

# Housing Opportunities in Mixed-Use Areas (HOMA)

## Planning Commission Public Hearing

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December 10, 2025



# Agenda

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Background



Process



Affordable Housing



Code & Updates



Downtown



Schedule





# Planning Commission Direction

Hold the public hearing on the proposed LUCA. Following the hearing, the Commission may make a recommendation on the LUCA to the City Council.



# What is HOMA?

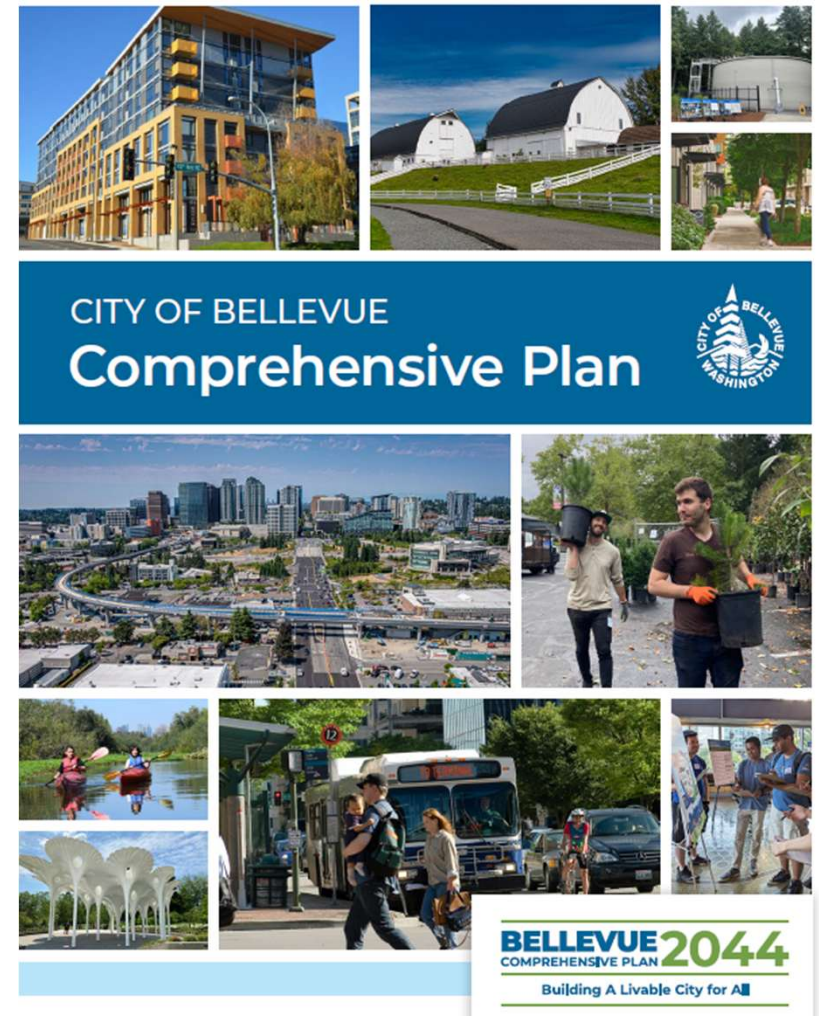
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- Land Use Code Amendment aimed at encouraging housing and affordable housing in targeted mixed-use areas
- Looks at zoning standards inhibiting housing development
- Creates an affordable housing program
- Updates standards in the Land Use Code to be consistent with new Comprehensive Plan



