



Affordable Housing Strategy C-1

**Incentive for Public, Non-Profit Housing and
Faith-Based Properties**

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Bellevue Planning Commission

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Agenda

1. Background
2. C-1 Approach
3. Proposed Qualifying Properties
4. C-1 CPA and LUCA
5. Community Outreach
6. Work Program/Timeline
7. Q & A



Background

July 20: City Council provided direction to initiate work on an incentive-based approach for increasing affordable housing potential on eligible land consistent with Affordable Housing Strategy Action C-1:

Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.

- **Comprehensive Plan Amendment (CPA) to allow for density increase incentives on eligible properties**
- **Land Use Code Amendment (LUCA) with development regulations and criteria for the incentives**



Dec. 12, 2017 groundbreaking at Imagine Housing's 30Bellevue apartments at St. Luke's Church. 30Bellevue provides 63 homes that primarily support low-income individuals and families, including seniors and veterans, with half of the units designated for those exiting homelessness.



Affordable Housing Strategy

Create More Affordable Housing

- Council Approved AHS June 2017
- Council Priority – Phase I Implementation
- 5 Strategies + 21 Actions
- Goal of 2,500 more affordable homes in 10 years
- Bold actions with measurable results
- ***C-1 potential to provide more housing for low-income households***



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



Community Interest

Community conversations supporting affordable housing:

- Faith community, churches
- School District
- Businesses
- Sound Transit
- Affordable Housing Non-Profits





Community Benefits

- Connects public, faith and non-profit entities working together for the common good
- Provides greater housing accessibility to Bellevue neighborhoods
- Makes Bellevue a more diverse and welcoming community





Questions

Introduction to Action C-1

Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.

Current Situation/ Issues to Resolve

Affordable housing developers with limited access to property in Bellevue partner with the faith community or public entities for surplus property.

If affordable housing bonus could be achieved through code it would:

- Provide more certainty for property owners, non-profits and neighborhoods
- Avoid multi-year CPA and rezone processes
- Reduce the risk and cost of housing
- Start with a process to right-size bonus



State House Bill 1377

- Directs cities to provide a density bonus for affordable housing on faith-owned properties.
- Cities can establish the amount of density bonus consistent with local needs.





Action C-1 Approach

- Single process for Comprehensive Plan and Land Use Code amendments – more predictable and efficient.
- Apply bonus the same as existing citywide affordable housing incentive (not needed in BelRed, Downtown & Eastgate).
- Housing could achieve greater density increase on faith, non-profit housing and public surplus properties.
- Eligible properties meet City policy and recent state legislation.
- Only applies to eligible properties developing affordable housing.



Questions

Action C-1 Proposed Approach

Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.



Proposed Qualifying Properties

- Multifamily and mixed-use residential districts
 - Public surplus property
 - Non-profit housing property
 - Faith-owned property
- Single family residential districts
 - Faith-owned property

Excludes: Parks & Community Services Department owned property
Property owned by public utilities (except vacant)
Downtown, BelRed, and Eastgate TOD Areas

C-1 Distribution of Sites North of I-90, including EBCC



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family
- East Bellevue Community Council

