



# Comprehensive Plan Amendment (CPA) proposal to increase affordable housing capacity on faith-owned property

## Affordable Housing Strategy (AHS) Action C-1 Phase 2

Emil King, Assistant Director  
Gwen Rousseau, Senior Planner

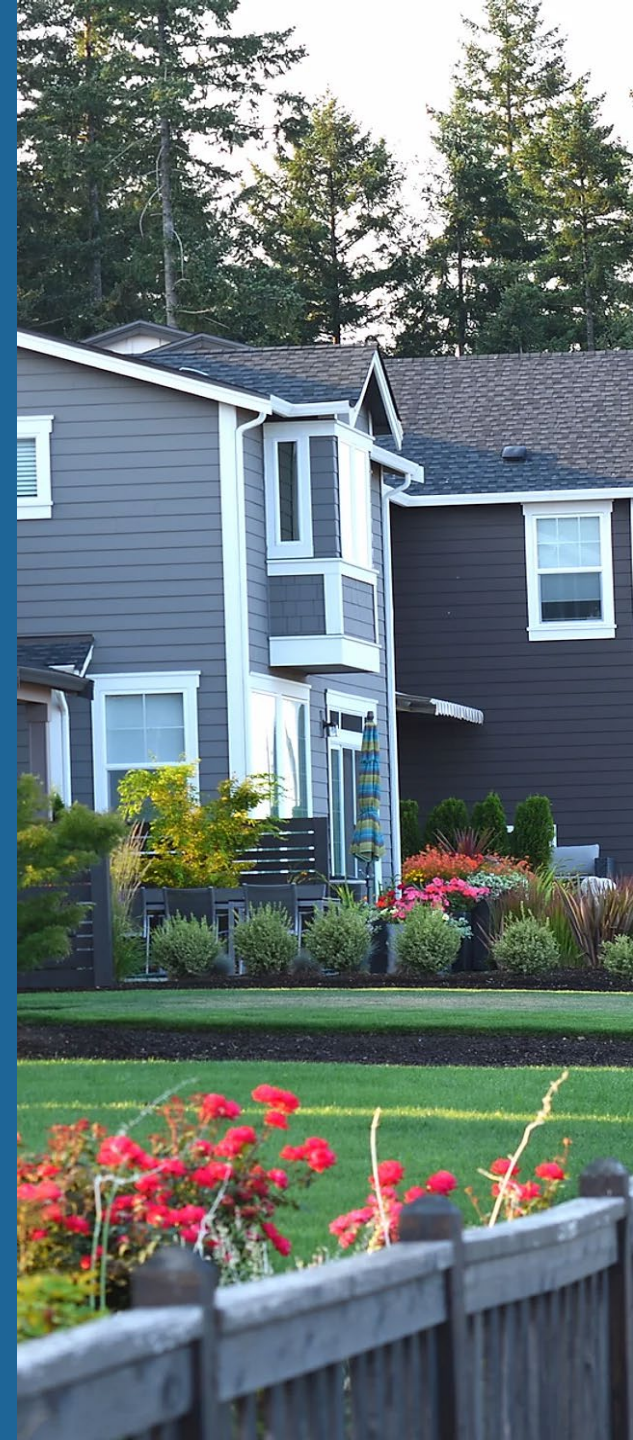
Community  
Development



# Direction

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1. Set Final Review public hearing date on the CPA.
2. Identify any additional information needed for Final Review.



# Revised Council Direction

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- Expand qualifying distance to commercial or multifamily criterion from 300' to 500'
- Three additional sites qualify – one in Northwest Bellevue, two in Lake Hills, for a total of 28 sites





# Agenda

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1. Policy proposal
2. Public comment to date
3. Future engagement
4. Direction



Hopelink Place – Family Housing & Daycare – West Bellevue  
11 one, two and three bedroom affordable flats and 9 two and three bedroom affordable townhomes in two multifamily buildings; average unit size = 1,099 sqft; 15+ dwellings per acre; R-20 zone.