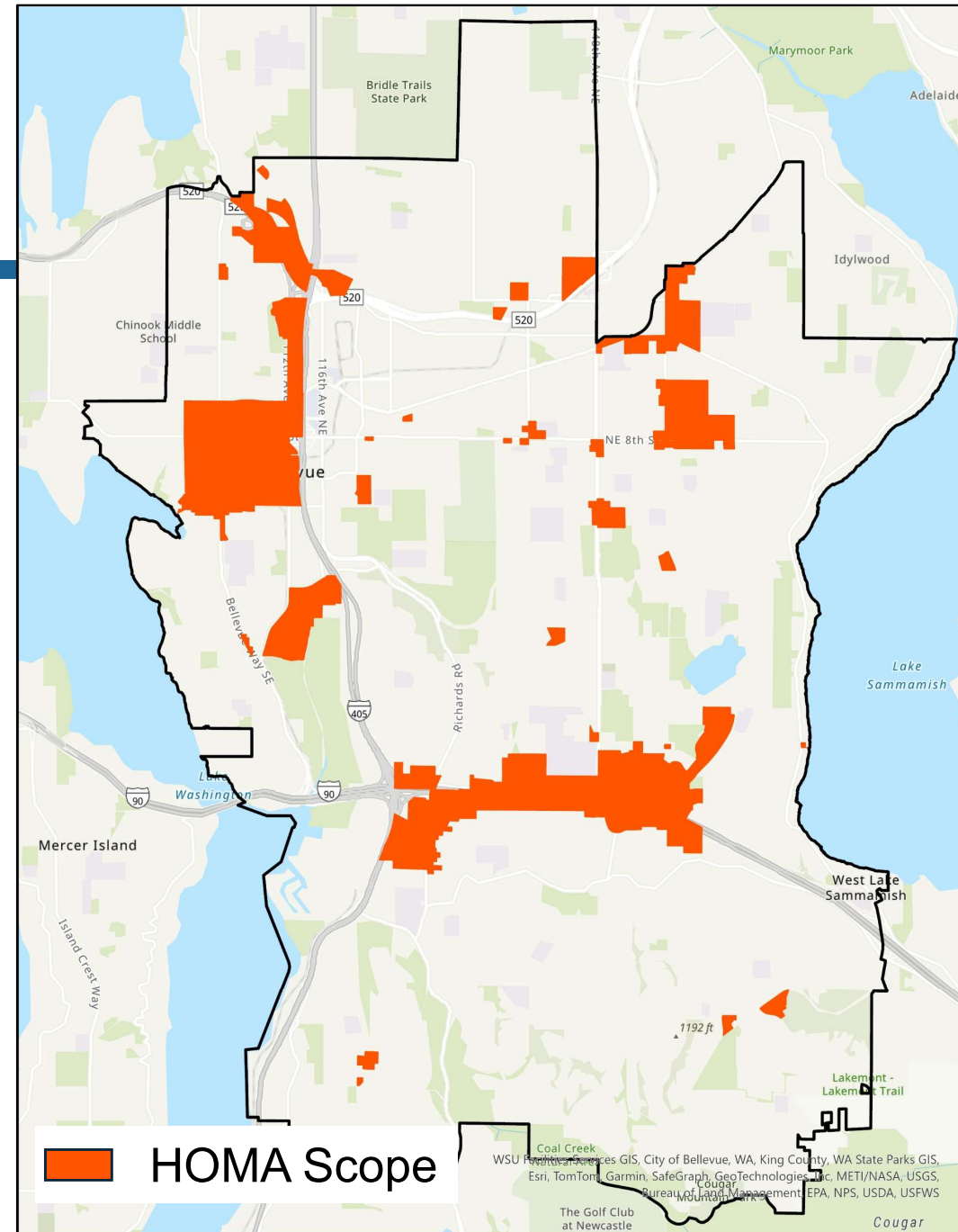
# Policy Alignment

- Align with Bellevue 2044 policies for mixed-use areas, such as:
  - Create diverse housing opportunities
  - Expand affordable housing
  - Foster vibrant, well-served neighborhoods
  - Enable people to live closer to work and shopping

