

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
STUDY SESSION MINUTES

December 9, 2020
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Moolgavkar, Vice Chair Malakoutian,
Commissioners Bhargava, Brown, Ferris, v

Deleted: Malakoutian

COMMISSIONERS ABSENT: Commissioners deVadoss, Morisseau

STAFF PRESENT: Thara Johnson, Nicholas Matz, Emil King, Department of
Community Development; Nick Whipple, Trisna Tanus,
Department of Development Services

COUNCIL LIAISON: Councilmember Barksdale

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER
(6:31 p.m.)

The meeting was called to order at 6:31 p.m. by Chair Moolgavkar who presided.

Chair Moolgavkar noted the meeting was being held remotely in order to comply with the Governor's emergency order concerning the Open Public Meetings Act, which prohibits in-person meetings.

2. ROLL CALL
(6:32 p.m.)

Upon the call of the roll, all Commissioners were present with the exception of Commissioners deVadoss and Morisseau, both of whom were excused.

3. APPROVAL OF AGENDA
(6:38 p.m.)

A motion to approve the agenda was made by Vice Chair Malakoutian. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

Deleted: Commissioner

4. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS
(6:39 p.m.)

Councilmember Barksdale reported that at its most recent meeting the City Council approved the city budget.

5. STAFF REPORTS
(6:40 p.m.)

Comprehensive Planning Manager Thara Johnson noted that staff had not included in the packet the Commission's extended work program schedule. She explained that the staff were still working to develop the 2021 work program. Once the list is finalized, it will be shared with the Commission.

Ms. Johnson also noted that the 2021 Comprehensive Plan amendments were taken up by the Council in study session on November 16. She said along with the staff, Chair Moolgavkar provided the Council with an overview of the Commission's deliberations regarding the private amendments and the policy text amendment relating to the [Affordable Housing Strategy \(AHS\) C-1 CPA](#). The Council voted 6-1 to direct staff to bring the ordinances back to them on December 14, the last Council meeting of the year. Councilmember Lee was the lone dissenting vote. He had made an amendment to the primary motion which would direct staff to establish a provision for a specific time period to implement housing on faith-based properties. His primary concern was what the unintended consequences could be relating to the affordable housing density bonus provisions. His motion did not move forward.

Deleted: 14

Ms. Johnson said Councilmember Robertson expressed a lot of support for the request of the Commission for additional data and analysis, a view that was also reflected in the comments of some other Councilmembers. Councilmember Robertson also indicated a strong desire for staff to provide an overview to both the [Planning Commission](#) and the [City Council](#) on some of the details relating to HB 1377. Councilmember Robertson also made comments about the importance of enabling affordable housing throughout the community and the option of combining both market-rate as well as affordable units within the same developments. That is an issue staff will look at closely in reviewing the requirements under HB 1377.

Councilmembers Stokes and Robertson suggested it would be helpful to have members of the original technical advisory group for the Affordable Housing Strategy come back and meet with the Commission to talk about some of the provisions that may come forward relating to C-1.

All the Councilmembers expressed their deep gratitude to the Commission for the time spent in analyzing the 2020 Comprehensive Plan amendments, and for the excellent feedback [provided to](#) the Council.

Deleted: required

Councilmember Lee asked specifically about some of the comments relating to the Glendale Country Club CPA. He particularly was interested in the [rationale for the dissenting votes from the two commissioners who voted against the CPA](#).

Deleted: back story

Deleted: behind the

Deleted: C

6. ORAL AND WRITTEN COMMUNICATIONS (6:45 p.m.)

Mr. Todd Leavitt with Murray Franklin Homes and the incoming board president of the Master Builders Association of King and Snohomish counties expressed his support for the Land Use Code amendments on the [Planning Commission's](#) agenda. He said housing affordability continues to be a challenge throughout the region. In Bellevue, townhomes and accessory dwelling units (ADU) provide more affordable housing opportunities. The LUCAs will remove barriers to providing those housing types, and they are in alignment with the city's Affordable Housing Strategy, the Comprehensive Plan, the Countywide Planning Policies and Vision 2050. The fee simple unit lot subdivision proposal for townhomes will promote infill development in areas where they are already allowed; it will not change the underlying density or the look of projects on the ground. Adopting the proposal will remove a hurdle to home ownership

opportunities and provide better access to townhomes, which are a more affordable housing type. Attached ADUs are important in new construction to increase housing choices in the places where many families want to live. The measure will not change any of the development regulations associated with ADUs, it will only remove the three-year wait to build an attached ADU, making efficient use of scarce land and helping to meet the housing goals established by the city.