City Limit

- School Property
- City Park

Generalized Zoning

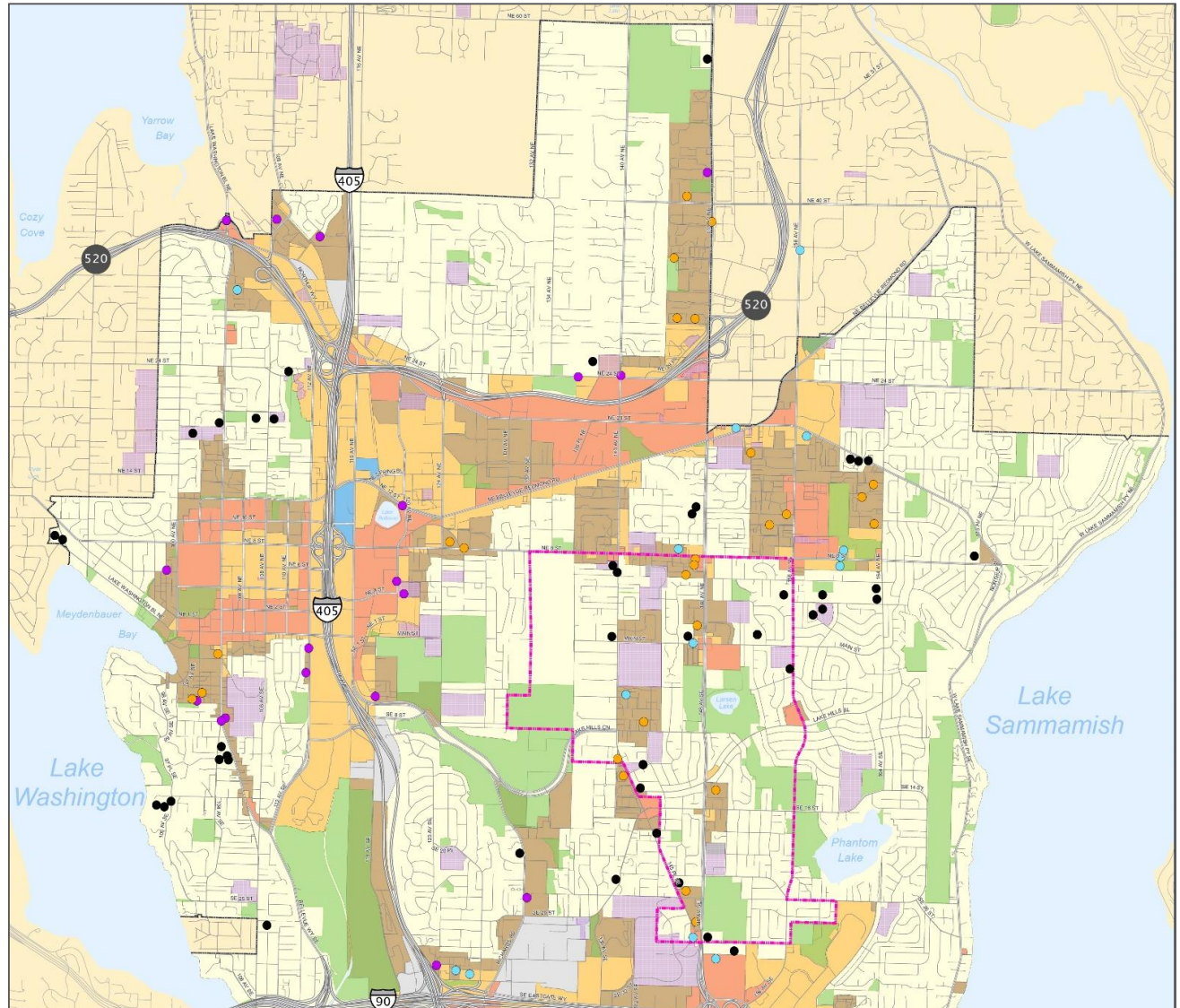
- Single Family
- Multi-Family
- Office
- Commercial
- Light Industrial
- Evergreen Highlands
- Medical Institution



Source: City of Bellevue

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Coordinate System: NAD 1983 (2011) StatePlane
Washington North FIPS 4601 FT US



C-1 Distribution of Sites South of I-90



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family
- East Bellevue Community Council

City Limit

- School Property
- City Park

Generalized Zoning

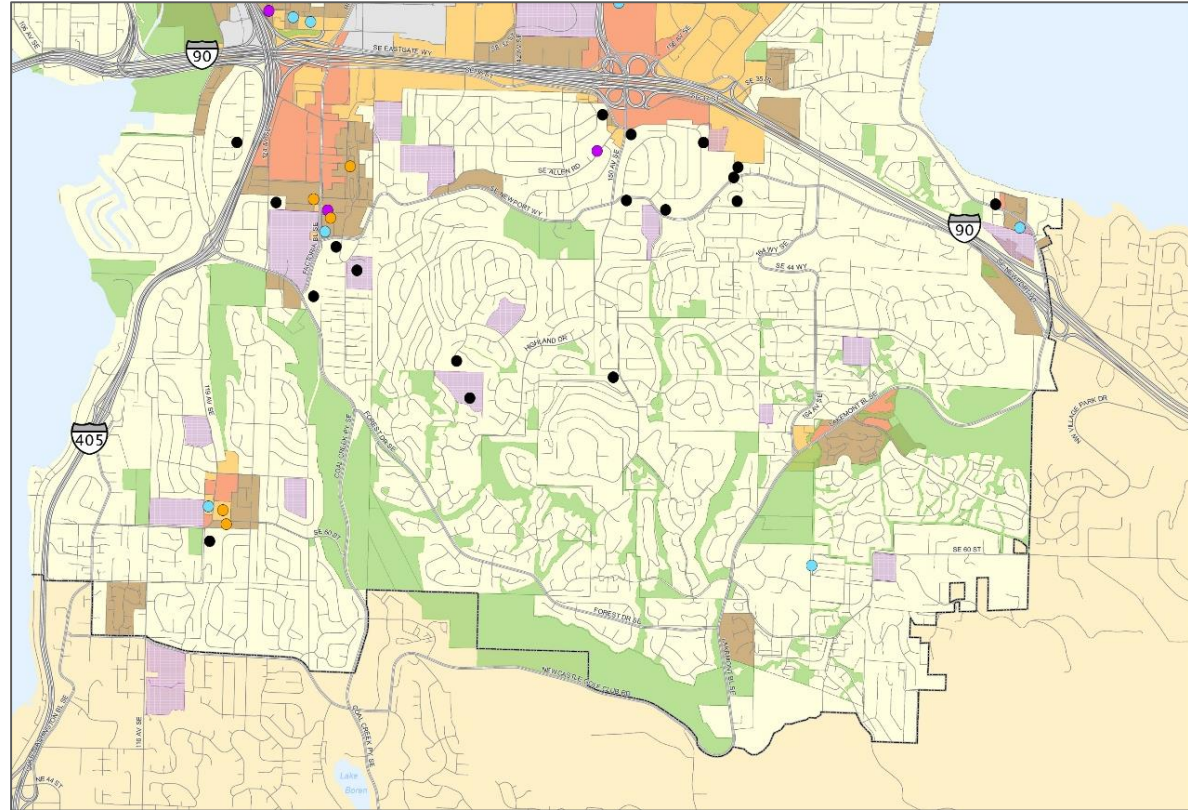
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Questions

Action C-1 Proposed Qualifying Properties

Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.



