



C-1 Affordable Housing Density Bonus Land Use Code Amendment

Bellevue Planning Commission

April 14, 2021

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Direction

Based on Planning Commission review, staff seeks direction on the components of the LUCA that may be finalized for public hearing and components requiring additional information



Agenda

- Objectives of the proposed LUCA
- Proposed LUCA Topics
- Public Engagement
- LUCA Process
- Planning Commission Direction





Objectives

The proposed LUCA will:

- Conform with new provisions of RCW 35A.63.300
- Support recommendations from the 2017 Affordable Housing Strategy (AHS)
- Implement Comprehensive Plan Housing Element, Policies HO-33, HO-34, and HO-35



RCW 35A.63.300

- Amended in 2019
- Cities must allow an “increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization”
- Housing units must be affordable for at least 50 years
- Affordability must be at or below 80% Area Median Income (AMI)



2017 AHS

Memorialized the City's commitment to creating affordable housing opportunities in Bellevue by:

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



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017





Comprehensive Plan

- New policies adopted in Housing Element in December 2020:
 - HO-33: Implement AHS C-1 by providing bonuses and incentives for qualifying properties
 - HO-34: Implement the bonuses and incentives for qualifying properties outside of growth corridors
 - HO-35: Direct creation of a demonstration program for affordable housing projects in multi-family zones
- The proposed LUCA to provide for a density bonus and other incentives is **a first step** in advancing these policies



Proposed LUCA – Topic 1

Eligibility Criteria

Previous bonus, to be retained:

- Market rate multifamily eligible for bonus in exchange for affordable units

Proposed new bonus:

- All housing units affordable housing, at or below 80% AMI
- Single Family Land Use Districts: *Land owned by a religious organization*
- Districts where Multifamily is Permitted: *Land owned by a religious organization, nonprofit organization, or public agency*
- Not available in districts with established affordable housing bonuses (Downtown, Eastgate, BelRed)



Proposed LUCA – Topic 1

Eligibility Criteria

- Eligible parcels will change over time as ownership changes
- Currently, the greatest number of eligible parcels is in R-5 Land Use Districts
- **Not all eligible parcels** will choose to participate

Zone	Qualifying Parcels
Single Family Residential Land Use Districts	
R-1	5
R-1.8	9
R-2.5	8
R-3.5	7
R-4	5
R-5	28
R-7.5	1
Multifamily Residential Land Use Districts	
R-10	2
R-15	2
R-20	19
R-30	9
Other Districts that Permit Multifamily	
CB	1
NB	1
O	9
OLB	5
Total	111



Proposed LUCA – Topic 2

New Density Bonus

- 50% above the maximum density
- Additional dimensional standard modifications for discussion in Study Session 2
- Other underlying development standards to remain
- Will not introduce additional review beyond requirements of underlying land use district

Dwelling Units per Acre	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30
No Bonus	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
with 15% Bonus	1.2	2.1	2.9	4.0	4.6	5.8	8.6	11.5	17.3	23.0	34.5
with 50% Bonus	1.5	2.7	3.8	5.3	6.0	7.5	11.3	15.0	22.5	30.0	45.0



Proposed LUCA – Topic 2

New Density Bonus

- While the greatest number of qualifying parcels are single family, more units are possible on multifamily parcels
- A small number of parcels could support greater densities based on factors including:
 - Location on an arterial
 - Adjacency to existing higher densities
 - Access to frequent transit service