Mr. Troy Schmeil, a local builder/developer, thanked the staff and the Commission for addressing the ADU and fee simple townhouse issues. He said he is currently engaged in developing both ADUs in new construction and townhomes in other jurisdictions, and he said he looked forward to being able to do the same in Bellevue. Townhomes are in most cases much more affordable than single family homes, and ADUs are a great way of creating additional housing options in that they allow for rentals, caregivers, multigenerational housing, and in many cases allow people to be able to stay in their homes who otherwise could not afford to.

Ms. Chris Buchanan with Downtown Action to Save Housing (DASH), a non-profit founded in Bellevue with the mission of providing affordable housing for local families and seniors, said the organization currently owns and operates two properties at the corner of NE 8th Street and NE 124th Street. She further noted that DASH wants to reinvest in those properties and add more affordable housing. In 2018 application was made for a Comprehensive Plan amendment to increase density for the Glendale property. The application passed the threshold review phase and the Commission expanded the range of the CPA to include Evergreen Court, which is located right next door. Over the course of the year in further discussions with staff and the City Council, it was recommended that Neighborhood Mixed Use (NMU) would be a better in that it would allow more density and fewer constraints, and that NMU could be achieved if included in the Wilburton Commercial Area plan which at the time was being developed. Ms. Buchanan advised that after discussions with the Wilburton Land Use Study CAC, the boundary was expanded to include the DASH properties, and Council direction was that the 2018 DASH CPA would be better addressed through the Wilburton Plan. Unfortunately, continued Ms. Buchanan, since then the Wilburton plan effort has not advanced, leaving DASH little choice other than to resubmit the original plan amendment as previously expanded by the Commission in 2018. She advocated for increased density on the DASH properties without delay. The properties present a unique opportunity to create a vibrant, age-friendly affordable neighborhood in keeping with the Affordable Housing Strategy.

Deleted: A

Deleted: CPA process was scuttled

Ms. Jennifer Anderson, a member of the Master Builders Association, expressed her support for both of the Land Use Code amendments on the agenda. Both amendments are important to the home building industry, which is trying to respond the housing needs of the region. She thanked the staff for all of their hard work on the measures.

Ms. Erica Salum, director of acquisitions for a local builder. She voiced her support for the proposed amendments and agreed with the previous speakers who indicated that townhomes are a relatively affordable option. Townhomes offer fee simple ownership and present lower liability risks than condominiums, which translates into lower financing and insurance costs. The exterior look and the quality of townhomes is exactly the same as townhome condominiums. From a marketability standpoint, fee simple ownership is a preference. The Commission was encouraged to support the two LUCAs to allow for more diversity in housing.

Ms. Betsi Hummer, 14541SE 26th Street, noted that earlier in the day she had sent to the Commission an email outlining her impressions of the two proposed LUCAs and said she looked forward to gaining a clear explanation of what fee simple is, what the current process is and how

Deleted: spoke as a private citizen. She

things will change if the LUCAs are approved. She said she also hoped that going forward there will be ample opportunities to get an overview of the Affordable Housing Strategy and how the various individual elements will work together, and what impact they may have on the existing neighborhoods. She noted that the East Bellevue Community Council recently approved the Puesta Del Sol building and pointed out that Bellevue schools are the top reason for people and families coming to the city of Bellevue. As such the schools need to be supported. Overall, 16 percent of the students in the Bellevue School District qualify for the free lunch program. At the Lake Hills elementary school, 50 percent qualify. The schools in Crossroads also have a high percentage. Going forward, affordable housing needs to be more equitably distributed throughout the city to give everyone the same opportunities. She reported that three East Bellevue Community Council members participated in the recent land use course offered through the Washington State Department of Commerce. [Planning](#) Commissioner Ferris took the course as well.

Ms. Johnson acknowledged the receipt of a written comment from Vernon Schragg related to issues regarding the Grand Connection; two written comments in support of the private DASH application for the 2021 Comprehensive Plan amendments; and two comment letters relating to the ADU provisions and the zero lot line townhome provisions.

