

Housing Policy Moves Questionnaire Responses

Response ID	Which of these housing policy moves sound good to you, and what makes you say that?	Are there any housing policy ideas or considerations you think are missing?	What do you want the Planning Commissioners and the members of other boards and commissions to know as they discuss these housing policy moves and make their recommendations?
1470271	<p>Supporting home ownership/ increasing opportunities for first time buyers, including middle housing (duplexes, cottages, ADU's / DADU's etc), stability for renters</p> <p>These are all policy moves that lift people up, and also build community by giving people stability and investment in the area where they live.</p>		Walkable neighborhoods with nearby desirable services will be key.
1471120	<p>You need to include retail and office use in the housing areas. People need to walk to their work and their shopping. Putting housing and retail in distinct places that require long commutes forces them into cars. And cars are the one big ticket item that they are obliged to buy that forces them into poverty</p>	<p>There are too many housing areas without sidewalks. This is another item that forces them into cars. Also there are too many areas with only one entrance and exit. Something that also forces people into cars.</p> <p>Apartment houses are obliged to have two free parking spaces. This is wasteful as most low income have only one person in an apartment. And parking should cost a minimum of 150 a month. Fewer mandated parking spaces opens up more space for apartments. A parking spot (including the space needed for the car to move around in) requires 160 square feet. Two spaces require 320. Living space for many people is as little as 500 square feet. Mandating parking for free for more than half of their living space seems grossly unfair</p>	<p>Cars are getting more expensive every year because of mandates for greenhouse emissions. And the population is growing older and being forced out of cars for safety reasons. People are desperately needing ways to walk and transit. You should make sure people can get around so all their needs are met in a 20 minute stroll</p>

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1471170	Housing sustainability, I really appreciate the racial diversity of my neighbors. I would like to see what engineering designs promote energy efficiency and reduce exposure to hazards.	Development that includes community involvement. Pathways and bike lanes protected from traffic that help with keeping it a neighborhood. Similar to HOA developments.	What statewide incentives are incorporated in the development plan. What future generations can do with what changes we have made.
1471147	Attached Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) like basement apartments or backyard cottages throughout the city.		
1471260	Housing Supply and Choice - This has the potential to keep essential and crucial community service providers such as teachers, emergency responders live in the area they serve! This would also allow for young people to put down roots in the area they have grown up or work. Seniors can age in place with service providers living in the neighborhood.	<ol style="list-style-type: none"> 1. How does Land Use Code related to density of housing such as R3.5, R5 etc allow for more housing? 2. How can more housing be added if there is no streamlined process to sub-divide lots which has in low and medium density areas such as R3.5? 	Housing Supply and Choice is an excellent way to energize our city with more ownership that translates to more income that can go towards services and infrastructure.

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1471271	Housing Supply & choice, housing sustainability and addressing homelessness. These seem to address issues facing Bellevue residents and will continue to maintain character of city without creating giant apartment complexes and increased traffic.	na	All new apartments should be required to have at least half of units with some type of rent control so people who work in Bellevue can afford to stay in Bellevue. Also any apartments within a certain radius of public schools should also be required to have a portion of 3 or more bedrooms so families can live in them in addition to rent controls. Families are being forced out and our schools are having to close. that is unacceptable. We should not be catering to the big tech companies and employees who can and do pay more than is really reasonable with dorm type & small 2 bedroom (one for sleeping/one for office) apartments.
1471631	Policy to increase density near transit (but also should be EVERYWHERE) (which I kinda see), but I think large apartments can be done anywhere also. New policy to simplify permitting is HUGE. The review system + permitting takes forever, this costs developers money and in turn costs people more in housing. Make it easy to build! Def want a very large increase in overall housing supply	Mandating 'affordability' requirements can be detrimental to the overall goal of lowering housing costs. It in turn makes it harder for projects to pencil out, and the costs get moved to consumers. Rather, the solution should be to do things that incentivize the maximum amount of housing being built.	You shouldn't listen to 'the peoples' feedback seriously. We do not have expertise, we are not urban planners, we don't have a long term vision, and most if not all of us have selfish interests to keep property prices high. People who show up to 'planning' meetings are not a representative sample of the population either. Think about who has time to go to those things, it's ridiculously skewed towards certain demographics.

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1471611	More housing and denser development and make easy to allow ADUs/DADUs!!		<p>Increasing housing supply in areas like Wilburton will do so much to help Bellevue grow and appease many single family home owners who don't want additional housing in their neighborhood and that complaints about taller buildings in Wilburton does not come from a place of love and acceptance of neighbors</p> <p>Please know how many folks like myself want to start a family but cant because it is far too expensive to make a downpayment on a home in Bellevue, and failing to address this now will perpuate a dangerous cycle that harms and limits the great potential of Bellevue</p>
1472145			
1472219	Update to strengthen policies around preventing homelessness, and making homelessness rare, brief, and one time when it occurs. We don't want Bellevue to end up like Seattle where the homeless is taking over the city and citizens don't feel safe. We are already seeing the new men's shelter in Eastgate take effect on the Factoria Mall and surrounding neighborhoods. I drive by the area with my kids every day and we witness slumped over individuals at bus stops, people who are obviously high, and people pushing carts of stolen goods.	Yes, do something to support small businesses/ landlords as well. By preventing evictions of non paying tenants, landlords are punished for providing housing.	I support Middle housing types like duplexes, triplexes, cottage homes and small apartments other throughout the city. This initiative sounds like a waste of resources and our tax dollars should be better spent." New policy to document how history and past actions by Bellevue led to housing disparities and discrimination."

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1472309	<p>Update to strengthen policies around preventing homelessness, and making homelessness rare, brief, and one time when it occurs. -> I have noticed an increase in homelessness around Bellevue and worry that with the introduction of the lightrail this may become more prevalent. I think we need stronger policies to ensure homelessness doesn't happen in Bellevue or it will become a perpetual problem like what Seattle is facing.</p> <p>New policy to promote housing stability for renters. -> Rent has increased exponentially over the years in downtown Bellevue so there needs to be some type of policy limiting the amount landlords/rental companies can increase their rent.</p>	<p>Not sure if it falls under housing, but I think we need stronger construction ordinances and also policies protecting access resources like grocery stores, pharmacies, etc. There is a ton of construction going up including housing and retail and in turn they're tearing down necessary resources like grocery stores to build them. We need a policy in place to protect access to resources or individuals will have to travel a ways to get food, supplies, etc. (especially those without a car). I also think we need stricter construction rules around when construction can be conducted and/or enforce the existing rules. Too often construction companies conduct construction with loud noises in the middle of the night disrupting current residents and there is no enforcement.</p>	<p>Nothing beyond what I mentioned above. Thank you for your consideration!</p>

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1472749	<p>All of the policies that add as much housing as possible sound good because it allows for more people to live in Bellevue and live closer to where they work. With these new people, there will be the population available to support other policies like public transportation. Think big when it comes to adding housing. Middle housing and ADUs being allowed on all residential land is great, but consider allowing more residential commercial zoning as well. All of the area around major transit stops should also be upzoned for midrise mixed use at the minimum. Publicly owned land near transit can also be used to create affordable housing. Remove unnecessary review on aesthetics, allow for single staircase multifamily buildings, and fast permitting are great. The land trust for affordable housing is great too.</p>	<p>Incentive zoning, which allows for additional housing density on a lot if the housing includes some affordable housing. More mixed uses in residential areas by allowing for residential commercial zoning. Commercial areas should move towards more mid rise mixed use. Encourage larger multifamily units to house families (3 bedroom apartments/townhouses) in the zoning. Can be incentive zoning as well. Prevent HOAs from stopping infill developments.</p>	<p>Urbanizing Bellevue with heavy investment in transit and multi family housing is going to be vital in actually creating a livable city for everyone. Sprawl and car dependency needs to be combated with drastic policy, not by half measures. By not building up, we build out and mow down trees for lawns and parking lots. Plan for a city where people can move around without a car because the only way to stop traffic is to give people a functional alternative to driving. That requires creating destinations closer to where people live</p>
1473091	<p>Any of the policies that promote housing supply, diverse housing options, housing affordability, housing stability, transit-oriented development, and mixed-use are appreciated. These are needs that are rising in the community, or they are strategies (like TOD and mixed-use development) to create more housing in livable and complete communities where people want to live. We need more housing and more affordable housing in Bellevue. There are also equity considerations that are important so that Bellevue can grow in a way that reflects our values for being a welcoming place.</p>	<p>"Removing barriers to low income housing." There are conditional use permits that can be considered barriers to housing and there should be policy intent to look at this in the coming years.</p>	<p>Some of the changes that are proposed sound scary, but there are communities, including in the Eastside that have implemented some of these policies and have only increased the desirability of their city. Change can be good and if Bellevue doesn't make bold changes with this Comp Plan update, we face larger risks (like more school closures and employers struggling to find employees).</p>

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1473338	most of them are good-- Love the addition of financial assistance, land banks etc. Missing several key things	Ensure that all this "affordable", subsidized housing is located evenly and includes adding density to ALL "upscale" neighborhoods...Bridle Trails, Somerset etc. For EVERY unit in "close to transit" development, I want an additional and equal number of units in upscale neighborhoods. You can add transit. YOU CAN ADD TRANSIT. Please mandate coordination of development with the Bellevue School District.I do not want my neighborhood "densified" while upscale neighborhoods escape the impact of density, poverty, traffic, ADUs, deforestation, etc.Where are additional parks? What about trees? Did you forget?If you are going to "stuff" my neighborhood with unwanted density, float a bond and buy the tech center for open space. Add bonds to buy land (churches?, schools?) and create PARKS.	I do not want the density you have planned for my neighborhood unless you put in effort to put density fairly, evenly and aggressively in ALL areas of the city. You focus TOO much on transit as a reason to stack the deck against Crossroads and BelRed while you don't make the richest of the rich live with tall apartments, multifamily housing, road "diets", 6 story housing on every block, etc. The wealthy get views, horse parks, trees, golf courses and we get deforestation. Insist on density over grocery stores, Home Depot parking lots, on the edges of golf courses, around "mini-parks" and spread the love everywhere.
1474845	Added affordable units at 30-50% AMI	Inclusionary Mixed use with MANDATORY affordable units as both Redmond and Kirkland have done, Redmond for the past 20 years.	Developer will push hard with thoughts and threats of vacating Bellevue, it doesn't pencil out, too much guvment paperwork, etc. Just hold firm and listen to the citizens crying out for affordability.

