

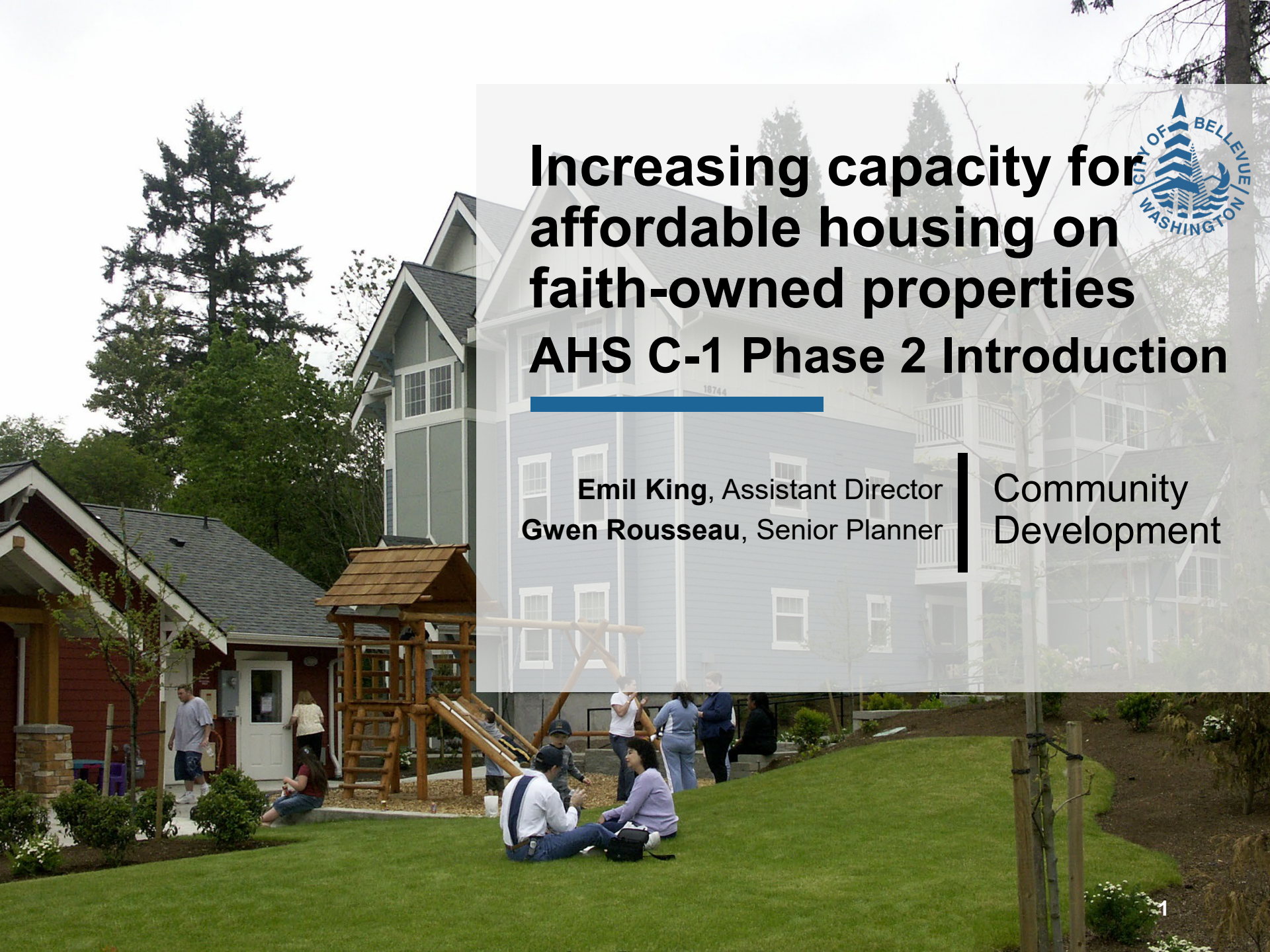


Increasing capacity for affordable housing on faith-owned properties

AHS C-1 Phase 2 Introduction

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Community
Development





Information

Overview of the scope, schedule, and engagement plan for the Affordable Housing Strategy Action C-1 Phase 2 initiative including a Comprehensive Plan Amendment (CPA) as part of the 2022 annual program.