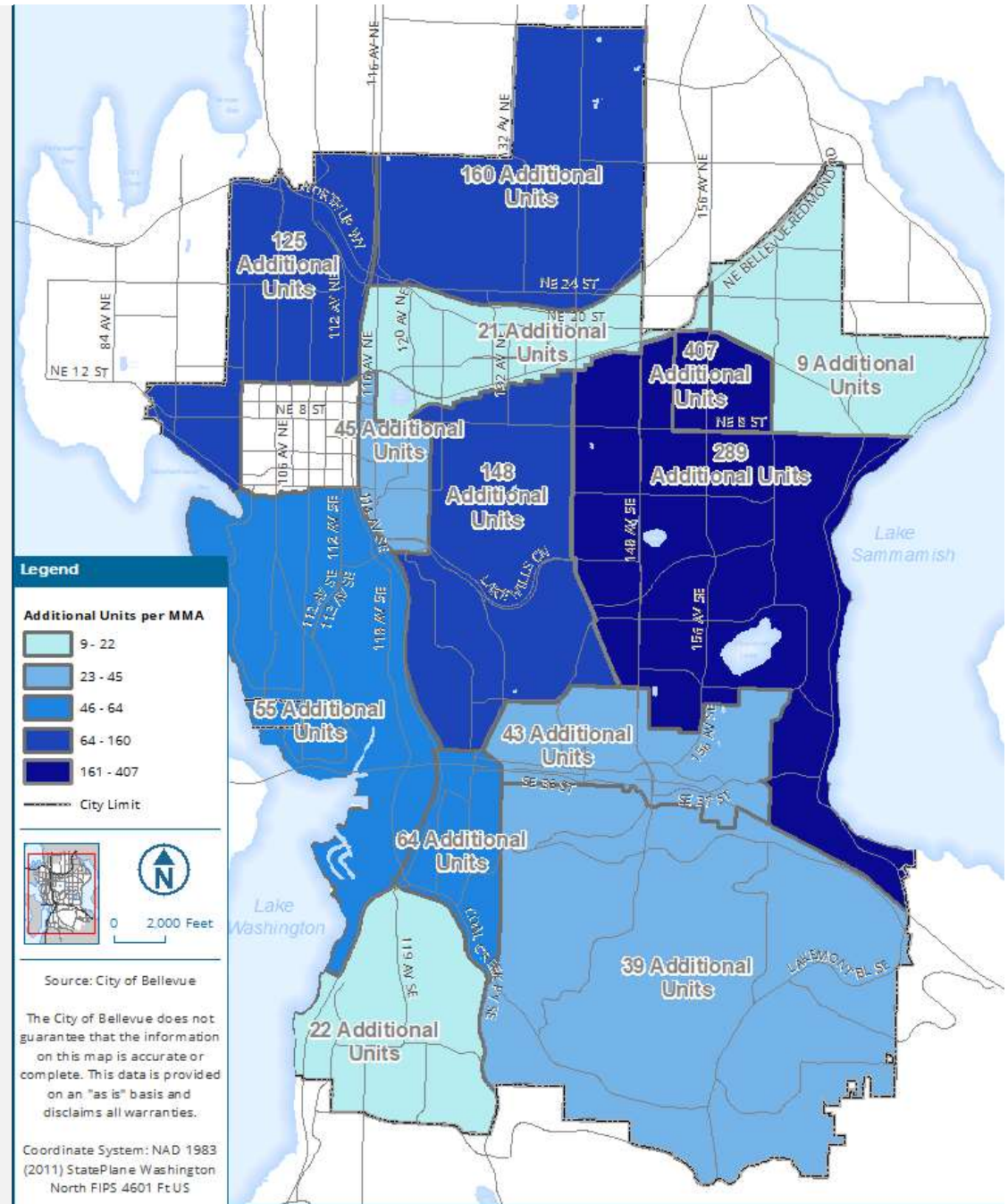
Zone	Qualifying Parcels	Additional Units with Bonus
Single Family Residential Land Use Districts		
R-1	5	7
R-1.8	9	10
R-2.5	8	19
R-3.5	7	32
R-4	5	16
R-5	28	153
R-7.5	1	9
Multifamily Residential Land Use Districts		
R-10	2	16
R-15	2	62
R-20	19	367
R-30	9	472
Other Districts that Permit Multifamily		
CB	1	7
NB	1	2
O	9	131
OLB	5	124
Total	111	1,427



Proposed LUCA – Topic 2

New Density Bonus

- Transportation analysis will estimate impact for each Mobility Management Area (MMA)





Proposed LUCA – Topic 3

Affordable Housing Cleanups

- Clarifies “Affordable Housing” means:
 - Affordability at or below 80% AMI
 - Remains affordable for the life of the project
- Removes duplicate references elsewhere in the LUC
- Retains provisions specific to certain Land Use Districts or incentive programs



Additional Components for Future Study Session

- Topic Area 2, Continued: Transportation Impact Analysis
- Topic Area 4: Dimensional Standard Modification
- Topic Area 5: Applicable Procedures
- Follow-up Questions and Responses



Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Presentations briefing representatives of the faith community, non-profit housing providers, members of the public
- Online Presence – Engaging Bellevue, project webpage with public information regarding the proposed LUCA, key dates, and contact information for public comment



Public Engagement

Direct Engagement

- 3 presentations briefing representatives of the faith community, non-profit housing providers, and the public
- During the public session, 38 individuals provided comments through Menti. Key themes:
 - Providing adequate off-street parking
 - Ensuring compatibility with neighborhood, preserving trees
 - 13% expressed support for offering a larger density bonus, expanding housing options
 - 61% expressed support for affordable housing



Public Engagement

Online Presence - Engaging Bellevue

- Members of the public were directed to the Affordable Housing Strategy project page
- Between January 1 and April 11:
 - 13 people **engaged**
 - 39 people **informed**
 - 201 people **aware**



LUCA Process

April 14 Study Session: PC reviews LUCA Topics 1-3

May 12 Study Session: PC reviews LUCA Topics 4-5

June 9 (tentative): PC Public Hearing and Recommendation

Future meeting: Council Study Session (PC Recommendation)

Future meeting: EBCC Courtesy Public Hearing

Future meeting: City Council Action

Future meeting: EBCC Public Hearing and Approval/Disapproval



Direction

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