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1475720	Some type of policy to allow owners of older homes to continue to be able to afford to live in them when they are surrounded by multi-million dollar homes and higher taxes discriminating against the elderly who want to be able to afford to live in the same homes they have lived in for years without being priced out of the area.		

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1475728	<p>The following does NOT sound good to me: New policy to allow market rate and affordable housing to be built faster by simplifying permitting and review. With less oversight on the permitting, items and concerns get missed, and residents don't have a chance to speak up: It's about time we addressed homelessness with the homeless themselves what kind of support and services do they need? How can we help? More affordable housing needs to be built in our area. Does Bellevue currently have the infrastructure to support this? How fast can Bellevue accommodate this without cutting corners? We need the better public transportation. Universal design and other ADA concerns need to be addressed. Too many buildings are grandfathered in, making public buildings and other building inaccessible to those who need it to participate in community and life.</p>	<p>Housing stock originally built using universal design principles. Why should people need to move away or spend thousands of dollars to make modifications to their residences so they can age in place? Building services and necessities near neighborhoods help community bonds form, and makes for good neighbors. Walkable neighborhoods usually means sidewalks. Parking needs to be considered since public transit isn't always an option - for someone with mobility issues or other needs.</p>	<p>Build walkable communities that can handle a good flow of traffic. 2, 2:30 hits in Bellevue, it's suddenly a PITA to get anywhere because of schools letting out - parent pick-up, stopped school buses everywhere. It works best in neighborhoods if these traffic needs are considered (and considered in case the school expands) before building. I live in front of the Jewish Day School/Basis Independent school. There is a LOT of traffic for parents picking up kids, with currently only what, 150 students there? They are going to increase student body to 400+ students. This small residential road cannot handle that amount of traffic, if the school already has such problems with transport for 150 students. More bussing is needed. I live 4 houses from 156th. IT can take upwards to 10 minutes to 156th because cars are backed up trying to turn left onto 156th. The intersection at NE 4th and 156th is already considered a "failed intersection" by the city planners. What can be done to fix it/update it? How can traffic flow better during these times? Is there another place parents can drop kids off and then be bussed to the school grounds? We need help, not the city giving up.</p>

1475763	<p>Affordable housing is truly an issue in Bellevue. It is a rare place. Safe, clean, well-maintained and policed. We should be developing ways for the people that work and contribute in Bellevue be able to live here. It is so obvious that a majority of these new policies are written by non-resident Staff adhering to the large west coast city processes of penalizing success and good. If homelessness is really drug/alcohol addiction, then lets call it that and work on getting someone clean - not put them in free "low barrier" housing that has proven to be ineffective (if you're honest in evaluating) 100% of the time in other areas. If "at-risk" means single working moms, or people who are trying to make it, then absolutely, let's have outreach. If every term above basically refers to Bellevue attempting to attract thousands of people from around our region to use these resources, then most honest residents would say you are on the wrong track. Current low-income and government funded housing seems to be monopolized by people without skills, jobs or anything to contribute but reducing the safety and quality of our neighborhoods. Most of us want to help Teachers, lower-wage employees, law enforcement, public safety, laborers and other contributors to a solid community. If you have a Section 8 house in your neighborhood, it is rare that it is not the center of issues for that area. Surrounding Transit Stations with low income housing should be carefully weighed against what has happened in other cities who have done the same thing. Ask Federal Way what happens with this policy. We should not have to hire 50 new police officers because the city implements policies known to fail. It is not racist to have expectations of people, regardless of their situation. A drug addict should have expectations placed on them when</p>	<p>Attempting to tie in DEI principals with every policy is a effort in futility and really only signals your virtue to other like-minded government entities. There are far too many ideas and considerations above. All of them are tainted with the misguided notion that all topics must include race and environment beliefs held by Bellevue City Staff, but not the citizens of the Bellevue.</p>	<p>Please use logic and reason in your decisions and policy changes. Lowering the quality of living, safety standards and peace we have in Bellevue to make yourselves feel virtuous should be off the table. Comparing Bellevue to other cities in the Region, or nationally and attempting to reduce us to their level seems ridiculous to me and so many hard-working citizens, that is exactly what you are doing with these policy changes.</p>
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	they benefit from city funded programs. People who receive lower cost housing from the city should have expectations placed on them as well. Current residents should be expected to support our neighbors.		
1475961		Policy to encourage maintenance of existing neighborhood character as a priority vs. increasing density and lessening parking requirements. That is why we invested in our home.	It is important to take into account the wishes of existing residents as to why they live in our neighborhoods; i.e., that the character of the streets and other homes is as important as the home itself. High density and less onsite parking should not be crammed down on existing neighborhoods where we have invested many dollars and years.

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1476131			<p>I don't support any of the proposed policies that provide assistance, manage rents or interfere with the free market provision of housing. This is an area that government only screws up. We need policies that simplify and minimize the impact of permitting, reduced regulation and requirements on building design. I don't want city bureaucrats deciding the components of any house I live in - what source of energy I decide to use to heat and cook with, nor do I want those same bureaucrats providing my taxes to support some group of people the bureaucrats feel have previously been disadvantaged. I'm for a color blind society where everyone has the opportunity to decide for themselves. These policy outlines will only raise my property taxes which are now coming close to forcing me to move from the city.</p>
1476146	<p>Renter housing stability, Missing Middle housing development, and transit-centric housing development are all vital to me. As a young high income-earner, I find housing increasingly unaffordable. My upper middle-class siblings won't move here -- doctors, engineers -- because of home pricing. New, affordable development is necessary.</p>		<p>I don't understand why the WA state Middle Housing Plan's Final Model Ordinance suggests caps on cottage net square footage. As someone with a long-term partner and a pet, I'd be most interested in 2,000 to 2,800 sq ft homes in a cottage court arrangement.</p>

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1476165	None		Take care of our own first
1475773			Do not move to a socialistic city. Does not work
1476192	New affordable family housing and allowing DADU backyard cottages sound very good, since these are crucial for vibrant neighborhoods that a multi-generational friendly.	Coordination with the school district isn't mentioned above, which seems odd given the closure of multiple neighborhood schools.	It is heartbreaking to see the closed neighborhood schools and their unused lands around them falling into neglect, decay and vandalism, while so many families could be housed on the unused portions, in low-rise or mid-rise apartments or townhomes. Maybe new, affordable family housing on these unused peripheries could reverse some of the student loss, maybe also be used for teachers, and some schools could be revitalized and reopened? This could be a win for both housing and for schools. OR, if any schools are closed permanently, the land provided to affordable family housing/urban village campus?

1476306	<p>New policy to support homeownership opportunities especially for groups that have been historically denied access to ownership opportunities by considering programs like downpayment assistance. New policy to work to undo harms caused by past discriminatory policies, regulations, and practices and make sure current or future policies, regulations, and practices result in equitable outcomes for housing. -i think these would be fantastic. same reasoning why there should be repatriations New policy to ensure housing, especially affordable housing, is close to light rail and other transit. -having people live near the light rail and other transit will be huge in the adoption of public transport, which should definitely be a priority for the city Housing Sustainability-i like every policy under this Addressing Homelessness -i like every policy under this, especially trying to prevent it from happening in the first place. i think our focus in this area should be very narrow. don't try and solve every single case. only take on a few and then do everything you can to ensure they are successful. it's tough, but helping everyone a little bit is a recipe for disaster-i don't know if we have sweeps currently in our policy or not, but i think that should stay</p>	<p>there's such a huge focus on affordable housing that most of these policies seem to completely ignore the middle/upper middle class. yes, there should undeniably be affordable housing, but that should be secondary to the middle housing. middle housing should also be for 2b/2b, not just small apartments. small apartments should be affordable housing i think we should also leave space for interesting hang out spots or different types of venues. it seems like we're focused on housing above everything that we're just going to have a community of housing and office buildings. that's not a very vibrant, fun city.</p>	<p>New policy to ensure current and new regulations or policies don't lead to displacement of vulnerable populations. -I'm not sure what vulnerable populations mean, but if that's referring to ensuring that homeless people have a place to stay in Bellevue then I'm against that. Having some space for low income housing is good though. New policy to prevent displacement through strategies like eviction prevention and foreclosure assistance programs. -if this gives squatters more rights then I'm against this. putting landlords (which i'm not even one) at such a huge disadvantage would be very unfair New policy to document how history and past actions by Bellevue led to housing disparities and discrimination. -as long as this isn't someone's entire job, sure. we should be good stewards of our budget. this is definitely something that i would be interested in learning and knowing more about, but let's make sure we're not overspending just because something is "nice" New policy to consider creating a community land trust or land bank that can acquire land to be used for affordable housing. -if used sparingly, this could be fantastic! i think it's important to have all different types of income in the area, but I think this could be taken "too far" so that's a bit worrisome New policy to allow market rate and affordable housing to be built faster by simplifying permitting and review. -i'm not sure why this wouldn't apply to all types of housing. if some of the permitting and review is deemed as 'not that important' for these housing then why wouldn't it apply to luxury? if they are so important, then why wouldn't we care enough that they're built to high expectations</p>
1476458	<p>Attached accessory dwelling keeps multiple families in one home from fighting each other due to lack of space houses</p>	<p>More parking</p>	<p>Density</p>

