



Affordable Housing Strategy Action C-1 Phase 2 Comprehensive Plan Amendment

Proposal to increase affordable housing capacity
on faith-owned property

Final Review Public Hearing

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Community
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Development
Services



Direction

1. Conduct Final Review public hearing for the Affordable Housing Strategy Action C-1 Phase 2 CPA.
2. Discuss proposal.
3. Take action on a recommendation.



Background



- Address affordable housing challenges
- Phase 2 purpose: Go beyond the 50 percent density bonus in single-family land use districts
- Council direction: 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.

Vasa Creek Woods – Senior Housing – Eastgate
52 studio, one and two bedroom affordable
apartments in two multifamily buildings; average
unit size = 628 sqft; 39 dwellings per acre.



Agenda

1. Policy proposal
2. Final Review decision criteria overview
3. Public comment
4. Commission comment
5. Land Use Code Amendment work
6. Direction and feedback



Hopelink Place – Family Housing & Daycare – West Bellevue
11 one, two and three bedroom affordable flats and 9 two and three bedroom affordable townhomes in two multifamily buildings; average unit size = 1,099 sqft; 15+ dwellings per acre; R-20 zone.

Comprehensive Plan Amendment Proposal – Three Changes



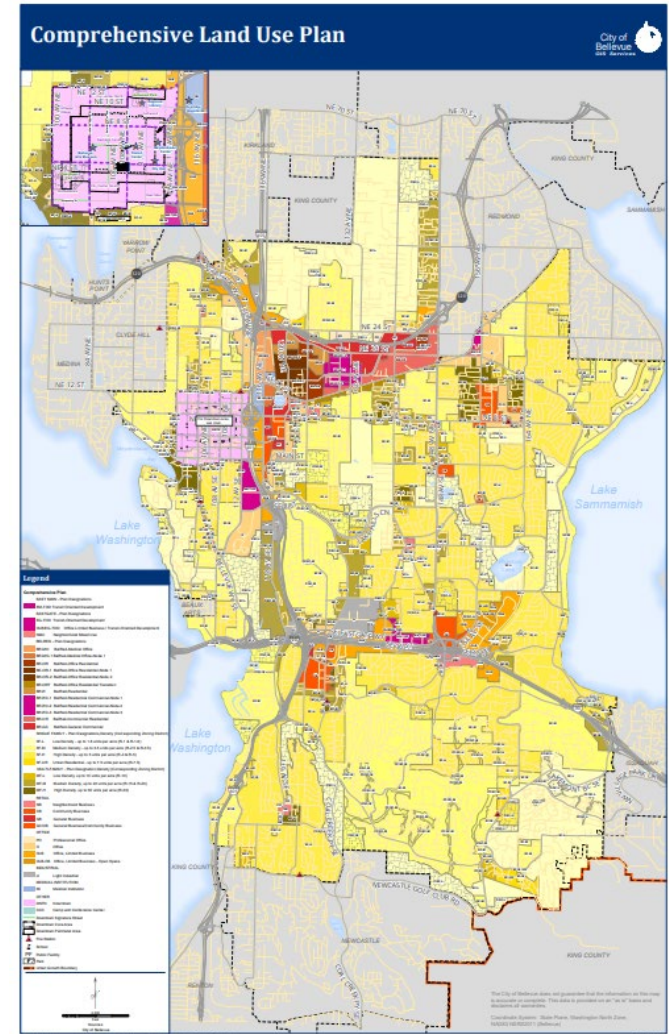
- Note on the Comprehensive Plan Future Land Use Map.
- New policy allowing rezones and specifying qualifying criteria.
- New policy directing the city to reach out to religious organizations.



Harrington House – Family rentals – Crossroads
8 affordable units.

Future Land Use Map Note

HO XX. 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-xx.





New Housing Policy 1

HO-xx. 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.

New Housing Policy 2

HO-xx. Inform and educate religious organizations about the opportunity to develop affordable housing.



Evergreen Court – Senior Housing – DASH – Wilburton; 84 studio, one, and two bedroom affordable apartments, average unit size 639 sqft.; 22 dwellings per acre; R-20 zone.



Final Review Decision Criteria Overview

- ✓ *The proposed amendment **is consistent with the Comprehensive Plan** and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law because it furthers Bellevue's vision of meeting the housing needs of Bellevue's diverse population.*
- ✓ *The proposed amendment **addresses the interests and changed needs of the entire city** because it addresses the increased need for affordable housing in the city.*
- ✓ *The proposed amendment **addresses significantly changed conditions (since the last time the pertinent map or text was amended)** including a significantly changed housing market that has limited opportunities for households to afford living in Bellevue and resulting labor shortages for many essential services.*
- ✓ *This CPA is not a site-specific amendment in property terms as it would apply to qualifying properties across the city. Therefore, the criterion for development suitability does not apply to this CPA. However, it is important to note that implicit in the proposed amendment is an expectation **of general conformance with adjacent land use and the surrounding development pattern** as the qualifying criteria limit eligible properties to sites located proximate to existing multifamily and commercial land use districts.*
- ✓ *The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare** because it increases opportunities to expand Bellevue's supply of affordable housing, which will serve to increase the number of households who have convenient access to jobs, excellent schools and frequent transit service.*

[LUC 20.30I.150](#)



Public Engagement

- Weekly Permit Bulletin notices as required
- Two courtesy mailings to residents and property owners within 500 feet of qualifying sites
- Responses in writing and verbally to requests for information
- Webpage for AHS Action C-1 Phase 2
- A June 22 Final Review Planning Commission study session
- A June 29 Virtual Information Session
- A July 27 Final Review Planning Commission study session

Public Comment

- Importance of:
 - Being bold to increase opportunities for affordable housing
 - Geographic distribution
 - Streamlined permitting and development process assistance
 - Universal design and green building
- Questions on:
 - Future religious properties qualifying
 - Exemptions on property taxes
 - Property management and maintenance
- Concerns over:
 - Impacts to privacy
 - Impacts to traffic and schools
 - Impacts to neighborhood character and property values
 - Impacts to tree canopy
 - Lack of a robust public engagement process



30Belleuve at St. Luke's Church, Imagine Housing – Northwest Bellevue; 62 one, two and three bedroom affordable apartments, average unit size 605 sqft.; 14.3 dwellings per acre; R-20 zone.