# Comprehensive Plan Amendment Proposal – Three Changes

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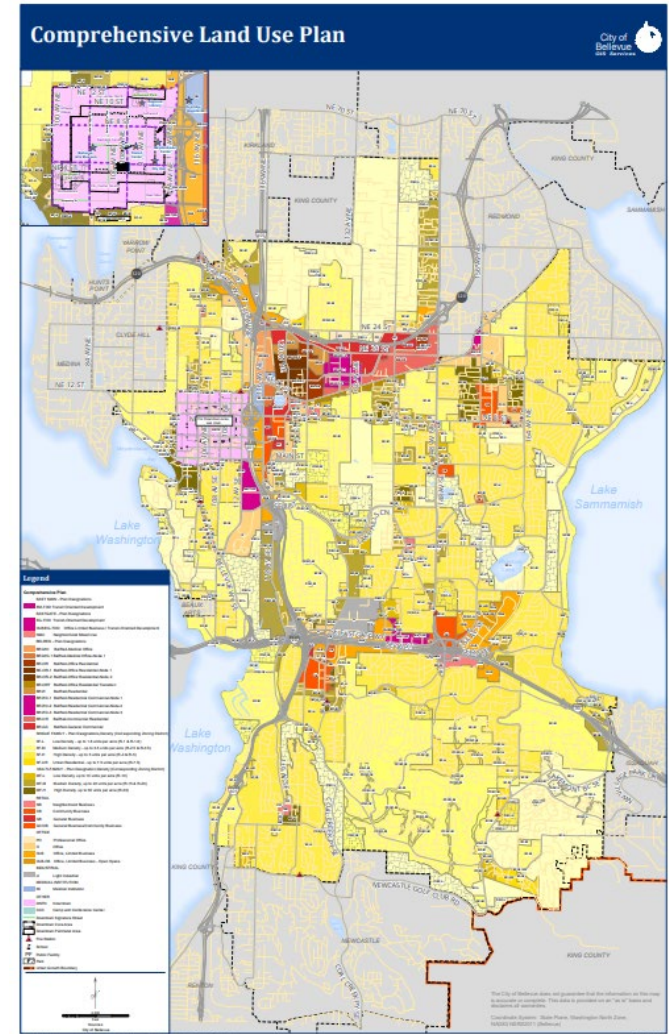
- Note on the Comprehensive Plan Future Land Use Map.
- New policy allowing rezones and specifying qualifying criteria.
- New policy directing the city to reach out to religious organizations.



Harrington House – Family rentals – Crossroads  
8 affordable units.

# Future Land Use Map Note

“Properties owned by religious organizations, as defined by LUC 20.20.128.B.2, and in single family designated areas shown on the map may be reclassified to multifamily through a rezone process, subject to Part 20.30A LUC, when developed with one hundred percent permanently affordable housing in accordance with housing policy HO-xx.”





# New Housing Policy 1

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HO-xx. Allow properties shown in single family designated areas on the Comprehensive Land Use Plan map to reclassify to multifamily when it meets all the following criteria:

1. one hundred percent of the housing being developed will be permanently affordable housing; and
2. the property is owned by a religious organization; and
3. the property is located near high capacity transportation infrastructure and services; and
4. the property is located near other multifamily residential or commercial uses.

# New Housing Policy 2

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HO-xx. Inform and educate religious organizations about the opportunity to develop affordable housing and connect them with partners and resources that can assist them with the development process.



Evergreen Court – Senior Housing – DASH – Wilburton; 84 studio, one, and two bedroom affordable apartments, average unit size 639 sqft.; 22 dwellings per acre; R-20 zone.



# Public Engagement To Date

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Satomi – Ownership – Cougar Mountain/Lakemont; 9 affordable units; 4 triplexes, 7 fourplexes, 4 sixplexes, and 3 sevenplexes; average unit size = 1,520 sqft; 8.7 dwellings per acre; R-7.5 zone.

- June 16 – Courtesy notice of application and public meeting mailed to 5100 households living within 500 feet of the original 25 qualifying sites.
- June 27 – Announcement of virtual information session emailed to interested parties and posted on social media.
- June 29 – Virtual information session held with just over 20 people from the public in attendance

# Questions and Comments To Date

- Importance of:
  - Geographic distribution
  - Streamlined permitting
  - Development process assistance
  - Universal design and green building
  - Updated housing needs assessment
- Questions on:
  - Future qualifying religious properties
  - Household income limits
  - Exemptions on property taxes
- Concerns over:
  - Impacts to privacy
  - Increases in criminal activity



30Bellevue at St. Luke's Church, Imagine Housing – Northwest Bellevue; 62 one, two and three bedroom affordable apartments, average unit size 605 sqft.; 14.3 dwellings per acre; R-20 zone.