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1476665	Forward looking and broad in vision, principles	Homeless policy should address mental health and drug abuse.	<p>Bellevue will have areas of high density and traditional single family home neighborhoods. How do you keep everyone happy?</p> <p>How about all the vacant, overseas homes and its impact to the housing policy and vision?</p>

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1476786	<p>Conducting outreach to at-risk populations to prevent homelessness. This is one of the only policy moves listed that actually helps the individual without directly subsidizing something the government shouldn't subsidize or negatively impact the neighboring residents. Simplifying permitting and review is always a great goal. The difficulty is implementing it while also maintaining zoning and building standards.</p>	<p>Improving transportation into and out of the city makes housing in the region more affordable. Not everyone needs to live in Bellevue.</p>	<p>It is not the role of our local government to choose who lives in the city. I have employees who make a good living and commute into Bellevue because it does not make sense for them to rent or own here. They earn too much money to qualify for subsidized housing and many of the policies listed above will only make it more difficult for them. Most of the proposed policies are prioritizing providing housing to specific groups, which means other groups will be harmed by the policy. Many of the proposed policies prioritize future residents over current residents. Up-zoning existing neighborhoods through the 'housing supply and choice' proposals may help future residents - but will be done at the expense of current residents. Ballard is a great example of how these types of policies change a neighborhood at the expense of existing residents. Bellevue continues to promote housing development in the same neighborhoods, while omitting other neighborhoods. If the city is going to implement this type of policy, it should be done throughout the city and not concentrated in small areas that disproportionately impact those residents.</p>

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1478747	Retain & keep our beautiful neighborhoods intact!!!!!! No multi-unit condos, high rises, etc., Single housing as it s/b. Apartment's, etc. in the business areas Yes, assist legal American citizens that need help. No freebees to those who are capable to work. Quit penalizing we hard working legal American citizens! We are being taxed out of our hard-earned housing. .	Keep ILLEGALS OUT!!!!!! They are breaking the law. No catch & release. Remember, ILLEGAL means breaking the law. Enforce it!!!!!!!!!!!!!!!!!!!!	Firstmost keep us safe & free.
1481138	Stabilizing the ability for renters and owners to stay where they want to live		I do think that there is a careful balance between increasing housing stock and not overcrowding neighborhoods. Many people want to be able to come home to a safe and quiet place to live and I worry about overcrowding and noise intrusion.
1483775	New policy to consider creating funding or other programs to preserve existing affordable housing, support rental assistance, Update to strengthen policies around preventing homelessness, and making homelessness rare, brief, and one time when it occurs. Trying to help with housing assistance, by NOT making life harder and more difficult for current residents, by NOT endangering businesses, rentals, landlords and the safety of everyone.	Yes. Support for homeowners, who are now terrified of renting rooms in their houses, are selling their rentals because of horrible policies. If the policies make eviction and common sense safety impossible, roommate situations (the cheapest rental option!) become null.	we are concerned that what Seattle has created by encouraging people from all over the country to live in tents and on the streets and use heavy drugs in public parks, streets, normalizing this situation, is now overflowing to all other cities and communities.
1486927	Provide more affordable housing for workers in Bellevue	Cap property taxes, especially for residents without school age children	That seniors have to move from Bellevue due to it's high housing costs.

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1487996	update to strengthen policies around preventing homelessness, and making homelessness rare, brief, and one time when it occurs.	preserving older neighborhoods from being taken over by huge housing complexes or condo/boardings homes	There are many Bellevue residents that have lived here for 30 years that are not wealthy. They are older and cannot afford huge tax bills because 5-million-dollar homes are replacing older homes in the neighborhood.
1488051	Housing affordability, access, supply and choice. Providing homes for the homeless in same way that Finland has by giving people homes as soon as they need them – unconditionally. It's good common sense to implement these policies if eliminating homelessness and uplifting families is the goal.	Rent increase caps. Rent increases should enable renters to stay in their homes, be financially viable for their budgets and make sense based on the current economy.	

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1489659	<p>o NEW “Policy to support an increase in overall housing supply.”</p> <p>o NEW “Policy to allow market rate and affordable housing to be built faster by simplifying permitting and review.”</p> <p>o NEW “Policy to encourage and prioritize in development of affordable housing through incentives, regulations, funding, policies, procedures, and other tools.”</p> <p>- Prioritization should apply to all types of housing, including affordable and market-rate</p> <p>- Don’t dilute housing production with too many other incentive priorities.</p> <p>o NEW “Policy to support the development of a variety of housing options that meet the needs of families and individuals of all backgrounds and incomes... [including ADUs/DADUs and middle housing options.]”</p> <p>o NEW “Policy to ensure housing, especially affordable housing, is close to light rail and other transit.”</p>	Incorporating SB 5290 permitting efficiencies into the Comp Plan.	<p>As new and revised policies are being developed and considered, we ask that you weigh the implications of each policy change and how they will be implemented. Many times, new and revised policies are implemented through the development of new or modified regulations. New regulations often have a direct or indirect impact on the cost to provide housing. This can include:</p> <ul style="list-style-type: none"> • Increased permit fees • New application or submittal requirements which increase the amount of time to prepare and submit permit applications • Longer internal review timelines associated with new code requirements which increases the amount of time to obtain permits • New requirements associated with building a project. This could range from increasing requirements to protect existing trees to new construction requirements. These all add costs.
1489727		All housing including affordable house must be fossil fuel freeOur neighborhood character must be preserved. Heights should not be increased.	

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1490026	Work closely with the BSD to ensure that housing policies and decisions are aligned with school locations and capacities.	Work closely with transportation providers to ensure that low income housing locations are accessible to public transportation.	In addition to comments previously mentioned above about collaboration with the school district and transportation agencies, encourage the preservation of existing natural areas.
1490095	Housing supply and choice: Having a variety of housing options is very important. Please be sure to include 3 bedroom apartments in the options for larger families, work at home offices and share rentals needed especially for young adults who can't afford to rent alone.	Permits for VRBO/Air B&B type short term rentals needed with limit for number of permits available so that more housing is available for purchase and long term rentals.	Please keep up to date on housing costs for both renters and buyers.
1490106	In general, most of these moves sound good to me. I hope to see many of the items under the "Housing Supply & Choice" and "Housing Affordability & Equity" sections to be executed on aggressively and ambitiously. There are many instances where too little housing is planned for via these types of policy moves, leading to many negative outcomes for residents. Currently Bellevue requires significant policy changes to adequately meet the needs of its residents.	Regarding "Housing Supply & Choice" policies, I would specifically like to see policies which support point-access blocks (single stair buildings) in addition to a reduction in unnecessary aesthetic requirements (such as upper level recessions/setbacks for mid/high-rises) as well as elimination or weakening of FAR restrictions.	I want the planning commissioners to know that Bellevue is currently inhospitable for many young professionals based on the current variety and price point of housing units throughout the city. This alienates many young people and causes Bellevue to suffer economically. Improving housing stock and variety of housing types, Bellevue can incentivize long-term investment in the area by these residents as they look to settle down as they age.
1490280	Housing Supply and Choice. Diversity in types of housing not only serve people with different needs and incomes but it also reduces public obligation to assist financially (taxes) only to buy large expensive single family homes. One policy solves multiple problems.	More transit oriented development, pedestrians and bike friendly paths will pull some of the drivers out of the road. They will be able to spend more on their housing since they have to spend less on cars. That will help with financial struggles and homelessness.	Please consider adding various types of housing (not just large expensive single family homes) and various types of mobility (not just cars - that come with high maintenance expenses). Diverse housing and transport modes can create a more resilient community economically and environmentally.