7. PUBLIC HEARING – None
(7:02 p.m.)

8. STUDY SESSION
(7:02 p.m.)

A. Introductory Study Session: 2021 Annual Comprehensive Plan Amendments

Senior Planner Nicholas Matz explained that the city works in compliance with the Growth Management Act to address long-range planning questions and issues associated with the city's Comprehensive Plan. Site-specific amendments can be submitted by property owners or their agents, but anyone can propose an amendment to the text of the Comprehensive Plan. The governing procedures are housed in the Land Use Code in section 20.30I. The role of geographic expansion involves raising questions about similarly situated properties. The first of the two-step process, Threshold Review, is where a determination is made about whether a proposed amendment should be considered. In Final Review, the second step, the merits of all proposed amendments are evaluated. The annual plan amendment process engages residents, stakeholders and communities in multiple ways.

Mr. Matz noted that two site-specific applications had been submitted for consideration in 2021. He pointed out that in addition, the Commission's 2021 work program will include the Northeast and Northwest Bellevue great neighborhoods subarea plan updates, both of which are currently in review and which by code must be adopted through a Comprehensive Plan amendment action; they will be reviewed as part of the final review process starting in late spring 2021.

The 15 Lake Bellevue privately-initiated application seeks a map change from BelRed-General Commercial (BR-GC) to BelRed-Office Residential (BR-OR-2) for a 2.8-acre site. The applicant also seeks a text amendment to the BelRed subarea plan ([S-BR-96](#)) relating to the maximum building height allowances. The DASH Glendale project involves two adjacent properties on NE 8th Street and 12th Avenue NE. The application seeks a map amendment from Multifamily-Medium to NMU for the two parcels, which total 7.5 acres.

Deleted:

Commissioner Ferris noted for the record that she would recuse herself from discussions regarding the DASH application given her friendship and business relationship with the executive director. She left the meeting during the DASH discussion.

Mr. Matz confirmed [Ms. Buchanan's oral communication](#) that the Commission received an application for the site in 2018 and elected to geographically expand the scope. The existing designation for the site is Multifamily-Medium with a zoning of R-20, and the applicant is seeking to increase the development intensity of the site to provide for a combination of affordable and market-rate units on the site operated by DASH.

Deleted: the public testimony

The commonality around all of the 2020 applications was related to housing. For 2021, the theme is more around intensifying land use in areas as appropriate in order to increase housing production. There are some overlapping issues between the two applications. The DASH application was previously before the Commission and the issue was slotted into the Wilburton program that has not made progress. The land use goal for DASH is the affordable/market-rate housing combination at densities that will support their mission. All of the documentation from the 2018 proposal will be shared with the Commission along with the new information that is part of the 2021 application.

The city's interest in the DASH application lies in addressing the affordable housing needs of the city. The application proposes [Neighborhood Mixed Use \(NMU\)](#), the purpose of which is to provide an area with a mix of retail, service, office and residential uses, with an emphasis on neighborhood retail and service uses. The district is designed to be compatible with nearby neighborhoods and nearby uses. The development intensity for NMU is measured in terms of floor-area ratio (FAR) rather than units per acre. The programming and dimensional requirements for NMU are specific in terms of encouraging affordable housing and creating a framework around how the FAR is measured for both the affordable and market-rate units.

Commissioner Bhargava asked if there are minimum thresholds for the different uses in mixed use developments. Mr. Matz said there are no specific minimums that must be met for the list of various uses permitted in the land use districts. The mix of permitted uses looks at how they could be combined with intent around the purpose of the district. In NMU there are specific issues related to the mix between residential and commercial, but at the end of the day the FAR approach bounded by height, setbacks and other considerations create the box of development capacity. There is, however, the use of a type of development agreement in NMU that allows the city to ensure that the mix of uses will be appropriate and intended for the district.

Commissioner Brown asked for a quick recap of why the 2018 application ultimately was withdrawn and why nothing has happened about it since. Mr. Matz said the application in 2018 came forward a privately initiated amendment. One of the threshold review decision criteria allows the city through the staff, Commission and Council to recommend alternate paths for applications that come forward, usually another work program in place that would address the issue and the broader context of an application. At the time, the work of the Wilburton CAC was under way. The recommendation was made by staff, and the Commission and the Council concurred, that the DASH site should become part of the Wilburton study. The notion was that residential densities proposed for the site could be realized through a subsequent plan amendment and code amendment. The plan amendment and code amendment work has not happened, however, and the financial needs of DASH as a developer/owner/operator of non-profit housing dictated the need for a different timeframe. The three-year Comprehensive Plan amendment window has passed and the application is allowed to resubmit.

Commissioner Brown asked about the triangle-shaped property between the two DASH properties. Mr. Matz said the site is designated Professional Office (PO) and is not owned by DASH.