Current and Future Work

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





Agenda

1. Project Background
2. Scope and Timeline
3. Public Engagement / Next Steps



2017 Affordable Housing Strategy



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

- 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

Planning Commission Interests

- Go beyond 50 percent density bonus in single-family districts to support creation of affordable housing.
- Accommodate multifamily housing on parcels in single family districts situated near transit and other higher intensity uses.



Council Direction → C-1 Phase Two

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.





Phase 2 Objectives

- In the Comprehensive Plan, allow multifamily affordable housing within single family districts on certain faith-owned properties.
- In the Land Use Code, allow a greater number and variety of affordable homes to be built on certain faith-owned properties.
- Consider surrounding neighborhood context when defining qualifying properties and land use district density and dimensional standards.

25 Qualifying Sites

Criteria

Ownership:

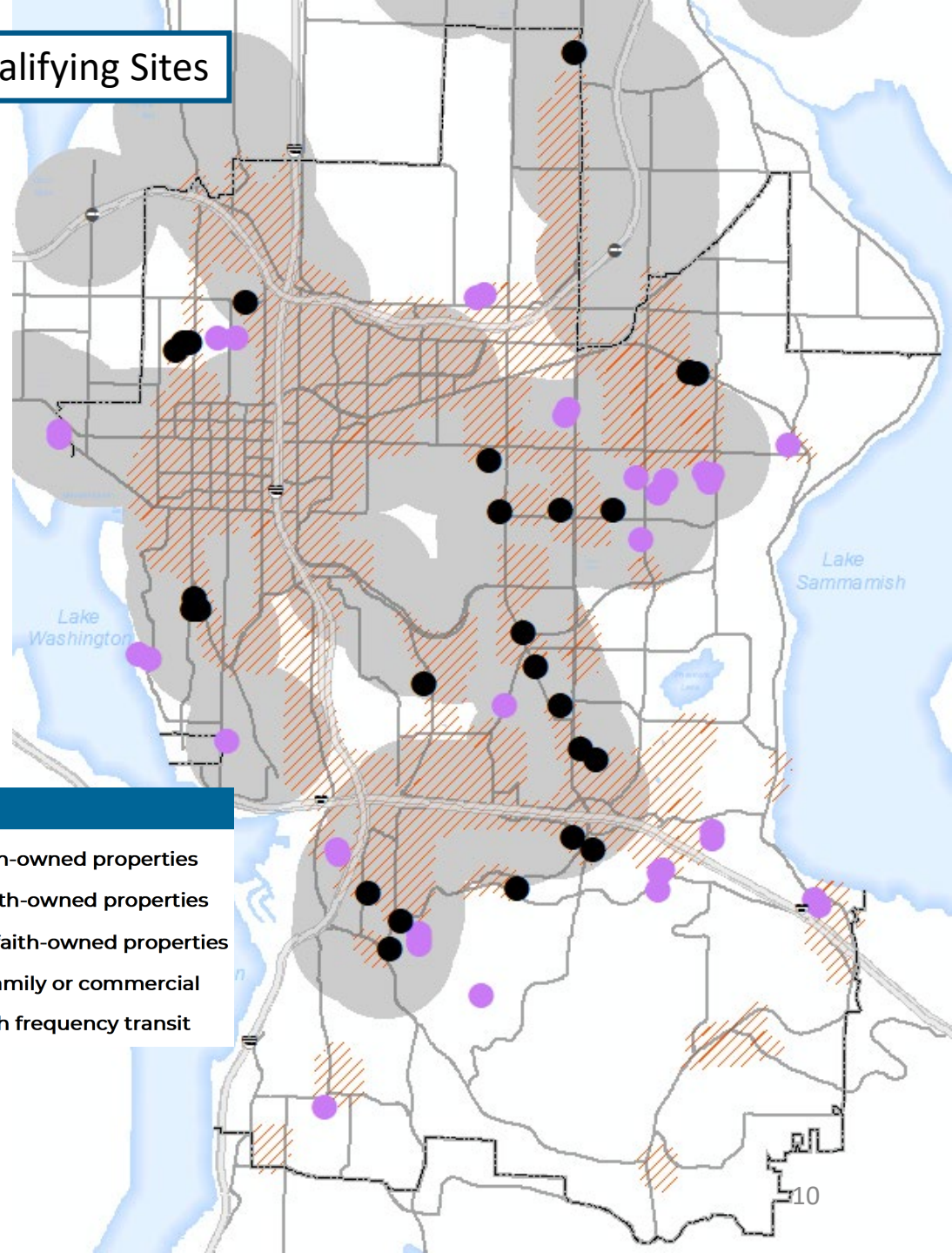
1. Religious organization owned property

