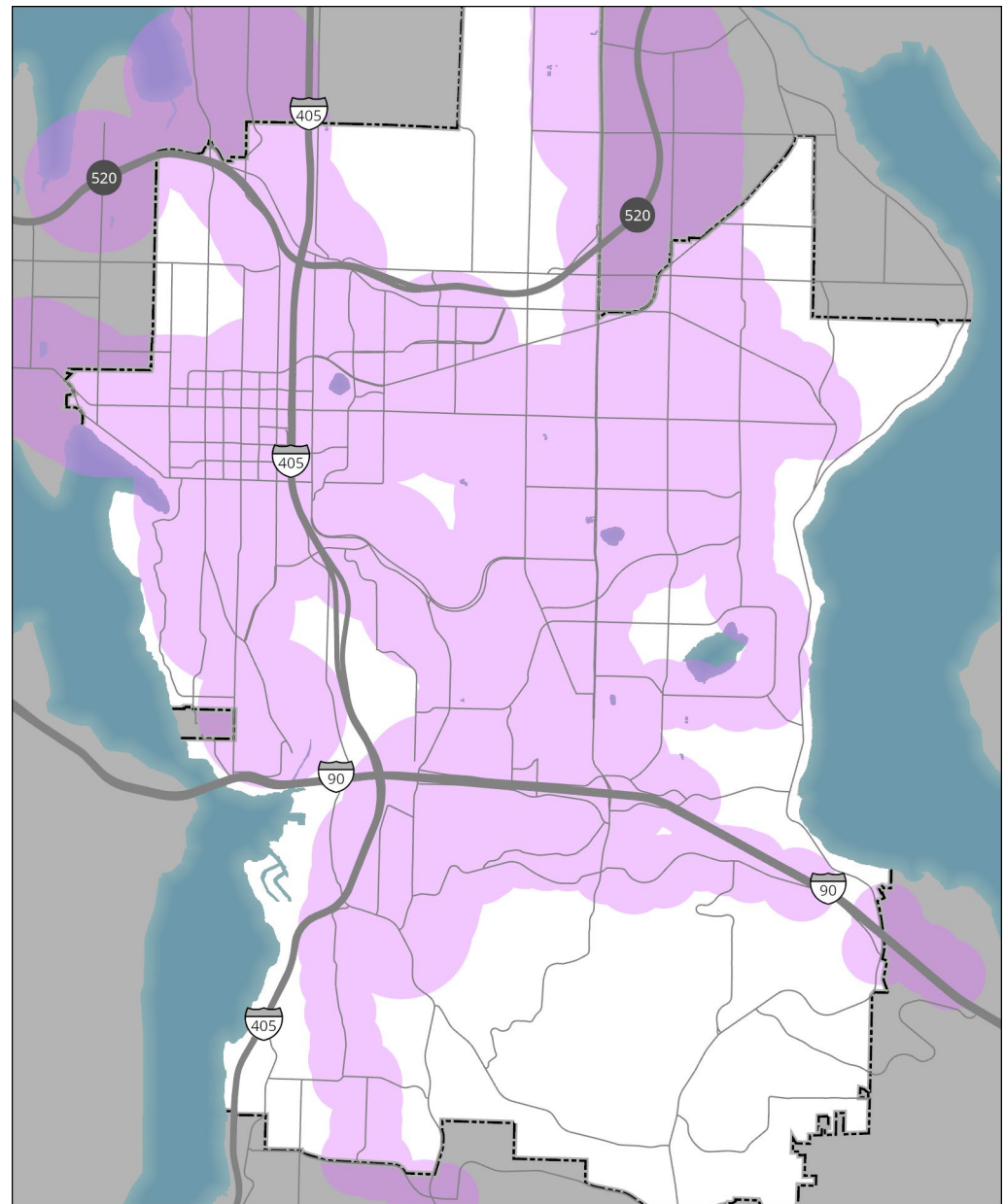
- Owned or controlled by **Religious Organization**
- Located in **Single Family District**
- All housing units **permanent affordable housing**
- Meet all location criteria:
 1. Located with **frequent transit service**
 2. Located within 500 feet of **multifamily or commercial** land use district
 3. Located on **arterial street**