# Upcoming CPA Engagement

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- FAQs on Engaging Bellevue
- Stakeholder focus group discussions
- Courtesy notice of public hearing
- Final Review Public hearing on the CPA

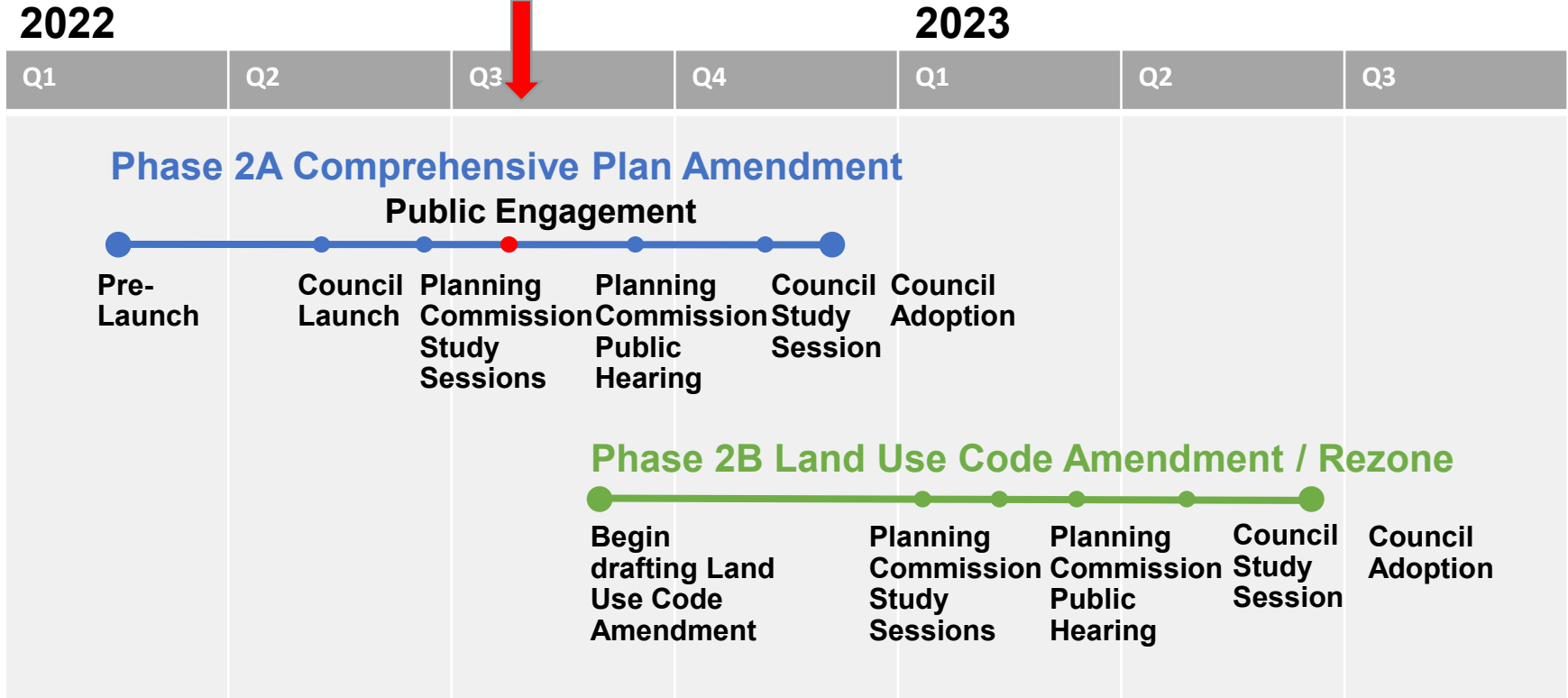
Cambridge Court – Senior Housing –  
Church of the Resurrection – Lake Hills  
12 affordable units in 6 duplexes; average  
unit size = 1,837 sqft; 2.6 dwellings per acre





# Timeline

**We are here**



- May 9 – Council Launch
- Jun/**July – PC Study Sessions**
- Sept 14 – PC Hearing on CPA
- Nov/Dec – CC Action on CPA
- Jan/Feb – PC Study Sessions on LUCA
- March – PC Hearing on LUCA
- April – CC Introduction to LUCA/Rezone



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