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 is permitted.

Legend





- Single-family faith-owned properties
- Qualifying faith-owned properties
- Non-eligible faith-owned properties
- ▨ 300' of multifamily or commercial
- 1/2 mile of high frequency transit



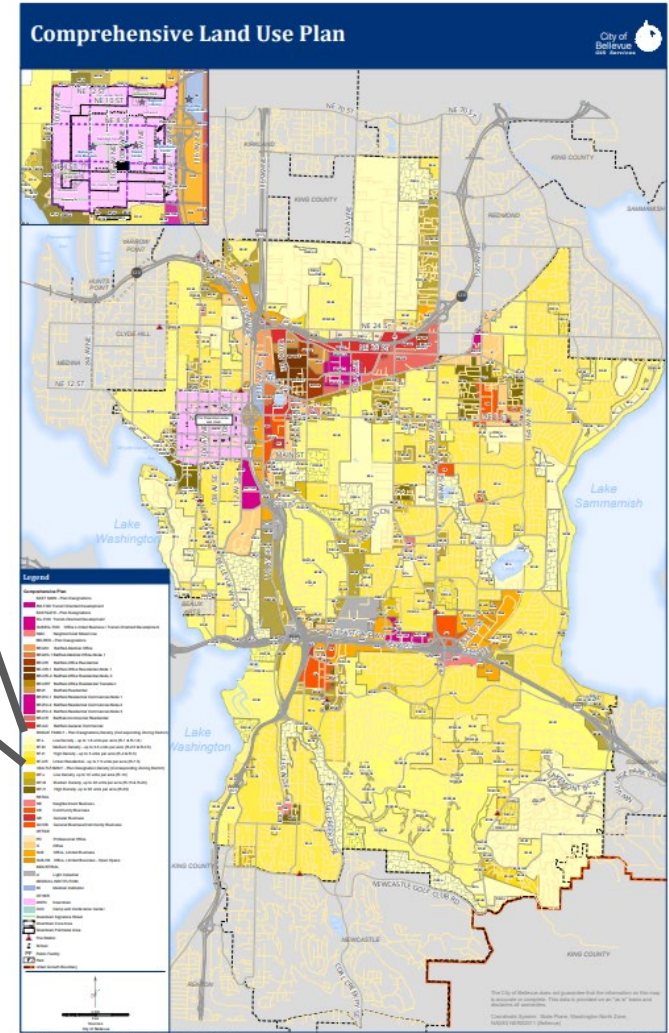
Policy Approach

1. Add a note to the Future Land Use Map explicitly allowing affordable multifamily housing within single-family land use districts.

SINGLE FAMILY - Plan Designations, Density (Corresponding Zoning District)

	SF-L	Low Density - up to 1.8 units per acre (R-1 & R-1.8)
	SF-M	Medium Density - up to 3.5 units per acre (R-2.5 & R-3.5)
	SF-H	High Density - up to 5 units per acre (R-4 & R-5)
	SF-UR	Urban Residential - up to 7.5 units per acre (R-7.5)

- HOUSING**
- Note: Multifamily land use districts are permitted within areas designated for single family land use
3. Possibly add broad policy guidance for considerations of surrounding neighborhood context
- when qualifying religiously-owned properties consistent with Title 20 of the Land Use Code develop projects providing one hundred percent affordable housing in accordance with housing policies x and x.