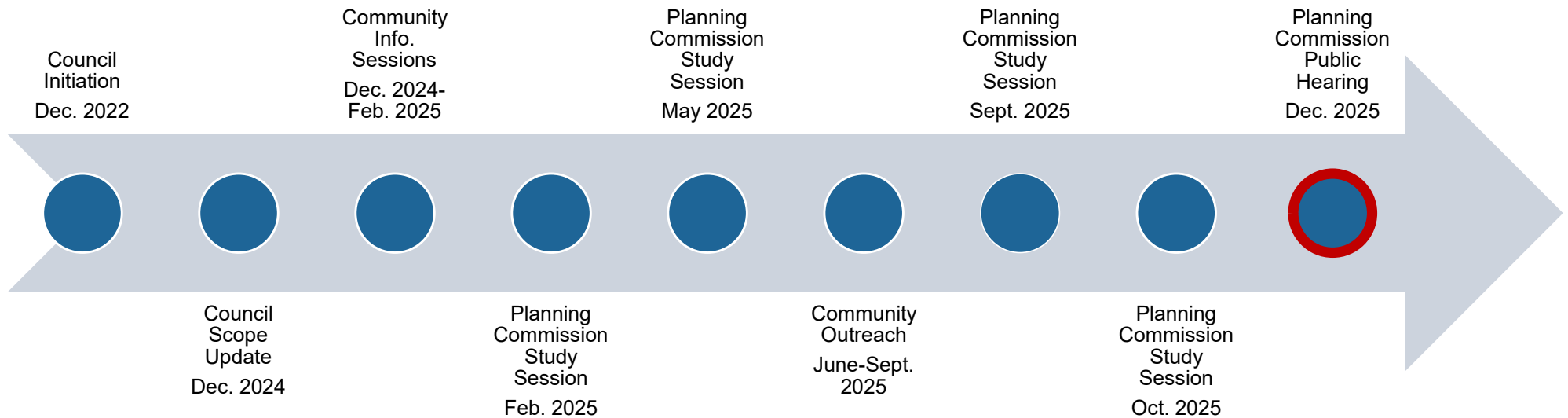


# Geographic Scope

- Includes all mixed-use zones other than Wilburton, BelRed, and East Main
- Rezone areas for consistency with Comprehensive Plan



# Process





# Outreach

- 6 Info Sessions
  - 3 Virtual
  - 3 In-person
- Meetings with groups and individuals as requested
  - Bellevue Network on Aging
  - Bellevue Development Committee
  - Newport Community Coalition
  - Newport Community Club
  - Eastside Urbanism
  - Bellevue Chamber of Commerce PLUSH Committee
  - Eastside Affordable Housing Coalition
  - Eastside Housing Roundtable
- Other in-person events
  - Eastgate Community Block Party
  - Bellevue International Festival





# Affordable Housing: Option A

- Mandatory requirement
  - 10% affordable housing required at 80% AMI
  - 7% at 65% AMI
  - 5% at 50% AMI
- FAR bonus for AH
- Fee-in-lieu option
- Commercial fee
- **Does not apply Downtown**



# Affordable Housing: Option B

- Voluntary incentive
  - Lowers max FAR and height compared to Option A
  - Can earn additional FAR and height through AH
  - Earn .5 FAR and 10 feet of height for every .2 FAR of AH
  - Up to 1 FAR and 20 feet additional in O, OLB, NB, & CB
  - Up to 1.5 FAR and 30 feet in other districts
  - Maximums equal to Option A





# Affordable Housing Updates

- Existing 20.20.128 moved to 20.15 and reorganized
- Closed loophole in Wilburton affordable housing program
- Opened existing land-transfer option to HOMA districts (Option A only)