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1490465	<p>1) affordable home ownership for younger buyers, whether or not they are from a historically disadvantaged identity; they are all at an economic disadvantage now 2) cottage house developments are especially good, but also ADUs, 3) no shitty-looking crappy architecture on apt bldgs, 4) a policy that will pump the brakes on the MN Homes type developers making a travesty of neighborhoods, 5) pump the brakes a little on subsidized housing, it seems like the huge building next to the no-barrier shelter in Factoria (unfortunately a big fucking mistake, as it turns out, with negative effects on the neighborhood) and the one announced for Spring District might be enough for a while.</p>		

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1490649	<p>Housing affordability, supply, and choice! Here I am in a small rambler surrounded by new mega homes- because my neighbors sold and took the multi-million dollar sale-price and had their home razed and rebuilt. Now my kids cannot afford to buy and live in Bellevue!! If I sold, I would have to be committed to selling to a young family who actually planned to live in my home, and accept HALF of what I could get selling to a developer. It seems that capitalism has been allowed its way in Bellevue and has perpetuated the notion that Bellevue is a city for the rich. (I grew up in Renton, and this is what we were led to believe!) Therefore I am thrilled to see that Bellevue planners wish to take an active role in promoting diversity of all sorts, and protecting all sorts who can't 'buy large.' I am thrilled that Bellevue planners are exploring options other than LARGE PURCHASES vs. SMALL RENTALS. Sometimes it can feel like the alternative to buying large, in the eyes of city planners, is renting (high cost rental or subsidized housing). I feel you have heard the message that there ARE purchase options to consider (ADUs, cottages, townhomes) that the city can have a hand in assuring. Thank you!</p>	<p>You suggested down-payment assistance as one way to increase first-time home buying. I hope you are looking at this assistance as a micro loan rather than a hand-out. Human nature being what it can be, one has more self-respect and sense of responsibility, and self-reliance when one has their skin in the game than when one receives a free hand-out.</p>	<p>We are a white 'financially careful and secure' couple who made a conscious choice to buy small, own only one car, use transit, buy local, be prepared to take care of ourselves in a local disaster/emergency, keep our neighborhood clean of litter, and help others. We appreciate the city focusing on ensuring vulnerable populations don't get displaced in the bid for someone to make more money. Vulnerable populations do include young first-time prospective home buyers who grew up in Bellevue! Bellevue is a city of immigrants (in-movers from anywhere) of all sorts, and that is what makes it a beautiful place. But we simply can't house every immigrant (in-mover from anywhere) (in large or small housing) who wants to move in when it displaces housing our own offspring who would wish to remain in the city they grew up in. That's my conundrum.</p>

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1490728	Eliminate parking requirements for new housing! Even Kevin Wallace said that workforce housing doesn't pencil out in downtown because of parking requirements. It is a shame that every car is guaranteed a place to sleep while people can't afford a place to rest their heads. Unless they have a car, of course, in which case they can sleep in their car.	Bellevue's permit inspectors are inconsistent. The city's building regulations aren't universally sensible but it's worse when the rules are applied by a department that epitomizes "government job".	
1490920	policy to support access to services by locating them with or near housing for residents in transition.	Making housing affordable with equal opportunities	To give equal access to low income families and single parents to easily obtain rent
1491013	The policies to increase the supply of housing are important to me. Allowing attached and detached ADUs and duplex/triplex development on traditionally single family lots is great. More people can be part of the solution. I appreciate short term and transitional housing for the homeless.	This seems very comprehensive.	Not everyone in Bellevue is against affordable housing or doing away with single family zoning.

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1491066	<p>住宅の供給と選択。今まで支援は主に低所得者層に向けられていましたが、物価・不動産の高騰の続くBellevueではダブルインカムかつ年収合計が9~10万ドルあっても戸建てが買えない現実。中間所得者層こそハウジングについては支援が必要。戸建てどころか、アパートの家賃ですら毎年上がり、それに比べて全米でも1, 2を誇る時給の高さであっても物価の上昇率には追いつかない。そういう点でいうと、このポリシー動向はおそらく好ましいものと思われる</p>	<p>25年ほど前に渡米して以来ずっとBellevue住まい、パートナーはもう40年ほど住んでいます。元からの住民が物価高のために住み慣れた土地を引っ越さなくても良いように政策をおこなって頂きたい。</p>	<p>子ども人口の減少による、小学校・中学校の閉鎖問題。今、小・中学生の年齢の居る家族世代、これから子どもを生み育てる若い世代が安心してBellevueに住み続けられる街にしてもらいたい。そのためには、低所得者層・高所得者層への「偏った支援」ではなく、忘れられている一番多い中間所得者層への支援が必要である、と知ってほしい。</p>
1491393	<p>-New policy to ensure housing, especially affordable housing, is close to light rail and other transit. -New policy to allow market rate and affordable housing to be built faster by simplifying permitting and review. -New policy to support an increase in overall housing supply.</p> <p>Also, protect the inventory of class "B" and "C" rental housing (usually older homes and apartments) from gov't policies that make it more difficult for small business landlords stay in business. Often measures designed to 'protect' renters result in these landlords giving up and selling out to development of class "A" buildings that are less affordable.</p>	<p>Policies that support development of housing, but not the ongoing subsidy of housing.</p> <p>Also, policies that show respect for Bellevue's traditional single family housing areas.</p>	<p>Please do not put in place programs that make residents dependent on the City for their housing. Subsidizing rent creates entitlement programs that are hard to sustain and only become more expensive.</p> <p>Good governance includes fiscal restraint. Programs that require additional taxes only make Bellevue more expensive. More expensive means less inclusive.</p> <p>Note the list includes 23 "New" policies. Many overlap and are vague. This shows a significant lack of focus. Please reduce the policies to a small focused group with specific and concise terms.</p>

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1491801	policy to support homeownership opportunities especially for groups that have been historically denied access to ownership opportunities by considering programs like downpayment assistance. I think this would enable folks who want to move to Bellevue to be able to buy a home because often it is the upfront costs, not the monthly payments, that make it impossible for workers.	Keeping neighborhoods that make Bellevue a great place to live so if you could help homeowners stay or sell their houses and not have to sell to developers who tear down more affordable houses to build ugly McMansions	Always keep in mind why Bellevue has been a great place to live and don't destroy neighborhoods to build density which wrecks it.
1491457	Housing Sustainability - as we move toward critical need to reduce our GHG emissions 50% by 2030, this is an important policy.		
1494609	Housing Sustainability. I see trees cut down next to Coal Creek for dense housing. That can't be a good solution to keeping what little green is left in Bellevue.	We want to see an update to our Newport area shopping center. It is an eyesore and there must be a solution to the current crumbling buildings. Mixed use housing and retail??	Please look at the requests of our community in Lake Heights!! I have been here 26 years and nothing positive has been done to renew the Shopping Center!!!
1494687	Most of them. It's a lot to evaluate all at once. I object to the survey format requesting that I rank ALL of these, ALL at ONCE. It doesn't pass muster for sound research practices (if that's confusing to folks at CoB, I'm happy to refer you to professional references.	Have not had time to evaluate. Where can find a listing of all these initiatives that we can independently review and evaluate?	Please structure this mass collection of initiatives into sub-groups. This unstructured survey is overwhelming for participants and will not provide actionable insight.
1494821	New policy to ensure housing, especially affordable housing, is close to light rail and other transit. Low cost housing near transit hubs allows minimum wage and entry level workers to live and get around easily.	Policy to extend renters rights knowledge and education to residents at risk of eviction or building closures.	Housing is a human right.

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1495874	Update to policies to promote the use of Universal Design so housing is accessible to people with a wide range of abilities and disabilities, including housing for older adults.	<p>Need an AGING IN PLACE policy. Also, stronger policies to protect the character of existing neighborhoods, and focus on making neighborhoods more liveable for seniors, who are now 20% of the population. To me, that means more emphasis on adding sidewalks, AND keeping existing ones clear of encroaching landscaping, and doing more to replace uneven stretches. Also, more enforcement of codes to prevent the blocking of sidewalks, like when cars park in the driveway, but the back end of their car is over the sidewalk, forcing folks, and children, into the street to go around the car.</p> <p>and not just housing for low-income folks, but more housing for low to moderate income Seniors, with emphasis on making that housing ACCESSIBLE and age-friendly, via universal design, NO stairs, No lip/rollin showers, grab bars, etc., in apartments designated for SENIORS, who have different needs than other groups of people. Low income housing may technically include seniors, but that housing is usually not build for seniors, and have too many barriers. Seniors should be treated as their own protected class.</p>	<p>Need an AGING IN PLACE policy. Also, stronger policies to protect the character of existing neighborhoods, and focus on making neighborhoods more liveable for seniors, who are now 20% of the population. To me, that means more emphasis on adding sidewalks, AND keeping existing ones clear of encroaching landscaping, and doing more to replace uneven stretches. Also, more enforcement of codes to prevent the blocking of sidewalks, like when cars park in the driveway, but the back end of their car is over the sidewalk, forcing folks, and children, into the street to go around the car.</p> <p>and not just housing for low-income folks, but more housing for low to moderate income Seniors, with emphasis on making that housing ACCESSIBLE and age-friendly, via universal design, NO stairs, No lip/rollin showers, grab bars, etc., in apartments designated for SENIORS, who have different needs than other groups of people. Low income housing may technically include seniors, but that housing is usually not build for seniors, and have too many barriers. Seniors should be treated as their own protected class.</p>

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1495897	Update to policies to promote the use of Universal Design so housing is accessible to people with a wide range of abilities and disabilities, including housing for older adults.		Any new development should NOT be allowed to ruin the character of existing neighborhoods. any new policies being considered below should not be put in existing neighborhoods:New policy to support the development of a variety of housing options that meet the needs of families and individuals of all backgrounds and incomes such as:Attached Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) like basement apartments or backyard cottages throughout the city.Middle housing types like duplexes, triplexes, cottage homes and small apartments other throughout the city.It is wrong to allow a duplex, triplex, etc. next to a SFH. It is wrong to allow DADU or ADU to go into existing SFH neighborhoods without also requiring off-street parking, and that the owner of the property be living in either the original home, or in the ADU. Neighborhoods will be ruined, become less stable, and the City will become less desirable and just more congested.