Eligibility Criteria

1. Transit Service

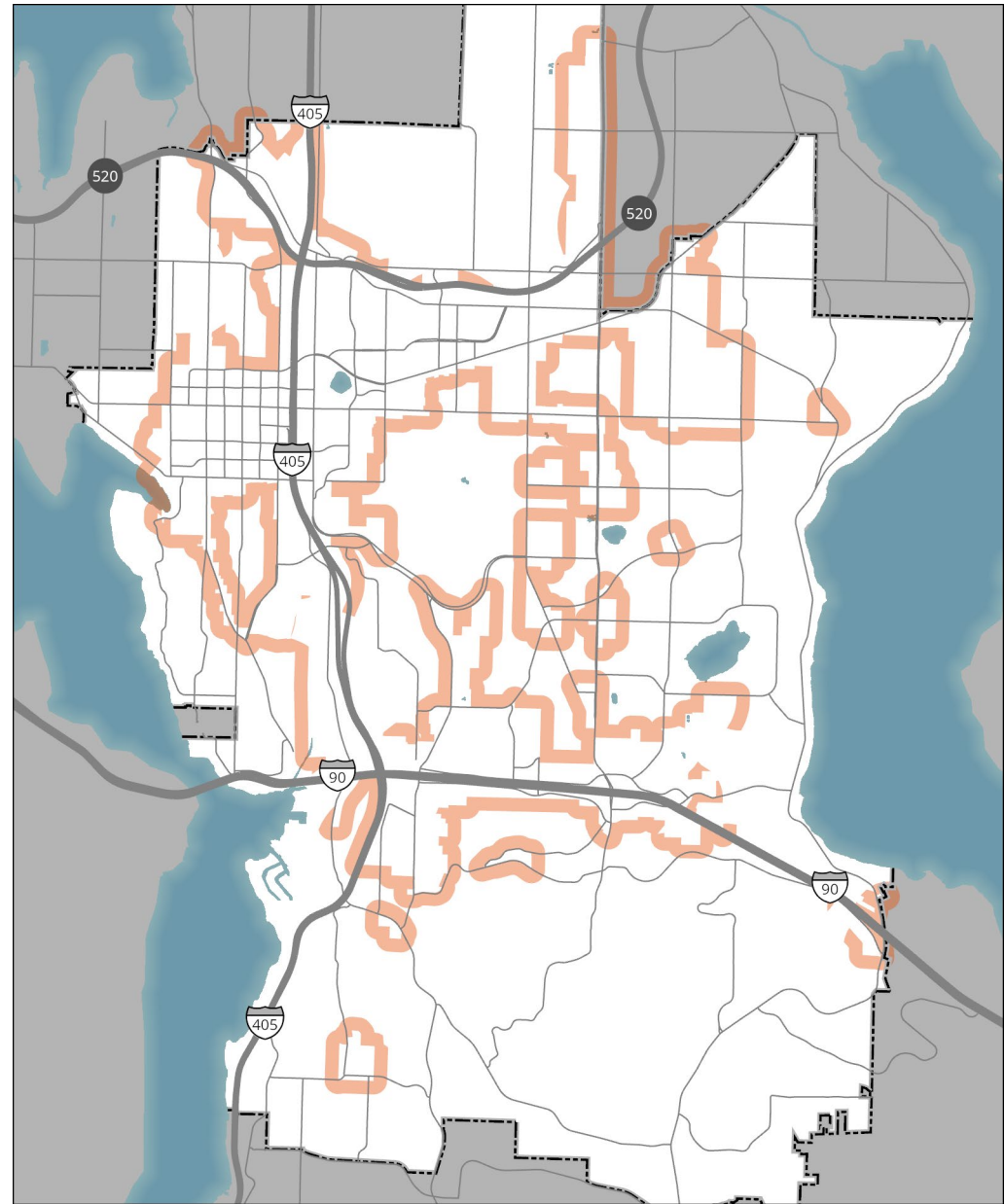
- Defined by radius from a bus or light rail stop
 - At least 4 times per hour: $\frac{1}{2}$ mile
 - At least 2 times per hour: $\frac{1}{4}$ mile



Eligibility Criteria

2. Land Use

- 500 feet from district where multifamily or commercial is allowed
- Only showing areas with transit service