C-1 Comprehensive Plan Amendment

- Action C-1 is in the City's Affordable Housing Strategy.
- Currently, no specific Comprehensive Plan policy for density incentive on faith, housing non-profit and public surplus land.
- Council-initiated CPA as part of 2020 annual process.
- New policy to Comprehensive Plan Housing Element.

C-1 Land Use Code Amendment

- Land Use Code Amendment to be reviewed with 2020 CPA.
- Consider a new section to existing affordable housing incentive LUC 20.20.128.
- Additional analysis to propose density increase for qualifying properties and determine appropriate density.
- Analysis would include outreach with non-profit housing developers and faith-based property owners, housing and neighborhood groups.





Questions

Action C-1 CPA and LUCA

Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.

C-1 Outreach

- Public engagement through annual CPA work program and Code amendment process.
- Planning Commission review and public hearings.
- EBCC, Human Services Comm
- Notification and outreach to owners of potentially qualifying properties.
- EngagingBellevue.com
- Outreach to other housing and neighborhood stakeholders.
 - Stakeholder Lunch & Learn
 - Affordable Housing Town Hall

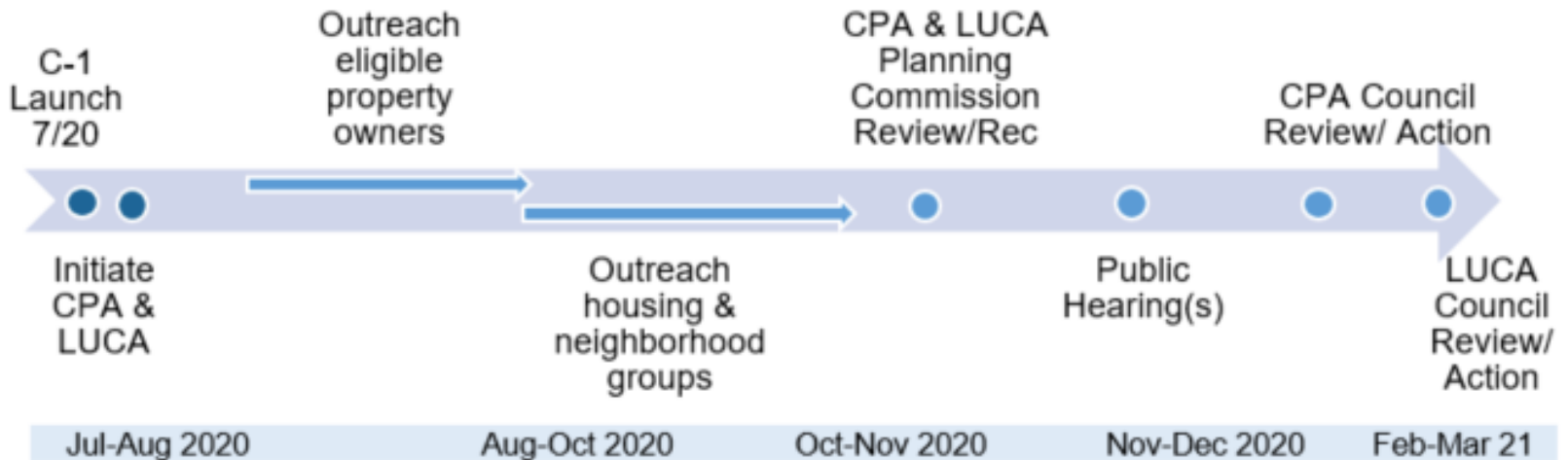


Strategy C-1 Implementation

Today	Planning Commission review
Ongoing	Staff analysis of incentive and potential sites Outreach to eligible property owners, faith-based organizations, non-profit housing developers and neighborhood groups
Oct/Nov	Planning Commission review, public hearings, recommendation
Dec 2020	Council action on C-1 CPA
Early 2021	Council action on Land Use Code Amendment



Timeline



Questions - End

Action C-1 Action C-1 Outreach and Timeline

Action C-1 can make a significant contribution to achieving the city's housing target with a focus on households earning less than 60 percent of the area median income.



June 4, 2019 ribbon cutting at Imagine Housing's 30Bellevue apartments at St. Luke's Church. 30Bellevue provides 63 homes that primarily support low-income individuals and families, including seniors and veterans, with half of the units designated for those exiting homelessness.



Thank you

**C-1 - Incentive for Public, Non-Profit Housing
and Faith Owned Properties**