With the discussion regarding the DASH application concluded, Commissioner Ferris returned to the meeting.

Mr. Matz said the 15 Lake Bellevue privately initiated application proposes a map amendment from BR-GC to BR-OR 2 for a site that is nearly three acres in size. The application also seeks to amend the subarea policy BR-96 relative to the maximum building height allowances. The policy calls for building heights of up to 45 feet. The applicants desire is to redevelop the site from the existing office building and some parking over the Lake Bellevue property and construct a 12- to 15-story building up to 125 feet in height. The intent is to increase the level of land use on the site in the pursuit of housing opportunities. The overlapping jurisdiction question is tied to the fact that the site is both in the BelRed subarea and the Wilburton subarea. The BelRed Look Back will literally look back at the BelRed subarea regulations adopted in 2009 to see how well they are doing. The property owner wants to realize a mixed use project with residential over ground floor retail. The city's interest lies in determining an appropriate development intensity.

- Deleted: ment
- Deleted: ir
- Deleted: to provide
- Deleted: for
- Deleted: l
- Deleted: -b
- Deleted: judge

Mr. Matz said there has been review done as part of the Wilburton plan effort, and there has been an environmental review done resulting in a draft environmental impact statement (DEIS); the final environmental impact statement (FEIS) has not yet been completed. The Wilburton study plan amendments that were proposed are not under way, and issues of intensifying development in the particular area will need to be addressed given that the environmental impact statement calls them out. Transportation, ecosystem and water resource elements will influence redevelopment around Lake Bellevue. The area around Lake Bellevue is not one of the concentrated growth areas contemplated by the Wilburton area study plan. That raises the issue of the intensification of development in an area that was not contemplated by the Wilburton plan and which is not currently contemplated by BelRed. The impacts and potential mitigation identified in the draft environmental impact statement will have a bearing on how the areas around Lake Bellevue might be redeveloped. The BelRed and Wilburton plans both contemplate mitigation and protection of the storm water functions and other issues associated with Lake Bellevue.

- Deleted: that
- Deleted: he t

Commissioner Ferris said she assumed additional study will be needed in order to determine whether or not the site could be built to the desired intensity. Mr. Matz said the information from the DEIS for the Wilburton study area highlighted the particular nature of development and redevelopment in and around Lake Bellevue. That will influence the review and analysis that will be brought back to the Commission at the next study session in early 2021.

- Deleted: draft environmental impact statement

Answering a question asked by Commissioner Bhargava, Mr. Matz said the DEIS evaluated the impacts from enacting potential zoning and transportation network changes for the overall Wilburton subarea. The review will include looking at the things a mixed use proposal could do in terms of transportation and mobility impacts.

- Deleted: environmental impact statement

Mr. Matz said the threshold review study in early 2021 will be followed by a public hearing. He said the annual plan amendment process will include both privately initiated amendments and the two neighborhood plans, in addition to a Transportation Element-related plan amendment initiated by the Council.

Ms. Johnson asked for feedback from the Commission relative to real-time auditing, and for any additional requests for materials or data.

Commissioner Ferris said it seemed obvious to her that the parcels adjacent to the 15 Lake Bellevue site might be considered in terms of geographic scoping. Mr. Matz said staff would be providing information about those parcels during the geographic scoping exercise.

Vice Chair Malakoutian asked if the pandemic had triggered taking any additional steps to let the public know about the Comprehensive Plan amendments. Mr. Matz said that the existing public engagement process continued and outlined those steps. Web-based information has been provided along with access through the city's permit system. People can sign up to be notified about plan amendments, and information is posted to the Commission's website. All of the properties have been posted with signage.

Deleted: Commissioner

Deleted: nothing different had been done

B. Study Session on Two Land Use Code Amendments related to the City's Affordable Housing Strategy

(7:37 p.m.)

Legal planner Trisna Tanus said the Affordable Housing Strategy adopted by the Council in 2017 included several categories of strategies. Strategy B involves creating a variety of housing choices. The proposed Unit Lot Subdivision and Accessory Dwelling Unit (ADU) Land Use Code Amendments (LUCAs) are in direct response to Strategy B. Both will increase the supply of affordable housing and housing in general; will promote a diversity in housing types and affordable homeownership opportunities; will ensure that all residents are welcomed and that long-term residents can remain in the city; and will implement Action B-2, which calls for updating the ADU standards.