# Affordable Housing Recommendation

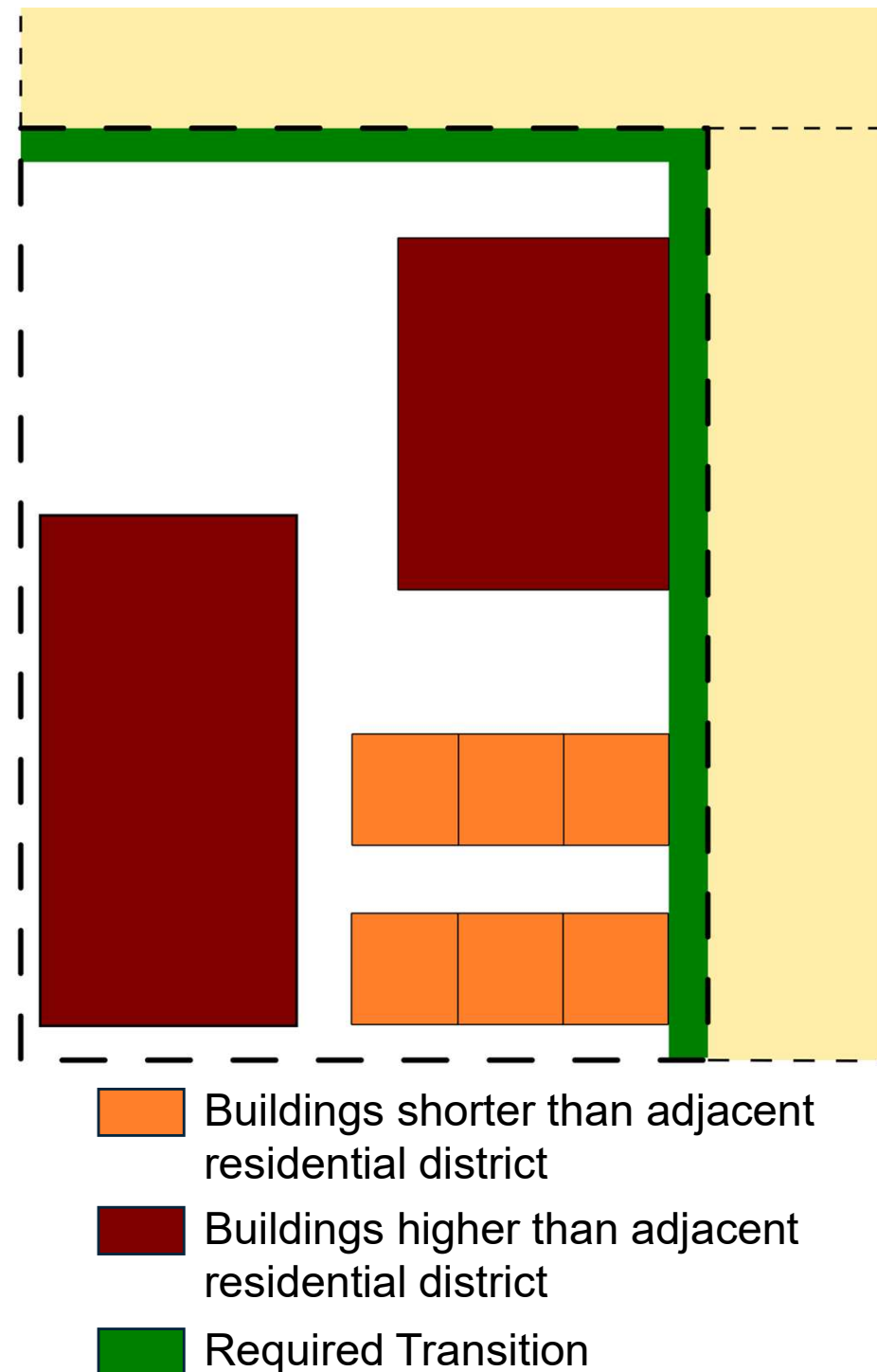
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- Staff recommendation: **Option A**
  - Ensures production of affordable housing to meet adopted targets
  - The Comprehensive Plan and public input stresses the need for affordable housing throughout the city
  - Increases consistency Land Use Code
  - Economic analysis shows minor impacts-negated by FAR bonus