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1497096	Many policies that include affordable housing for low to middle income asap as well as those for people in the past being excluded	Hard to determine this until the plans happen	To focus on funds for low to middle income unless they plan to have: zero teachers, firefighters, servers, retail workers of all kinds that now live hrs away IT - Systems Admin- working for sm businesses or private schools will NEVER be 6 figure earners. Consider the left out Middle class making 2 figure salaries in essential positions.
1497294			
1497861	Wow, these are exactly the right priorities for the next 20 years for the City of Bellevue! Now we need to pass and fully fund them. I'm really pleased the City is taking responsibility for historical racialized housing discrimination and remediating the harm done. I'm excited to have the opportunity to build a DADU and am glad we'll have more duplexes and other forms of density allowable in single family areas, particularly close to transit. I think it's overdue for the City to address homelessness and particularly homelessness prevention. I'm glad the plan includes incentives for private construction of affordable units.	Limiting mega home construction in formerly affordable neighborhoods like Eastgate and Lake Hills.	Please don't make construction of ADUs and DADUs unaffordable. Minimize regulations to a reasonable degree, particularly things that add significant construction costs. Lower the barriers to homeowners creating ADUs/DADUs - we aren't developers or financiers - we need the City's support to get these built.

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1497887	All of these policies make sense to me as they help to deminish the uncertainties of living and stay living in Bellevue, especially for multi generational families.	You have covered it well and have raised my hopes for bringing Bellevue along with the rest of the Eastside in policies like renter protections as has King County and many other incorporated areas have done.	Study Redmond closely as a city that initiated mandated affordability rental housing with their Inclusionary mixed use policy requiring 10% of the units to satisfy 30 & 50% AMI renters. This was done nearly 20 years ago and it did not chase development away at all, witness the large amount of urban build out in downtown Redmond with hundreds of affordable units. If Redmond can do it and recently Kirkland too, why cannot Bellevue too?
1498046	All of the policies strike home with me as policies long ignored by Bellevue. I appreciate enactment of such to help renters with protections, rentors with the ability to live in Bellevue comfortably along with households with multigenerational makeup. If King County can enact renter protections as have most incorporated cities have done why does Bellevue ignore?	Not really, but to tread on the how aspects, I would hope to see a mulit-use inculsionary housing policy that would be mandated to developers.	Study Redmond carefully as a city who 20 years ago instituted a mandated inclusionary zoning policy (10%) at the 30 & 50% AMI that did not chase away development but instead added hundreds of low income units to a downtown filled with sensible housing and mixed use develpment. I Redmonds can to this so successfully why cannot Bellevue?
1498248	Update to strengthen policies around preventing homelessness and making homelessness rare, brief and one time when it occurs. When they are about to get homeless, there must be some preventative measure so that they don't stay on the street long. When a landlord has to evict, can they be automatically registered through shelter housing so that they don't come out to street? And shelter should enforce strict requirement of no drugs and no illegal activity and help them get back on their feet.	Please stop issuing high density community. Preserve single family homes.	Consider the impact of high density housing on the rest of the community. The traffic, school, pollution, noise. Keep Bellevue beautiful.

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1498284	These are good initiatives. The ones about affordability and displacement are most important to me as a retired person.	Permitting processes seems to favor teardown and replacement of McMansions in traditionally small home neighborhoods. It's revolting!	Stop allowing builders to put huge mega homes in neighbors like Lakehills, where most of the housing was smaller homes.
1498333	New policy to minimize residents' exposure to both natural and man-made environmental hazards. A balance need to be made between new housing and the environment. Can't have environmental impacts reign supreme.	Lessen the homeless housing. If anyone qualifies, then they should be accountable to maintain that qualification, and also agree to undergo counseling. Too many are making lifestyle choices - which places the burden on the rest of the population.	You can't satisfy everyone, prioritize the programs.
1498432			
1498598	None of them.	Respect for private property.	All of these policies sound like communism to me.
1498606	Everything sounds good to me, in economics class we learned about supply and demand and increasing the supply of dense transit accessible housing is the best way to make Bellevue affordable to live in	Office to residential conversion, no affordability mandate for new construction as it could discourage production	
1499005			Single family residents to remain in my neighborhood. Homeless to be addressed and relocated to appropriate location available. Law enforcement to have full support. Parks and greenbelt to remain. I moved here for greenbelts, nature paths, parks, Safety and convenience. Good schools and retirement friendly. Plus pride of multi cultural neighbors.

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1499262			Who pays for this? Do we get to vote on these issues? I am concerned that all these new programs will drive up my taxes and force me to move out of Bellevue.
1499331	<p>These are all excellent policy directions that I support. The most important one is to enable new housing in Bellevue through increased density, as this will contribute towards addressing all of the other topics. Missing middle should be enabled across Bellevue, including in HOAs, and higher density mixed-use should be encouraged around transit stops. Mixed use is particularly important at ground floor level to make areas more vibrant, community-oriented, and walkable.</p>	<p>Methane gas (marketed as "natural gas") connections to new buildings should be discouraged and phased out.</p> <p>Bellevue should adopt the latest building standards for new buildings to improve insulation and energy efficiency.</p> <p>Bellevue should speed up and streamline solarization and electrification permitting for homes.</p> <p>Please ensure that new higher-density housing includes condos that individuals can own, and mixed use at ground level. I'm concerned that downtown Redmond is dominated by apartments that will not build long-term community or generational wealth. Some apartments are ok, but Bellevue could do better by requiring build-to-lease apartment developers to dedicate 20% of the floors to condos, and requiring the ground floor to have spaces that foster local business and community activities.</p>	<p>Long-term affordability for the city and residents goes hand-in-hand with sustainability. Please ensure that cost models include long-term maintenance and social impacts (positive impacts for health; negative impacts from pollution including greenhouse gases).</p>

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1499519	Homeless with common sense applied. This city is expensive to live in thanks to all of our high taxes. No more additional subsidized housing in Bellevue- need to go further out where less expensive.	More jobs for people who can then afford to pay for housing and not be giving it away. I have seen much abusiveness in low income housing.. from the people running it top down	Don't let city councils make any decisions. They haven't made good ones in the past. We seem to have too many commissioners and boards just lining their pockets.
1499733	I read through every single one and they all seem like they're viable plans and policies to me. I can't pick one that I wouldn't support.	It seems that a lot of time and research has been put into this for there's nothing that I can think of that's missing. Unless you want to talk about specific areas such as Eastgate. Which currently is mostly car dealerships and could easily support more housing and small businesses.	Once again, I would only hope that they would start to consider developing rundown places like Eastgate into more affordable housing, as well as shops and small businesses with maybe a few chain type stores or restaurants added
1499735	"New policy to support an increase in overall housing supply."	Make it easier to build by easing up on environmental regulation where there the benefit is low but the cost to the landowner and builder is extremely high. We need more Housing!!	Most of the new policies are NOT consistent with the desires of most of the citizens of Bellevue. Bellevue and surrounding areas are not for everyone. You are not going to be able to create Burien priced housing in Bellevue. And People live in Bellevue to get away from the bad neighborhoods elsewhere. Get realistic and protect traditional Bellevue values or Bellevue will end up like Portland or San Francisco..
1499887	Middle housing. We can mix it up a bit.	No, there might be too many. The list is overwhelming.	Many people in Bellevue would like to help people and the city at the same time. Teachers and others who can't afford to live in Bellevue are so needed. Where would we be without them?

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1499995	Sostenibilidad de la vivienda. Política para minimizar la esposicion a los residentes a desastres naturales provocados por el hombre. Porque Porque Bellevue ha estado cambiando el la forma que en terrenos de 20x20 metros Jaén unos casonones destruyendo la naturaleza que hemos vivido en Bellevue por más de 30 años.		Pues tratar de mantener la ciudad de bellevue segura no destruyendo la naturaleza. Con casas muy grandes que solo son usadas por dos o tres personas. Eso es abuso a nuestra madre tierra.
1500457	Increasing housing supply, especially middle housing and large apartments	Permitting is slow and complicated and zoning is restrictive. Not enough plans to address those issues.	
1501031			support for policies/programs that increase housing supply, include affordability in housing growth, fund low- and middle-income housing, allow more housing types, mitigate and/or prevent displacement, encourage transit-oriented & mixed use development, allow/promote energy efficient building types, etc.
1501034			Supportive services around homelessness are equally as important as providing housing to the unhoused. Please know they work hand in hand in order for them to be successful!
1501306	All sound very reasonable.	I don't see anything about protecting small landlords from burdensome regulations. It's important to recognize their role in providing affordable rental housing to the market - and they are small businesses, too. When you over-burden one to five unit landlords, it encourages them to sell their rental homes which reduces the rental pool.	Don't forget to consider how proposed changes affect the existing residents. Yes, we need change, but don't shove it on us. Take the time to develop buy-in.

