

## CITY COUNCIL REGULAR SESSION

Ordinance to amend Land Use Code (LUC) Chapter 20.10 Land Use Districts, Chapter 20.20 General Development Requirements, Chapter 20.25 Special and Overlay Districts, and Chapter 20.50 Definitions to establish a density bonus and additional modifications to other standards and requirements for affordable housing developments on certain public, non-profit, or religious organization-owned properties; repealing Section 20.20.128 LUC in its entirety and adopting a new LUC 20.20.128; amending definitions in LUC 20.50.010 for consistency and clarity; providing for severability; and establishing an effective date.

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*Development Services Department*

## EXECUTIVE SUMMARY

On November 15, after discussion in Study Session, Council directed staff to finalize this Ordinance for approval. This Ordinance is a Land Use Code Amendment (LUCA) to establish a density bonus and additional modifications to other standards and requirements in the LUC for affordable housing developments on certain public, non-profit, or religious organization-owned properties. This LUCA responds to RCW 35A.63.300 and advances the City's Affordable Housing Strategy (AHS) Action C-1, which calls to increase development potential on suitable land owned by public agencies, faith-based, and non-profit entities for affordable housing.

## RECOMMENDATION

Move to adopt Ordinance No. 6626

## BACKGROUND/ANALYSIS

### Background

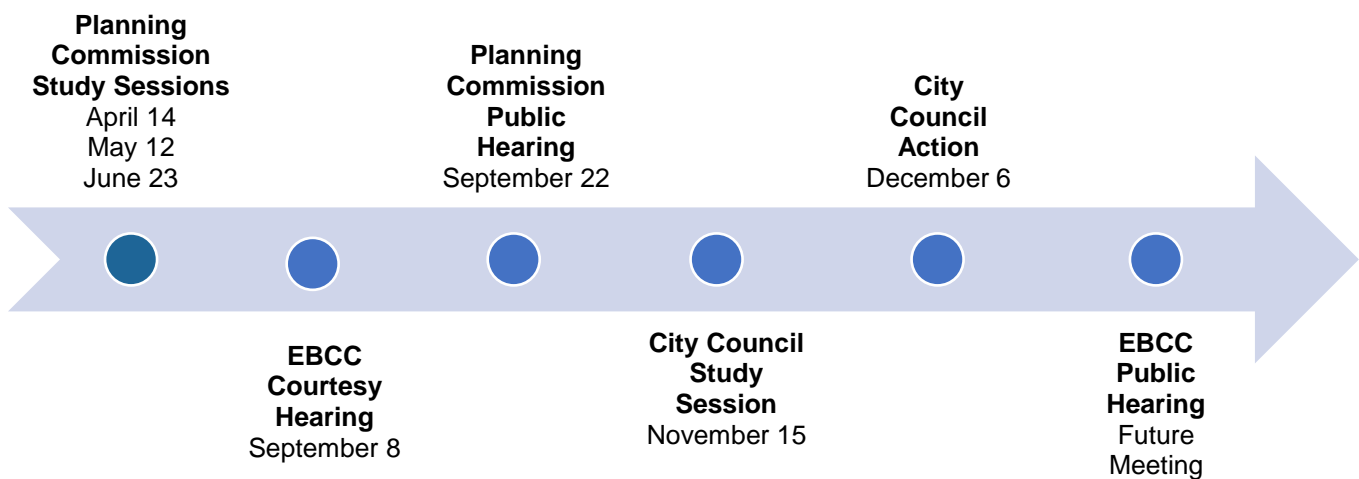
This Ordinance will amend chapters 20.10, 20.20, 20.25A, 20.25B, 20.25D, 20.25P, and 20.50 of the LUC to establish a density bonus and additional modifications to other standards and requirements for affordable housing developments on certain public, non-profit, or religious organization-owned properties. A final strike-draft of the LUCA is provided as Attachment A.

On November 15, Council reviewed this LUCA, including the draft Ordinance. Council considered how this LUCA will implement the Comprehensive Plan, including policies H-33 and HO-34, and advance the AHS, specifically the goal to increase development potential on suitable land owned by public agencies, faith-based, and non-profit entities for affordable housing (AHS C-1). Council also discussed how the policies and LUCA represent the first set of implementation measures for Action C-1. Other legislative items, including a Comprehensive Plan Amendment to upzone certain eligible properties that are well suited for greater density, are planned to occur in the future.

Further, Council considered how this LUCA responds to RCW 35A.63.300. This legislation requires cities planning under the Growth Management Act, Chapter 36.70A RCW, to allow a density bonus for any affordable housing development on property owned or controlled by a religious organization. The affordable housing units must be affordable to households earning up to 80 percent Area Median Income (AMI) and must be used exclusively for affordable housing for at least 50 years, even if the property is sold.

Following discussion and deliberation, Council directed staff to finalize an Ordinance for the LUCA, as drafted, for approval. Separately, Council directed staff to prepare the complementary legislative items for initiation at a future meeting next year.

### Review Process



## POLICY & FISCAL IMPACTS

### Policy Impact

This LUCA will advance the AHS, implement the Comprehensive Plan, including HO-33 and HO-34, and is responsive to RCW 35A.63.300.

### Fiscal Impact

There is no fiscal impact associated with implementing the proposed LUCA.

## OPTIONS

1. Adopt the Ordinance to amend Land Use Code (LUC) Chapter 20.10 Land Use Districts, Chapter 20.20 General Development Requirements, Chapter 20.25 Special and Overlay Districts, and Chapter 20.50 Definitions to establish a density bonus and additional modifications to other standards and requirements for affordable housing developments on certain public, non-profit, or religious organization-owned properties; repealing Section 20.20.128 LUC in its entirety and adopting a new LUC 20.20.128; amending definitions in LUC 20.50.010 for consistency and clarity; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

**ATTACHMENTS & AVAILABLE DOCUMENTS**

A. LUCA Final Strike-Draft  
Proposed Ordinance No. 6626

**AVAILABLE IN COUNCIL LIBRARY**

N/A