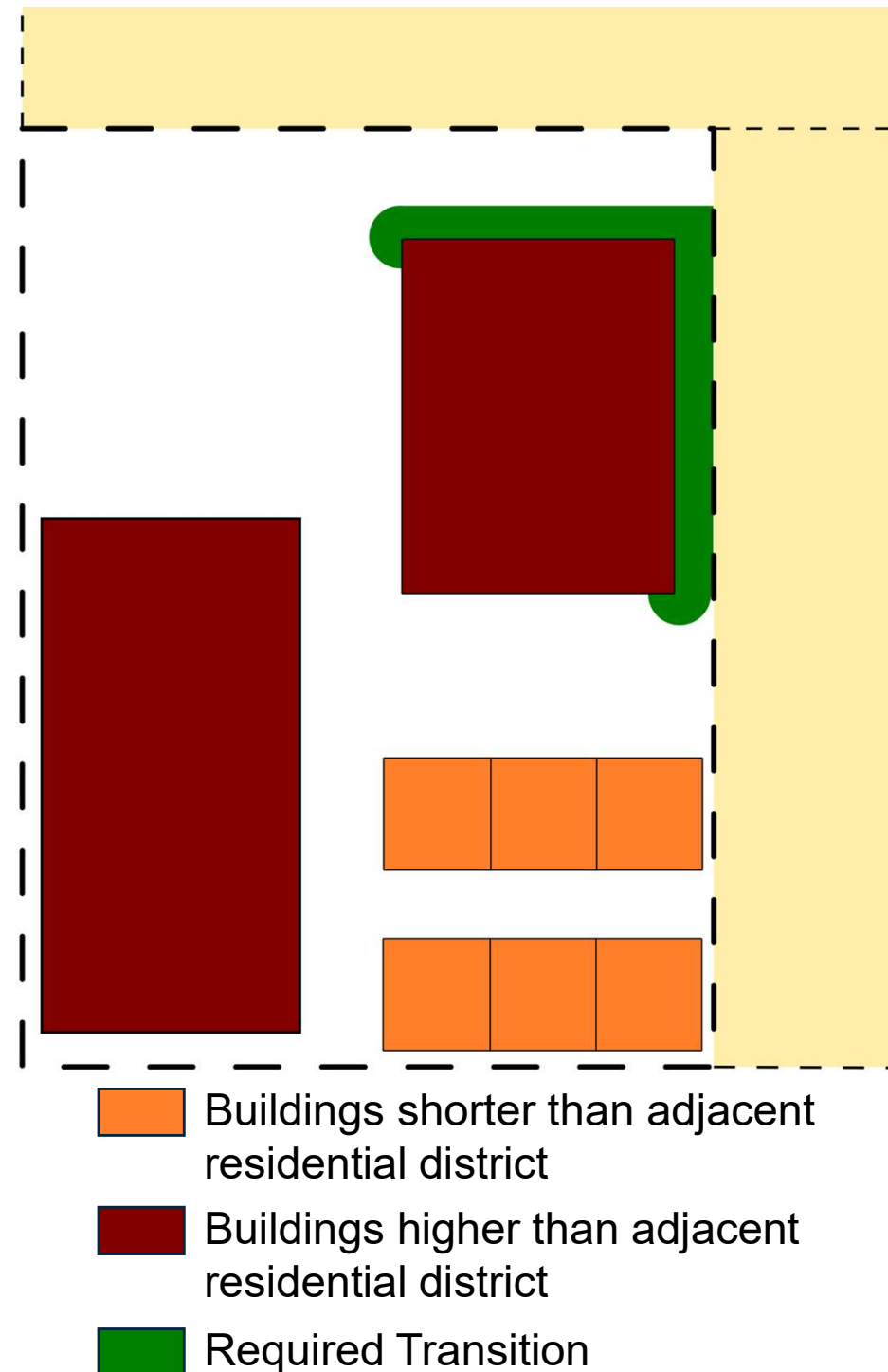
# CMUDD

- Applies to all districts except Downtown, F1, & EG-TOD
- Incorporates design standards and requirements from existing Community Retail Design District and OLB/OLB2
- Requires 25' setback and transition landscaping for non-residential uses next to residential districts
- 15' upper-level stepback for facades over 80' within 50' of a residential property
- Requires pedestrian-oriented uses within 10' of sidewalk, with entrances, transparency, and weather protection



# Transition Area Alternative

- Option to exclude residential uses that do not exceed neighboring district heights from transition req.
- Uses that are over height or contain commercial uses req. to provide transition 25' from structure
- Staff do not recommend this option



# FAR Exemptions

FAR exemptions to encourage the following community benefits:

- Affordable housing
- Childcare
- Grocery stores
- Non-profit business
- Affordable commercial space
- Open space





# Code Updates

- Clarified that projects can use fee-in-lieu to meet the affordable housing requirement for additional height in the O, OLB, and NB district
- Exempted parcels under 20,000 for pedestrian-oriented uses
- Moved existing pedestrian-oriented uses departure from the footnotes to CMUDD to apply to all HOMA districts