Senior Planner Nick Whipple said the proposed Unit Lot Subdivision LUCA amends Land Use Code (LUC) chapter 20.45A, platting and subdivisions, and chapter 20.45B, short plats and short subdivisions, to allow fee-simple ownership opportunity for townhome-style development. The LUC currently allows townhome developments to occur, and the housing style typically occurs as a condominium. Condominium ownership provides ownership for the inside space of a townhome, whereas the fee-simple approach allows for both building and land ownership. The proposed LUCA adds a new subsection in both chapters titled "Special Requirements for Unit Lot Subdivisions." The subsection will include an applicability section to clarify that the approach applies exclusively to unit lot subdivision of land in multifamily zoned properties. New definitions will also be included for three new terms: attached multifamily dwelling, parent lot, and unit lot. The subsection will also include general requirements that are intended to clarify that there are provisions throughout the LUC that are applicable to townhome-style development as well as typical subdivisions. Those provisions will remain unchanged unless specifically modified by the proposed subsection. The modifications that would be allowed include the setbacks, lot coverage, and impervious surface, among other dimensional requirements. The general section will also include requirements regarding the location of and right to use parking, and will clarify that adequate provisions for ingress, egress, utilities, and so forth continue to apply to the developments. An additional subsection will include notes that are required on plats clarifying that the unit lot subdivision does not create separate buildable sites, that the design and layout are dependent on the parent lot, and that any future platting conditions or modifications must conform with the original plan. The proposed LUCA also allows for Unit Lot Subdivisions in land use districts where multifamily development is currently allowed, which is about 17 percent of the land in Bellevue.

Deleted: Land Use Code

Deleted: Land Use Code

Deleted: and some

Deleted: ,

Deleted: ;

Deleted: is

Deleted: ;

Mr. Whipple explained that the proposed LUCA allows for the creation of a parent lot for the overall site, and individual unit lots for townhomes. It applies most of the current development standards in the code to just the parent lot. The Unit Lot Subdivisions is a mechanism to allow for the platting of townhome developments, an approach not currently allowed due to conflicts between the characteristics of townhome development relative to the applicable dimensional requirements. Under the current code, individual townhomes cannot be separated into individual lots because of the site setback requirements. With common walls, it is not possible to have the spacing between them that is required of regular lots. Things like the impervious surface requirements would also be exceeded if the standards were applied to individual unit lots. The Unit Lot Subdivision would create a distinction between the original, or the parent lot, and the unit lots created within the parent lot for purposes of regulating. This distinction allows for certain dimensional requirements for the underlying district, like setbacks and lot coverage, to be applied to the parent lot rather than the individual unit lots. After a Unit Lot Subdivision is recorded with the county and the townhomes have been constructed, the Unit Lot Subdivision will have the same appearance as a townhouse development under current zoning requirements. The only difference is that the Unit Lot Subdivision will provide for a new form of home ownership, namely individual townhome units to be owned in fee simple.

Deleted: could

Deleted: ,

Deleted: e

Deleted: does

The second LUCA relates to ADUs. The proposal is to amend LUC chapter 20.20.120, the accessory dwelling units chapter, to allow for the construction of ADUs within a single family structure sooner than the current three-year wait, which is measured from the date of final building permit inspection for new single family homes. The approach would allow ADUs to be built at the same time as the initial building construction. The proposal also moves the terms Accessory Dwelling Unit and Owner Occupancy to the general definition section for clarity and consistency with the structure of the Land Use Code. The proposed LUCA is in direct response to Strategy B, specifically Action B-2, of the Affordable Housing Strategy. ADUs provide for diversity in housing size, type and geographic location; provide for cultural options to help ensure that all residents of Bellevue are welcomed; and ensures that long-term residents can remain in the city. ADUs represent a flexible and affordable housing choice in residential neighborhoods. By removing the three-year wait restriction, ADUs will become more feasible.

Mr. Whipple shared with the Commissioners that in 2020 about 140 new single family building permits were issued. Of those, about a quarter of the applications chose to incorporate elements that will facilitate the future construction of ADUs. The current City process allows for new construction to include a sink, dishwasher, cabinets and other amenities, but not a range or stove, under a signed single family use agreement, which is then recorded with the county. Once the three-year period is concluded, the homeowner can apply for an ADU registration, memorializing the unit. That barrier is removed by the proposed LUCA.