Commission Comment



Satomi – Ownership – Cougar Mountain/Lakemont; 9 affordable units; 4 triplexes, 7 fourplexes, 4 sixplexes, and 3 sevenplexes; average unit size = 1,520 sqft; 8.7 dwellings per acre; R-7.5 zone.

- Importance of:
 - Being bold to increase opportunities for affordable housing
 - Educating religious organizations about opportunity to develop housing
- Questions on:
 - Inclusion of non-profit owned property
 - Use of a CPA and rezone versus a conditional use permit
 - Effects on public transportation
 - Geographic distribution
 - Focus group engagement
 - Approach for determining which multifamily land use district would apply

Land Use Code Amendment

- Expanding **20.20.128 LUC**
- New code provisions:
 - Location eligibility criteria, per Council direction
 - Criteria to determine updated land use districts
 - Procedure for rezone contingent on affordable housing
- Stakeholder outreach to inform code recommendations

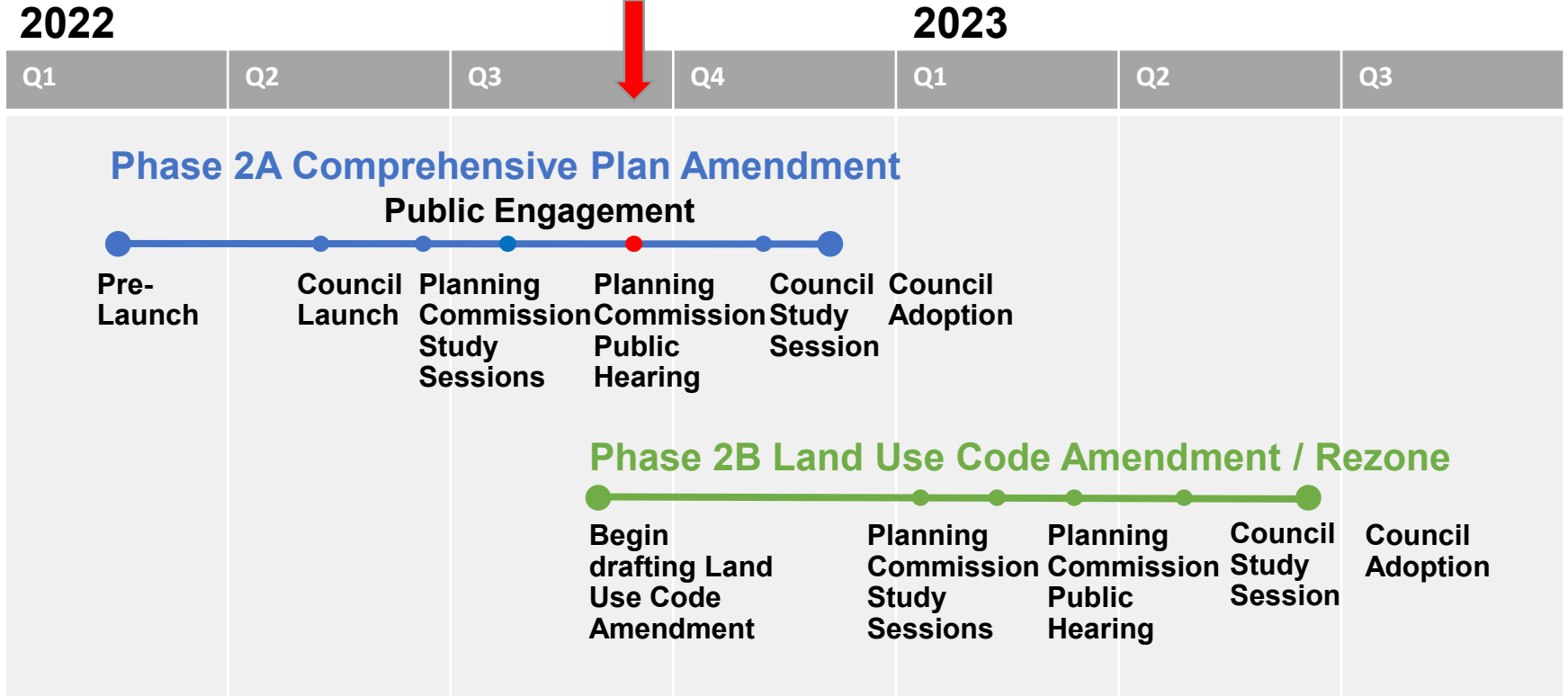


Image: Cambridge Court – Senior Housing –
Church of the Resurrection – Lake Hills
12 affordable units in 6 duplexes; average unit
size = 1,837 sqft; 2.6 dwellings per acre



Timeline

We are here



- 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



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Countywide Planning Policies

- **H-15. Increase housing choices for everyone**, particularly those earning lower wages, that is co-located with, accessible to, or **within a reasonable commute to major employment centers** and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that **improve jobs-housing balance** throughout the county across all income levels.
- **H-16.** Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.
- **H-17. Support the development** and preservation of income-restricted affordable housing that is **within walking distance to planned or existing high-capacity and frequent transit.**