# Non-Conforming Updates

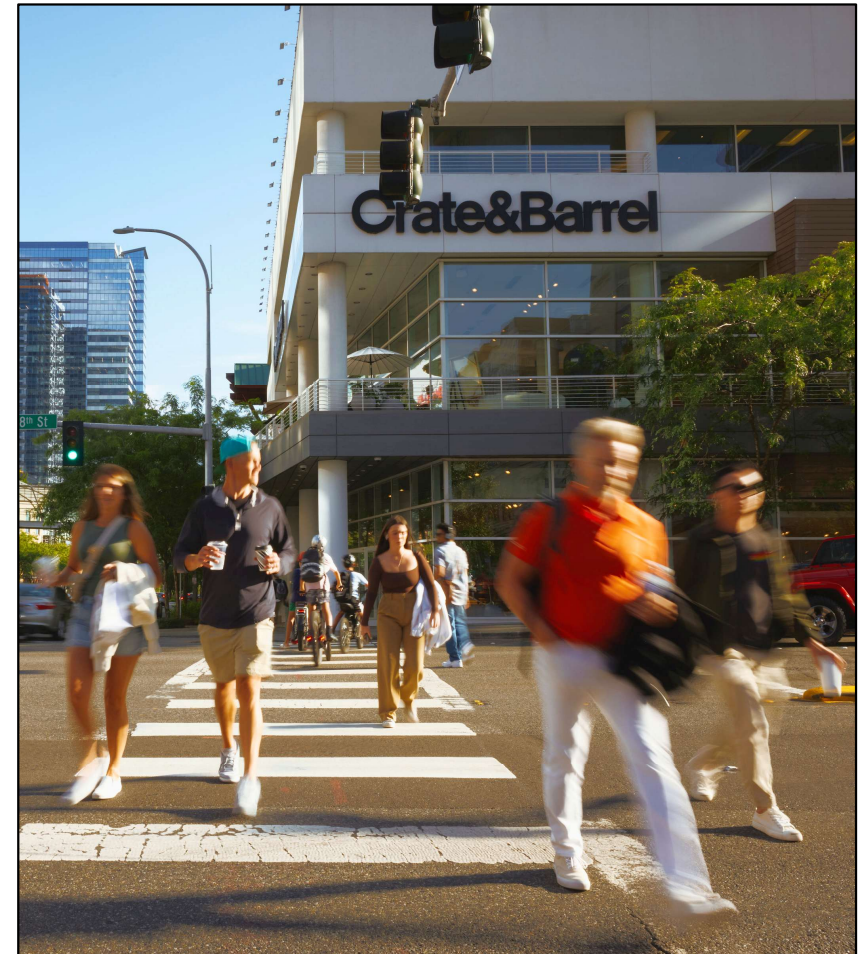
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- Allow the transfer of up to 50% of the FAR from a future phase without requiring improvements
- Consolidates the City's nonconforming provisions into LUC 20.20.561 to provide:
  - City-wide consistency
  - Higher threshold for triggering improvements
  - 20% cap on required investment
- Council direction through Wilburton LUCA



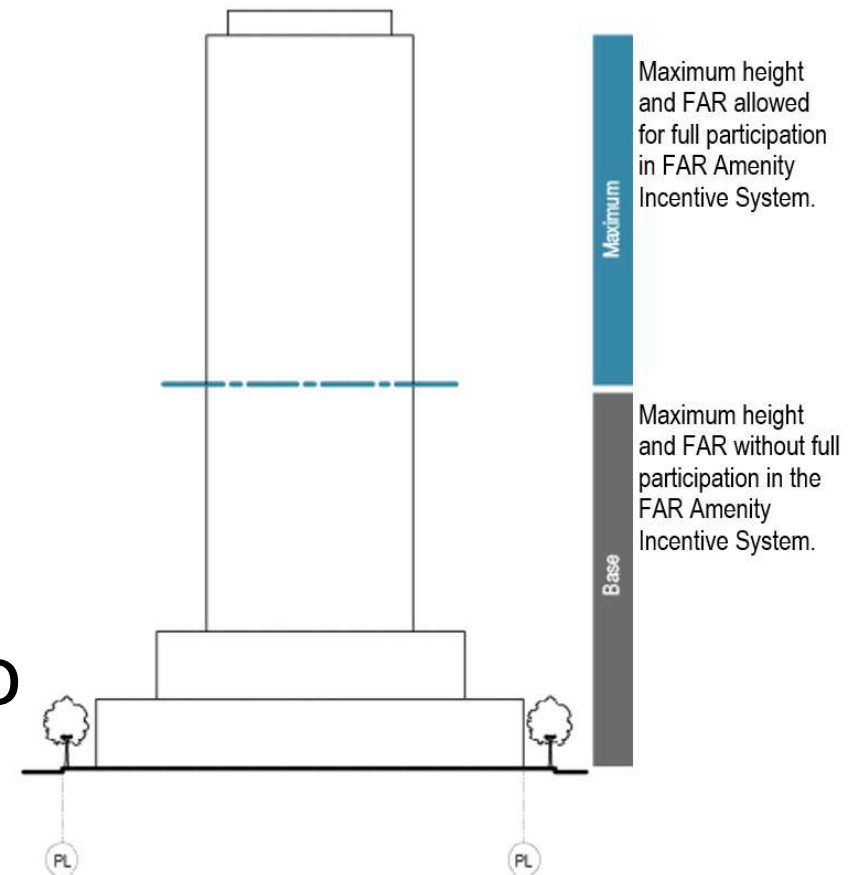
# Downtown

- Include FAR flexibility provided in IOC
- Projects providing .5 FAR of exempt sq. footage and in the Perimeter Overlay can
  - Increase lot coverage by 5%
  - Decrease setbacks for buildings less than 100'
  - Increase building heights by 25'
  - Exempt buildings less than 80' in height from floor plate limits
- Provides bonus for AH square footage if not used as Amenity Incentive
- Maintains “wedding cake”