Deleted: including in new construction

Deleted: s

Deleted: s

Deleted: a document that is

The public engagement process will be aimed at informing people about the substance of the two LUCAs, and to help people understand how they can engage in the amendment process. The Land Use Code has specific noticing requirements for Process IV decisions, including a notice of application and a SEPA notification, and a notice of public hearing. Direct engagement and feedback to date has included a dialog between staff and the Master Builders Association of King and Snohomish Counties, and there have been discussions with developers, potential applicants and members of the public regarding both proposed LUCAs. Staff has launched two web pages, one for each of the LUCAs, to provide information related to the amendments. The web pages will include status updates on the progress of the amendments. The strike draft versions of the amendments can be found on those pages, and there is opportunity for the public to offer comments. To date, a handful of inquiries have been received from the public requesting

additional information; staff has responded to some already and will ultimately respond to them all. It appears that people are generally in support of the two proposed amendments.

Mr. Whipple said if directed by the [Planning](#) Commission, a notice for a January 13, 2021, public hearing will be published on December 17, 2020. The anticipation is that the Commission will hold two public hearings, one for each of the amendments. In early February the Commission's recommendation could be brought before the Council in study session. Also early in February, a courtesy public hearing will be scheduled before the East Bellevue Community Council. Council action could occur as early as late February, with action by the East Bellevue Community Council to follow in early March.

Commissioner Bhargava asked if, with the fee simple process and the perceived incremental value, the city expects market price on development that follows that pattern for sale units to increase with the perception of the land associated with the unit. Mr. Whipple said he did not have an answer to that question but agreed to look into it.

Commissioner Bhargava also asked if the city expects there to be any disincentive for higher densities where the existing zoning might allow for that given that the change can be made on multifamily zoned parcels. Mr. Whipple said the Unit Lot Subdivision does not impact or change densities, it only provides for a different option for how the units are sold. A townhome development under the current regulations and a townhome development processed as a Unit Lot Subdivision would look the same. Ms. Tanus said the Master Builders Association and some potential applicants believe that by creating an avenue to fee simple outcomes, the price of construction and the development risk they take on will be reduced. Under the current approach, townhomes must be developed as condominiums, which carries with it a greater risk for the developers.

Commissioner Bhargava said he appreciated the flexibility in product type the two LUCAs will enable.

Chair Moolgavkar said she would like to see a more detailed financial analysis around the proposals. She said she could foresee a situation in which the value of the townhomes would be greater even where development occurs at the same density because of the property interest that is held beneath given the fee simple. She said she questioned if the approach will in fact drive more affordable housing or just more housing.

Commissioner Malakoutian said it did not make sense to him that two identical townhome developments, one of which allows the purchaser to own the land, would have different price points, with the land ownership option being less expensive. He said if the fee simple option is more attractive to buyers, the demand will be higher and thus the price will be higher. He agreed that the approach will increase diversity in housing types and will increase the number of housing units, but questioned if the result would be more affordable units.

Ms. Tanus said staff would look into those issues and ask the Master Builders Association to provide a cost analysis. She noted that there have been similar amendments made in other jurisdictions and staff will be looking into the results of them relative to unit costs. Chair Moolgavkar said she would welcome that information but also suggested staff should seek input from affordable housing developers.

Commissioner Ferris said she welcomed the approach as a way for many to build wealth. For many on the lower income scale, they never have the opportunity to own homes that can increase

in value over time. Chair Moolgavkar agreed and stressed the need to have pricing that allows those on the lower income scale to get in. If they cannot get in, they cannot build that wealth.

A motion to direct staff to set a public hearing date of January 13, 2021, was made by Commissioner Brown. The motion was seconded by Commissioner Bhargava and the motion carried unanimously.

9. OTHER BUSINESS – None
(8:05 p.m.)

10. APPROVAL OF MINUTES
(8:05 p.m.)

A. October 28, 2020

A motion to approve the minutes as submitted was made by Commissioner Ferris. The motion was seconded by Commissioner Bhargava and the motion carried unanimously.

B. November 4, 2020

A motion to approve the minutes as submitted was made by Commissioner Malakoutian. The motion was seconded by Commissioner Ferris and the motion carried unanimously.

11. CONTINUED ORAL COMMUNICATIONS – None
(8:07 p.m.)

12. EXECUTIVE SESSION – None
(8:07 p.m.)

13. ADJOURNMENT
(8:07 p.m.)

A motion to adjourn was made by Commissioner Ferris. The motion was seconded by Commissioner Bhargava and the motion carried unanimously.

Chair Moolgavkar adjourned the meeting at 8:08 p.m.