Eligibility Criteria

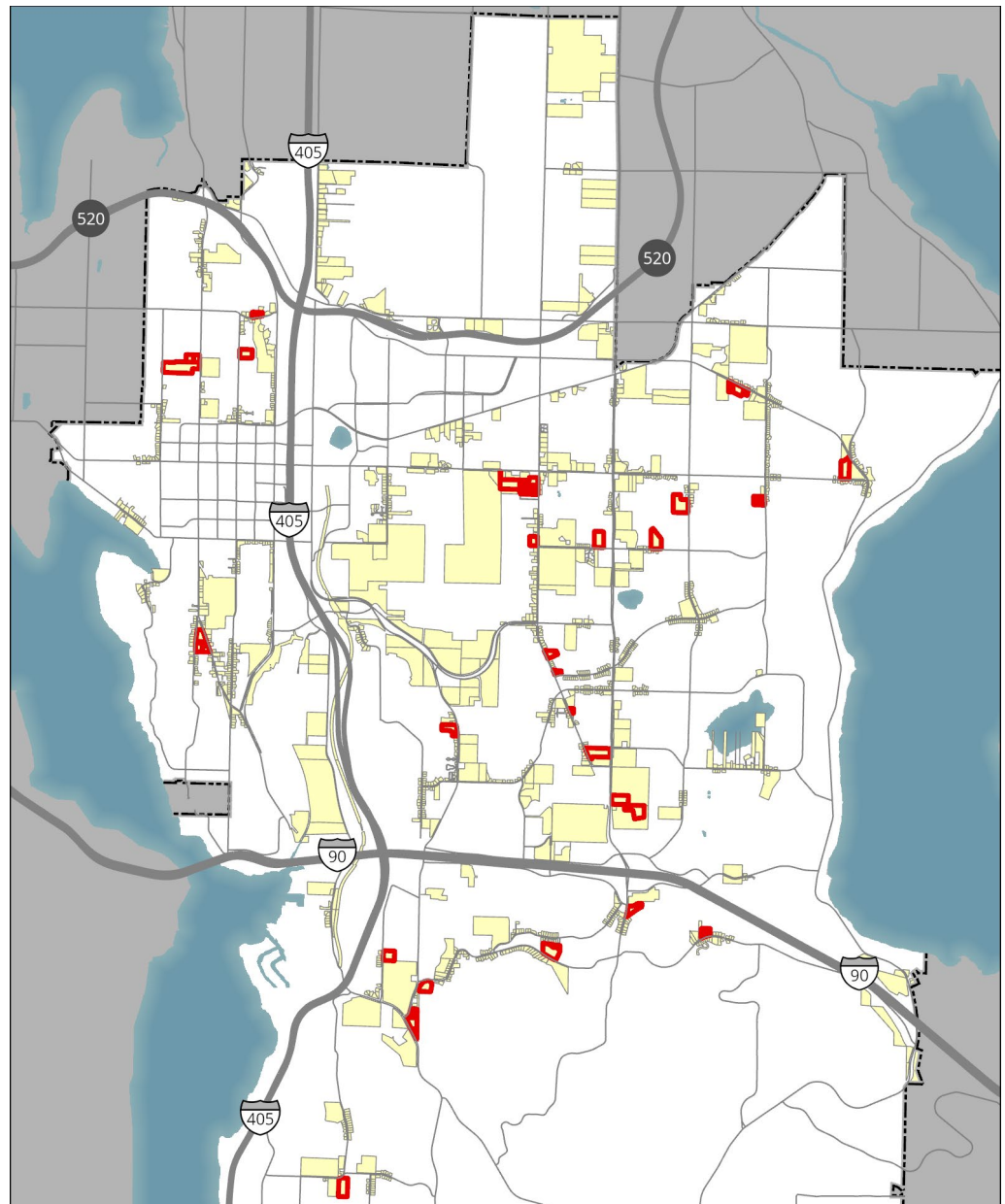
3. Arterial Street

- Must have access to arterial

 Eligible Location

 Eligible Location and Owner

30 Eligible Sites





Public Engagement

- **Process IV Requirements:** Planning Commission meetings, noticing and public hearing
- **Direct Engagement and Feedback**
 - Letter to initial 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



Public Information Session

- Invitation shared with notice of application and over city social media, email distribution lists
- More than 60 RSVPs, 44 attendees
- Questions and Comments:
 - Understanding impact of state legislation
 - Whether LUCA will encourage deeper affordability
 - Whether city will be able to help advise organizations interested in building affordable housing
 - Interest in expanding eligibility radius
 - Interest in requiring certain unit sizes
 - Clarifications around process
 - Site-specific questions



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	To be scheduled
City Council Action	To be scheduled



Planning Commission Direction

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