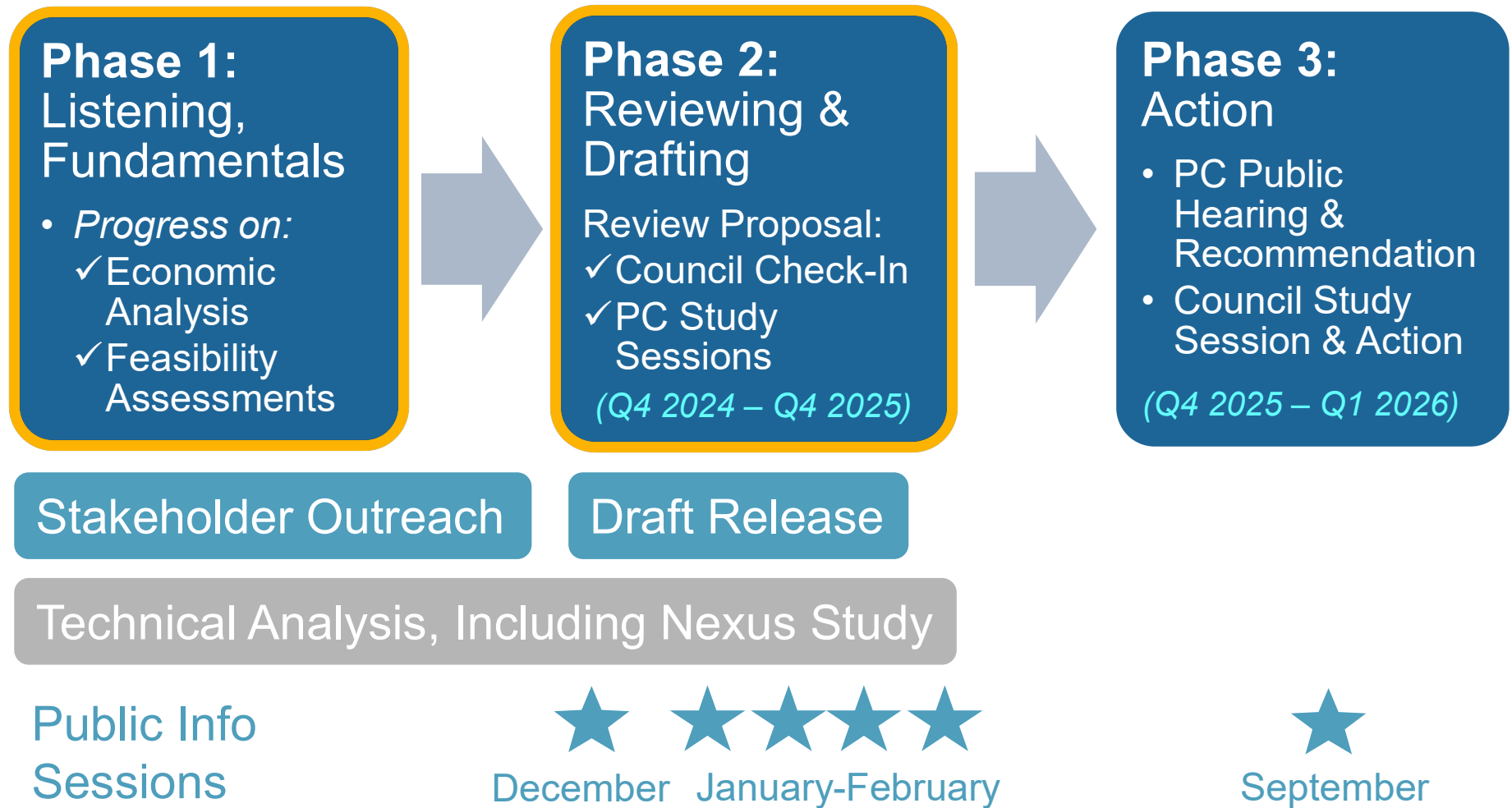


# Downtown Updates

- Can use same sq. ft. of affordable housing for exemption and amenity incentive points
- .5 FAR exempt sq. footage required for design flexibility in Perimeter Overlay
- Outdoor plaza requirement to exceed trigger height reduced to 7%



# Schedule





# Decision Criteria

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- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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