

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6747

AN ORDINANCE amending the 2023 Development Services Fees Ordinance No. 6692 to establish the Affordable Housing Permit Review and Inspection Fee Reduction Program; providing for severability; and establishing an effective date.

WHEREAS, the 2022 City of Bellevue Housing Needs Assessment notes the need for affordable housing within the City; and

WHEREAS, the City of Bellevue Affordable Housing Strategy, Action C-5, recommends reducing costs of building affordable housing (e.g., code amendments, lower fees, reduced parking, city-funded street improvements); and

WHEREAS, the City of Bellevue Comprehensive Plan recommends exploring financial incentives to encourage development of affordable housing; and

WHEREAS, certain fees and charges are required and assessed by the City of Bellevue, Development Services Department for permits and other municipal services; and

WHEREAS, the City Council considers the fees and charges established herein to be adequate and appropriate.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 6692, adopted on November 21, 2022, is hereby amended to establish the Affordable Housing Permit Review and Inspection Fee Reduction Program, as set forth in Section 2 of this Ordinance.

Section 2. All development projects entirely comprised of "Affordable Housing" as defined in the Bellevue Land Use Code (LUC 20.50.010), "Supportive Housing", which may include "Emergency Housing - Nontransient" and accessory on-site "Supportive Services", as defined in the Bellevue Land Use Code (LUC 20.20.845), and "Homeless Services Uses" as defined in the Bellevue Land Use Code (LUC 20.20.455.C.1) may apply for a 100 percent fee reduction for all Department of Development Services permit and inspection fees, subject to the following conditions:

- a. The project must be fully comprised of one or more of the uses listed above and the use(s) must be guaranteed for the life of the project through an agreement recorded on title that runs with the

land, and is binding on all assigns, heirs, and successors to develop and operate the project.

- b. An application shall be submitted to the Development Services Department to receive a fee reduction.
- c. The Affordable Housing Fee Reduction Program is only available to projects when sufficient funds are available to off-set revenue otherwise collected from an applicant.
- d. Predevelopment fee reductions shall be limited as determined by the Director of the Department of Development Service.
- e. The Affordable Housing Fee Reduction Program does not alter the reduction of fees established under separate ordinances or by other agencies with jurisdictional authority.

Section 3. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 4. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Passed by the City Council this ____ day of _____, 2023 and signed in authentication of its passage this ____ day of _____, 2023.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Kathryn L. Gerla, City Attorney

Nicole DeLeon, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____