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1503819	Housing affordability and equity!Especially first bullet.All that help is needed. Help with taxes and keeping the affordable stock we have.Helping the millennials and youngers be able to access home ownership is very urgent.	Suggestion: maybe the city could look into a program like Landed to manage a City fund offering shared ownership in exchange for down payment assistance. This allows essential workers like caregivers, teachers, retail, first responders, and government workers a chance to live in the communities in which they work. Reduces commutes, which saves energy; houses people with good wages able to sustain a mortgage but who need a boost with down payment help which is plowed back when shared ownership ends.	Keep seniors in their homes, help younger folks buy homes, help owners maintain or remodel older existing homes to keep themselves housed or so they can offer real affordable housing with yards for families. Leverage your power to stop developers from continuing to destroy affordable homes to replace them with high-end multimillion dollar homes which still only house one family, rendering neighborhoods wealthy enclaves rather than the heterogeneous mix of people by age, economics, and ethnicity you say you want in each neighborhood.
1504577			Rising property taxes to pay for all these expensive plans/ initiatives is causing those on fixed incomes to sell their homes and leave Bellevue. Is this issue being addressed?
1505700	The above policies are self discrepant. Stop hurting existing residents.	You are simply hurting existing residents to gain political favor.	The best policy is the market, you are not smarter than the market which is driven by all the buyers.

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1505777	Anything that allows and adds as much housing as possible in every part of the city sounds excellent to me.	There is a huge hole in these policies: There's no mention of Bellevue's historical use of CC&Rs for discrimination, both racial and economic. The city needs to invalidate all HOA restrictions on housing density, on civil rights grounds. Bellevue has some of the most egregious HOAs that are limiting housing and the city could fix that. This is the only way that we'll get enough affordable housing units in the highest opportunity zones. Most of those areas are currently only open to those who can afford single family houses.	They need to start thinking about where their children and grandchildren are going to live and stop acting like Bellevue can stay as it was in the 80's. They need to show leadership in solving the housing crisis.
1506221	All of these policies sound good. The housing crisis is being caused by rising costs, a dwindling supply of homes and a lack of regulations that protect vulnerable renters. Not to mention, the crisis is built on our legacy of racist housing and land use policies.	Yes. Under Housing Supply where it states, "policy to encourage and prioritize the development of affordable housing through incentives, regulations, funding, policies, procedures, and other tools." instead it should be, "... through incentives, regulations, funding, policies, SUCH AS INCLUSIONARY ZONING, procedures, and other tools.	As the city grows and development capacity increases, we should get the greatest public benefit out of it by maximizing the opportunity to build more housing; and we should prioritize affordable housing. Moreover, we should see this through an equity lens to avoid replicating or enhancing pre-existing disparities. Also, incentives alone will not produce affordability. We need a mixture of tools and policies to tackle the housing crisis but, seeing this problem as only one of supply, or subsidy and limiting our action because we're concerned about temporary market conditions will do more long-term harm.

Response ID	Which of these housing policy moves sound good to you, and what makes you say that?	Are there any housing policy ideas or considerations you think are missing?	What do you want the Planning Commissioners and the members of other boards and commissions to know as they discuss these housing policy moves and make their recommendations?
1506264	Attached Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) like basement apartments or backyard cottages throughout the city. This is way overdue it was mandated by the State already so whats the holdup?		
1506267	policy to support the provision of transitional, emergency, and supportive housing to prevent long-term homelessness. The reason I like this policy is that we don't want to give out a signal that we encourage homelessness.	With the opening of light rail, is the city planning to handle all the homeless from the whole region? Do we need to set up a limit of how many homeless the city can handle? Otherwise it would get out of control very quickly with the cost of the city and it's current residents.	They are to serve the Bellevue people not other purpose. They should consider the interests of the Bellevue community and residents, not their own interests.
1506337			Quit disrespecting and discriminating against landlords! All these regulations make it difficult to even WANT to buy a home or condo as an investment property!

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1506478	<p>While there are additional housing policies that you can consider expressing support for, we believe that the following draft policies are high impact and must be included if Bellevue is going to improve housing affordability, supply, and stability. These policies also have broad support across nonprofit and private groups on the Eastside:</p> <p>NEW “Policy to support an increase in overall housing supply.”</p> <p>NEW “Policy to allow market rate and affordable housing to be built faster by simplifying permitting and review.”</p> <p>NEW “Policy to encourage and prioritize in development of affordable housing through incentives, regulations, funding, policies, procedures, and other tools. Prioritization should apply to all types of housing, including affordable and market-rate. Don’t dilute housing production with too many other incentive priorities.</p> <p>NEW “Policy to support the development of a variety of housing options that meet the needs of families and individuals of all backgrounds and incomes... [including ADUs/DADUs and middle housing options.]”</p> <p>NEW “Policy to ensure housing, especially affordable housing, is close to light rail and other transit.”</p>	None that I can think of.	We need more housing options at all affordability levels. All of what's being proposed is rooted in Growth Management Act, which you should all be on board with.

Response ID	Which of these housing policy moves sound good to you, and what makes you say that?	Are there any housing policy ideas or considerations you think are missing?	What do you want the Planning Commissioners and the members of other boards and commissions to know as they discuss these housing policy moves and make their recommendations?
1506613	<p>Strongly support the following: New policy to ensure affordable housing options are available to households with limited incomes throughout the city. New policy to encourage and prioritize the development of affordable housing through incentives, regulations, funding, policies, procedures, and other tools. New policy to consider requirements to provide affordable housing in new development in exchange for things like additional density or reduced parking requirements. Bellevue needs a lot more affordable housing. It's one of the most expensive areas of the region (and country!). People of all income levels, especially low-income people, struggle to afford housing that meets their needs and is anywhere close to where they work. I support the intent of the following: New policy to consider creating a community land trust or land bank that can acquire land to be used for affordable housing. However, how it is worded is confusing. Community land trusts are different from land banks. If the intention is to acquire land to distribute it to other affordable housing developers, the policy should just refer to land banks.</p>		<p>Bellevue needs a lot more housing of all types. Prioritize the most cost-effective type of development, midrise housing. Abundant housing created by the private market is helpful for controlling average housing costs. Affordable housing created by nonprofits and other organizations--and funded by the public--is needed to address the shortage of affordable housing for low-income people.</p>

1506557	<p>There are a ridiculous number of comp plan housing policies! I don't understand why so many are needed. So many seem to have redundant aspects. I could not keep my attention up to really pay attention to the policies after #55 or so. New policy to ensure housing, especially affordable housing, is close to light rail and other transit. OK but what is the noise level "close to light rail and other transit"? I would not want to live close to regular transit lines – too noisy. HO-4: Given that this policy is added due to CPP-H-19 requirements, I think the County and other sources of funding should be paying for the bulk, if not all, of this requirement. To enable home ownership for the very poor will be very costly. HO-8: "Enact policies which proactively prevent displacement of marginalized populations due to economic factors or large-scale planning or capital improvement projects." Why would the city limit this policy to marginalized populations? The CPP-H-20 doesn't denote this limitation. Why wouldn't the city work to prevent ANY housing displacement? Economic factors and/or large-scale planning or capital improvement projects can potentially affect anyone living in Bellevue. HO-9: "Provide additional support to historically underserved communities to connect them to housing and homeownership opportunities." Maybe this policy should also include people with disabilities, in addition to BIPOC folks. HO-13: "Provide incentives to encourage residential development for a range of household types and income levels in mixed use areas throughout the city." I am glad that this policy was narrowed from the CPP-H-18 which says "Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents to live in the neighborhood of their choice" which is just not realistic! Low-income housing in Somerset</p>	<p>I have always wondered what the real-life impact has been when developers are allowed to reduce parking spaces for other incentives. Often I know this is to build affordable units, which are not delegated as many parking spaces. Who are the people who move into those units? By reducing parking, are we precluding people/families who require their car for work?</p>	see above
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or Lakemont? I don't think so. Just because a person exists, does not give them a right to live anywhere they want and pay whatever their income can afford. OK, that may be discriminatory, but I couldn't buy a house "wherever I wanted" given how much money I had saved and how much money I made. This is how the world works.HO-17: "Allow attached and detached accessory dwelling units and detached accessory dwelling units in residential and mixed-use areas with the ability to be rented or sold individually." First, I think there's a redundancy in detached ADUs. Second, I support this policy.HO-19: "Ensure that policies and regulations allow for middle scale housing, such as duplexes, triplexes, fourplexes, townhomes, small apartment buildings, cottage housing, and courtyard apartments." Why is there nothing in this policy that reflects WHERE all of these housing types can be located?HO-22: "Allow innovative housing types and demonstration project(s)projects that could serve as a model for new housing choices currently not being built in Bellevue." I do not understand why we need this policy. What is *innovative housing types and demonstration project(s)*? In my thinking, these would seem to be included in HO-19? Unless HO-22 includes projects like co-housing, or things we've not thought of yet. This policy just seems so vague/under-defined to me.HO-39: "Anticipate the future maintenance and restoration needs of older and more affordable neighborhoodsthrough a periodic survey of housing conditions. Report results of such surveys to residents." Really??? If developers like MN Construction are continued to run rampant through the city's older neighborhoods, like they have been in Eastgate, there will be NO MORE older and more affordable homes in same neighborhoods.HO-40:

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	<p>“Provide financial assistance to low-income residents households with extremely low-, very low-, low-, and moderate incomes for maintaining or repairing the health and safety features of their homes.” I hope that this policy includes seniors in the income definitions. And how will the city allocate funds for this assistance? Assuming that money is what assistance means. HO-68: “Perform outreach to populations at risk of losing their housing as well as those who are currently or have recently experienced homelessness to inform them of available services and assist them in utilizing those services.” This is nice but how will you identify or find these people? And how will you identify and find them in time to avert risk of losing housing?</p>		

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1506845	<p>NEW “Policy to support an increase in overall housing supply.”NEW “Policy to allow market rate and affordable housing to be built faster by simplifying permitting and review.”NEW “Policy to encourage and prioritize in development of affordable housing through incentives, regulations, funding, policies, procedures, and other tools. Prioritization should apply to all types of housing, including affordable and market-rate. Don’t dilute housing production with too many other incentive priorities.NEW “Policy to support the development of a variety of housing options that meet the needs of families and individuals of all backgrounds and incomes... [including ADUs/DADUs and middle housing options.]” NEW “Policy to ensure housing, especially affordable housing, is close to light rail and other transit.”</p>		
1507238			
1508311	<p>none of these. The city is trying to cater to one class fo people, those who cannot afford to live here.</p>	<p>yes, lets focus on creating housing period, forget affordable but just create market rate housing.</p>	<p>Look, not everyone can afford to live in Bellevue, why are you trying to reduce my quality of life for someone elses? i paid a lot of money to be here, did i get a break on the price of my home? the cost of my gas? the cost of my groceries? i pay so i can live in a city that it the best in the state.</p>

1508007			<p>Housing Policy MovesThe Housing element guides the development of all types of housing within the city. The updates to this element address new state legislation and include planning for more types of housing that meet the needs of people at all income levels and all stages of life, addressing past housing injustices, and more complete direction to prevent homelessness.VisionThe Bellevue community has equitable access to housing that meets the needs of all current and future residents. Key Policy MovesHousing Affordability & Equity• New policy to consider creating funding or other programs to preserve existing affordable housing, prevent eviction, support rental assistance, make energy efficiency improvements, or provide property tax assistance. Define creating funding; define and give examples of existing affordable housing; what makes it affordable housing? Is it not below market rate housing? Bellevue already supplies applicants and ARCH with funding – what would rental assistance look like? Define rental assistance? Where does rental assistance currently com from? Give examples of what that would look like, and how the City would fund it, and how it could possibly be sustainable? Do churches currently help with rental assistance? Is rental assistance a basic duty of the City?• New policy to ensure current and new regulations or policies don't lead to displacement of vulnerable populations. Define displacement, define vulnerable populations, what is the difference between Special Needs Housing? Where do current regulations lead to displacement? Give examples of how this policy implementations would change what goes on. • New policy to prevent displacement through strategies like eviction prevention and foreclosure assistance programs. Define displacement, strategies, eviction</p>
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			<p>prevention, and foreclosure programs. Is this a primary duty of the City. Accompanying policies protecting business owners from those not adhering to contracts should be included as well. Give examples how these would operate and affect property owners. How would such a policy be implemented and funded.</p> <ul style="list-style-type: none"> • New policy to support homeownership opportunities especially for groups that have been historically denied access to ownership opportunities by considering programs like downpayment assistance. Define groups that have been historically denied access to ownership; how would this policy impact past people; is it necessary for the comp plan to have this policy; is it the City responsibility to be in banking and lending to others; what would downpayment assistance look like, how would it be funded, is it the City's duty; give examples of how this is currently being addressed and by whom; give examples of what implementation would look like • New policy to document how history and past actions by Bellevue led to housing disparities and discrimination. Define and give examples of this history and past actions that was taken on by the City; what good would it do • New policy to work to undo harms caused by past discriminatory policies, regulations, and practices and make sure current or future policies, regulations, and practices result in equitable outcomes for housing. Define and give examples of this, give examples of how this policy would change what happens going forward. Define equitable outcomes and give examples • New policy to promote housing stability for renters. Define housing stability. Is this the City's Duty? Do we have a complementary policy for landlords? • New policy to encourage collaboration with the groups most impacted by housing costs to make housing more
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			<p>affordable to rent or own. Define collaboration, “groups most impacted by housing costs” “make housing more affordable to rent or own.” Give examples of current groups and what that would look like. Is this the City’s Duty?• New policy to ensure affordable housing options are available to households with limited incomes throughout the city. Why? Is this the City’s duty? Give examples• New policy to consider creating a community land trust or land bank that can acquire land to be used for affordable housing. Is this the City’s duty? Is the City becoming a bank? Is this what the citizenship has asked for?• New policy to encourage and prioritize the development of affordable housing through incentives, regulations, funding, policies, procedures, and other tools. Define all these terms. Show us what funding would look like and how it would be sustainable. Is this the City’s duty?• New policy to consider requirements to provide affordable housing in new development in exchange for things like additional density or reduced parking requirements. Why is a policy in the comp plan needed when it is already in existence? Give further examples how that would impact within the current policies. • Update to policies to promote the use of Universal Design so housing is accessible to people with a wide range of abilities and disabilities, including housing for older adults. Define Universal Design? Is it needed in the comp plan or is it already in the land use? Give examples of what would happen if implemented. Give examples of how much it would cost builders and remodelers to implement. Housing Supply & Choice• New policy to support the development of a variety of housing options that meet the needs of families and individuals of all backgrounds and incomes such as Give examples of current differences that take</p>
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		<p> advantage of current policy; Why not just amend current land use policy: Why is this slated for the comp plan, and not just land use policy? Attached Accessory Dwelling Units (ADUs) Define, indicate what the difference between Mother in Law apartments is, why an overreaching policy instead of the existing policy; and Detached Accessory Dwelling Units (DADUs) like basement apartments or backyard cottages throughout the city Define DADUs, give examples of existing DADUs and their efficacy; give examples of how this policy will change what we have. </p> <ul style="list-style-type: none"> • Middle housing types like duplexes, triplexes, cottage homes and small apartments other throughout the city Define middle housing. Why is this in the comp plan when the land use code already allows all this housing throughout the city (the land use just needs to be amended)? • New policy to ensure housing, especially affordable housing, is close to light rail and other transit Define affordable housing, differentiate it between subsidized housing and project housing; explain the importance of locating close to light rail and transit; do studies support that occupants of affordable housing are more dependent on transit than those that do not live in “affordable housing”; which demographic takes transit more – those living in “affordable housing” or “non-affordable housing”? • New policy to allow market rate and affordable housing to be built faster by simplifying permitting and review. • New policy to support an increase in overall housing supply. Housing Sustainability • New policy to promote climate friendly housing that minimizes energy use and can adapt to a changing climate. Define all these terms, give several examples of where it is currently being addressed throughout the comp plan, and give several examples of changes that will occur with this
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			<p>implementation, give examples of the reduced housing due to its implementation and increased costs; how will this policy affect housing costs. • New policy to minimize residents' exposure to both natural and manmade environmental hazards. Give examples of natural and manmade environmental hazards; how will this policy economically impact Bellevue; give examples of impacts to zoning with this policy implementation. • New policy to ensure that the city's housing policies and regulations do not perpetuate historical patterns of environmental racism. Define historical patterns. Define environmental racism. Give 3 examples of how existing policies and regulations perpetuate historical patterns of environmental racism. Give 3 examples of how this would change existing policy, and why it is believed to be necessary to be in the Comprehensive Plan? What about previous Comprehensive Plans perpetuated historical patterns of environmental racism that requires it to be addressed in this comp plan?.Addressing Homelessness Define Homelessness, Ask why this was included in 2024 but not 2014, What contributes to Homelessness, Why is it a part of the Comprehensive Plan and not under other land use planning; give examples of why this addition would make a difference; homelessness is a broad term, and perhaps should be under Special Needs Housing; What conditions define homelessness. What is different between Special Needs Housing and Homelessness. • Update to strengthen policies around preventing homelessness, and making homelessness rare, brief, and one time when it occurs. Define homelessness, Define Brief, Define rare, Define brief, Define one time, Define "when it occurs" (this sounds like a throw away phrase to which everyone nods their heads but doesn't</p>
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			<p>understand what it means) What are our existing policies around preventing homelessness? Add policies requiring greater record keeping and accountability on the part of providers. Make the city accountable for the homeless by requiring tracking, enforcing existing laws. • New policy to conduct outreach to at-risk populations to prevent homelessness. Bellevue has outreach, why is a policy about it needed in the Comprehensive Plan. Define outreach, at risk, and prevent. What is Bellevue's obligation to prevent anyone from doing anything, except violating the law. • New policy to support the provision of transitional, emergency, and supportive housing to prevent long-term homelessness. Define each of these terms. Show how they would prevent homelessness. Define homelessness – longterm, chronic, onetime. Is this needed since the City already does it. Where is the need for accountability • New policy to support access to services by locating them with or near housing for residents in transition. Define all these terms, explain why this is important, explain if it conflicts with the different housing purposes, explain why it is different from Special Needs Housing, include accountability on the part of providers. • New policy to support efforts to ensure the safety and well-being of residents currently experiencing homelessness. Define all these terms. Do not the current programs already do this? Why discriminate against those experiencing homelessness by calling them out in the comp plan? As residents are they not entitled to the same safety as others with homes? Is there also a reciprocal arrangement for those experiencing homelessness to look out for their own safety or is it only the Duty of the City?</p>
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1508256	<p>The potential for shade from neighboring trees, is a key part of climate friendly housing, and is only possible to incentivize at a community level.HB 1110 related sprawl seems likely across neighborhoods that are underserved by transit, so it's great to have policies to encourage construction close to future transit resources.</p>	<p>Clarity on whether ADUs will be an option for density in addition to middle housing - does each cottage home get to have its own ADU? Policy to support transparency and fair practices in allocation of affordable housing, so that there isn't a black market/cheaters always prosper scenario. People should be able to see their odds/expected wait time for getting an appropriate unit at their income level. Don't require people to leave affordable housing if their earnings increase - keep units affordable at their new income level and use the additional funds to support affordable housing for other people. Neighborhood connections are part of livability, resiliency and having a strong community, and some state-mandated changes are likely to increase the stress levels and interpersonal conflicts (on street parking is an obvious flashpoint). We should try to create conditions where positive interpersonal interactions outweigh the negative ones. A big part of mental health is having enough light - let's encourage the new construction to maximize use of windows and skylights. Encourage high quality senior housing that has a guaranteed age-in-place option for residents, even if not all units individually have the age in place elements. These could be scattered throughout the neighborhoods; a cooperative management structure might provide services to all retirees and allow for moves to accessible units as residents experience reduced mobility. Successful mixed income affordable housing complexes I'm aware of elsewhere have relatively strict community management run by the residents, and would not tolerate nuisance residents - in general, this seems like a good thing, but does it fit with the equity goals? Surprising that climate preparedness is only a single item in this list - we should also consider</p>	<p>Please remember that the biggest supporters of affordable housing are in the youngest and oldest groups. It is very reasonable to design housing that is specifically targeted at the needs of these groups.</p>
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		<p>whether new neighboring buildings are causing impacts such as from highly reflective windows, ac exhaust, and other heat island effects, and stormwater management (I believe increased rain events will be one of our biggest climate-related changes in the Puget Sound area).</p>	