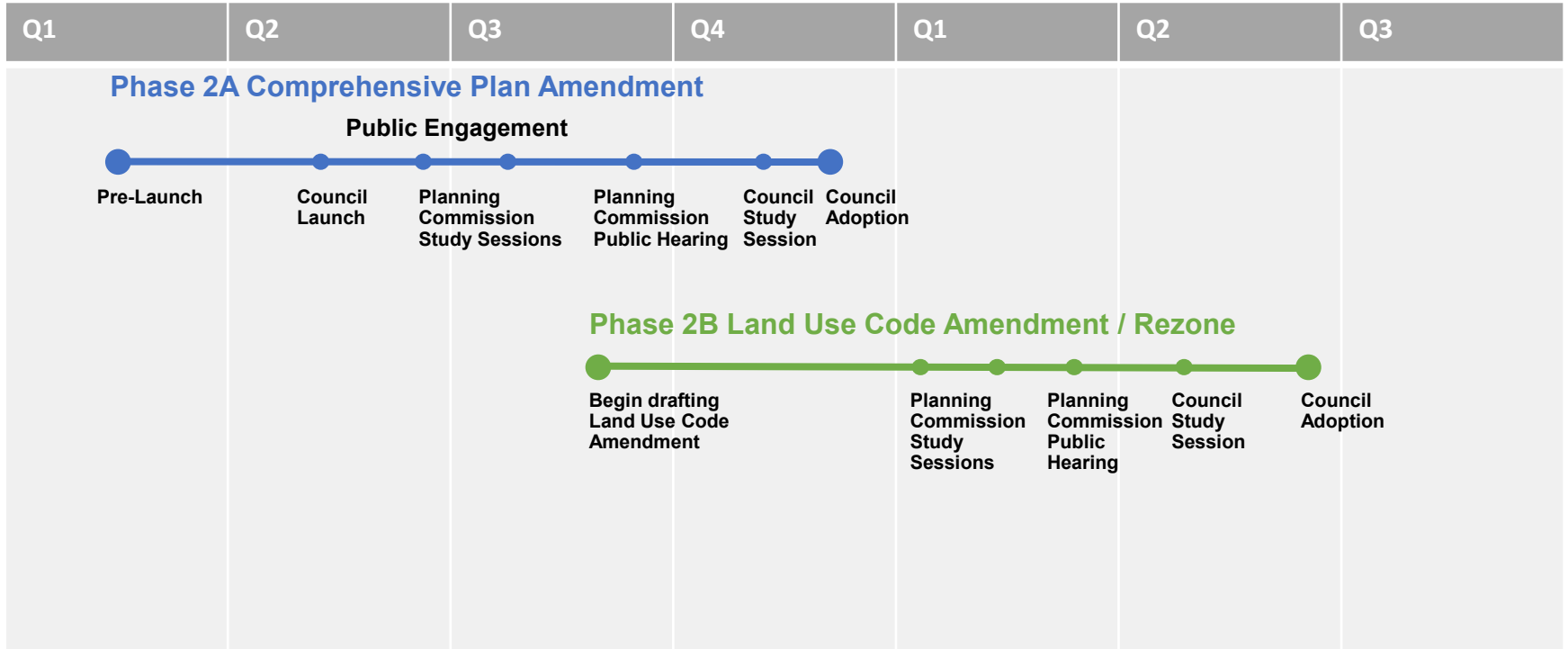




Timeline

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

Engagement & Next Steps

- Virtual information session June 29 at 6:30
- Stakeholder meetings
- Engaging Bellevue webpage
- CPA proposal development
- Planning Commission Study Session July 27
- Public Hearing to be scheduled