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1508351	Attached Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) like basement apartments or backyard cottages throughout the city. It allows better use of current land to increase density without having to demolish existing homes to build multi-family structures.	Ensure city residents are the primary source of input and consideration for new policies. Not organizations from outside Bellevue.	Safety and security of all of Bellevue's residents and businesses must be a key factor in policy decisions. Crime prevention should be a focus.
1508499	Where is there a policy move to preserve zoning of single family residences in those areas which are now zoned for single family residences?	Where is there a policy move to preserve zoning of single family residences in those areas which are now zoned for single family residences?	Where is there a policy move to preserve zoning of single family residences in those areas which are now zoned for single family residences?

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1508600	<p>There is wording about meeting the needs of people at all stages of life, about ensuring that policies don't lead to displacement, about collaboration with groups most impacted, about ensuring affordable housing options are available to households with limited income. I attended lots of meetings and heard no policy consideration about how to keep fixed income seniors from losing their homes. When I and others brought up this problem, it was not taken seriously enough to discuss how suggested policies would impact this group negatively, and how to avoid that. This seems to be treated as a zero sum game, where seniors on fixed incomes will have to lose their housing to provide it for other groups that get more attention. Fair means fair to all. As to the policy direction on homelessness. it seems to continue emphasizing vague philosophies that have failed to work here and elsewhere. We need a new or modified approach.</p>	<p>As I mentioned in the previous question, considerations of seniors on fixed incomes are not given enough real attention. Even the changed King County Property tax exemptions are inadequate in Bellevue, and as far as I know Bellevue itself does not provide any property tax assistance.</p>	<p>Take your own input, as the processes used have been inadequate for fair representation of some groups. Consider the older folk and seniors who made Bellevue what it is, not only the younger and those moving in, many of whom seem to want to change it to something else. Much of what Bellevue now is is well worth preserving.</p>

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1508655	Housing sustainability is the biggest policy move that needs to be addressed. It is vital that we move towards a net-zero city to reduce our greenhouse gasses and climate change effect. That starts by increasing regulations related to new infrastructure and housing developments.	Bellevue needs to be more aggressive in its moves to mitigate climate change. We need to push for net-zero housing developments, the incorporation of heat pumps, solar panels and non-gas appliances. We need to have tight regulations on developers that limit the size of houses and push for new environmentally-friendly technology to be incorporated in their developments.	They need to remember that it is our duty to push for a greener city and planet. Climate change needs to be addressed TODAY, not in 5 or 10 years. TODAY. We not are currently hitting our reduced carbon footprint goals and this needs to be rectified. We need to push for a greener city not only for ourselves and our future generations, but also to set an example for other cities—to show what SHOULD be done.

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1508665		<p>Cities must allow 6 of the 9 types of middle housing to achieve the unit density, but policy HO-19 would allow small apartment buildings in addition to this. HO-22 is super interesting. What does “innovative housing types” mean? Former HO-4 (room rentals) is called out in the Racially Disparate Impact doc as undefined, but clarification rather than elimination is recommended there. Room rentals can be used to avoid tenant protections, and can take entire units off the normal rental market, so it’s still relevant to monitor and regulate these. Former HO-13 could have been adjusted to include a proviso that it also support affordable housing goals, thus addressing the Racially Disparate Impact concern while also recognizing that the community will include residents of both the mixed use development and surrounding residential area, and there should be benefits in both directions. HO-40 and 41 could easily be combined. HO-50 and HO-26 could be combined. HO-59 housing stability for renters sounds interesting - same definition as the Affordable Housing Guide from 2016?</p>	

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1508672	<p>New policy to consider creating funding or other programs to preserve existing affordable housing, prevent eviction, support rental assistance, make energy efficiency improvements, or provide property tax assistance.</p> <p>New policy to ensure current and new regulations or policies don't lead to displacement of vulnerable populations.</p> <p>Preserve living in neighborhoods with at least 40% tree canopies.</p> <p>Build homes in all places where it is possible in all areas of the city, not just near major transportation centers.</p>	<p>Preserve living in neighborhoods with at least 40% tree canopies.</p> <p>Build homes in all places where it is possible in all areas of the city, not just near major transportation centers.</p> <p>Capping rent, setting moratorium, no eviction policies have the opposite effect from making affordable housing available. The City would lose rental units, especially those housing those highest at risk.</p>	<p>Involve the neighborhoods. Residents have worked hard to form their communities.</p> <p>Different areas within neighborhoods have different challenges.</p>

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1508813			<p>Proposed new ideas are noble but not practical or rational. Land is too expensive in Bellevue to make housing affordable for people that have little to no income. Even if they could live here, would they be able to shop here or buy food here? Food costs is very expensive because commercial leases are much higher than other areas so they have to charge more. Changing the look of our city by jamming all different types of housing will make Bellevue ugly and undesirable place to live. I would encourage those who will be making decisions on our behalf to go and take a look at the neighborhoods in Seattle that have allowed the various ADUs, DADUs, multiplex to be mixed in w single family. The idea of having a backyard bbq, gardening or playing in the backyard is pretty much eliminated because there is no more yard space for enjoyment. Making eviction more difficult for landlords is only looking at the interest of renters. If the landlord can't pay the mortgage to the bank, who will rescue them and help pay their mortgage since they haven't been able to collect rent and can't have their tenants removed timely?</p>

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1509466	Housing supply and choice because it's ok if most choices in this upscale city aren't affordable. People of all social classes don't have to live here.	As part of addressing homelessness, increasing mental health services and drug enforcement.	Providing shelters isn't enough to address homelessness, as shown by the increase in camping near the Eastgate shelter, contributing to the decline of this area.
1509467	New policy to support a variety of housing options - I think there is a large gap in the planning for senior housing. Research will show that in Minnesota and other midwest states, the concept of senior co-ops has taken off and is an extremely popular and successful. It creates affordable housing, a built-in community as well as providing amenities and activities for physical and mental health - key factors in remaining active and alert as people age. Dementia is exacerbated by isolation and lack of physical exercise. The concept of helping people "age in place" does not actually help older people who are alone. They need to be encouraged to move to supportive communities and leave their houses for younger families to occupy. Many people cannot afford the kind of retirement communities that require large sums of money upfront and thousands of dollars every month. Senior co-ops fill the gap between private residences and facilities with levels of care. I feel the city has not put an effort into exploring this option in their planning for future housing for aging residents of Bellevue.	Please see comments above. The city of Bellevue needs to study the senior co-op model and make building them a priority, working with builders to assure that new facilities can be built profitably to make it worth their while.	I would like to see those responsible for establishing future housing create a study group to actually visit places in the Minneapolis area and look seriously at how to promote this excellent model in our communities.