



# Increased Affordable Housing Capacity on Faith-Owned Properties LUCA

## Study Session

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**Development Services Department**

March 8, 2023



# Agenda

1. Proposed LUCA Topics
2. Q&A from Study Session 1
3. LUCA Process
4. Planning Commission Direction



Harrington House – Family rentals – Crossroads  
8 affordable units.

# Planning Commission Direction

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Provide input and direct staff to prepare the proposed LUCA for public hearing at a future meeting



# Proposed LUCA

## Tonight's Topics

1. Affordable Housing Suffix
2. Eligibility Criteria
3. Affordable Housing (AH) Suffix Designation Criteria
4. Applicable Procedures



Hopelink Place – Family Housing &  
Daycare – West Bellevue



# Proposed LUCA – Topic 3

## AH Suffix Designation Criteria

Proposed AH Suffixes:

- AH-1 → R-10
- AH-2 → R-15
- AH-3 → R-20
- AH-4 → R-30



Hopelink Place – Family Housing & Daycare – West Bellevue



# Proposed LUCA – Topic 3

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## AH Suffix Designation Criteria

- Based on “reference district”
- Allow similar density/scale with reference district
- Selected from either:
  - Adjacent Land Use District
  - Closest Land Use District
- Director’s discretion when unclear

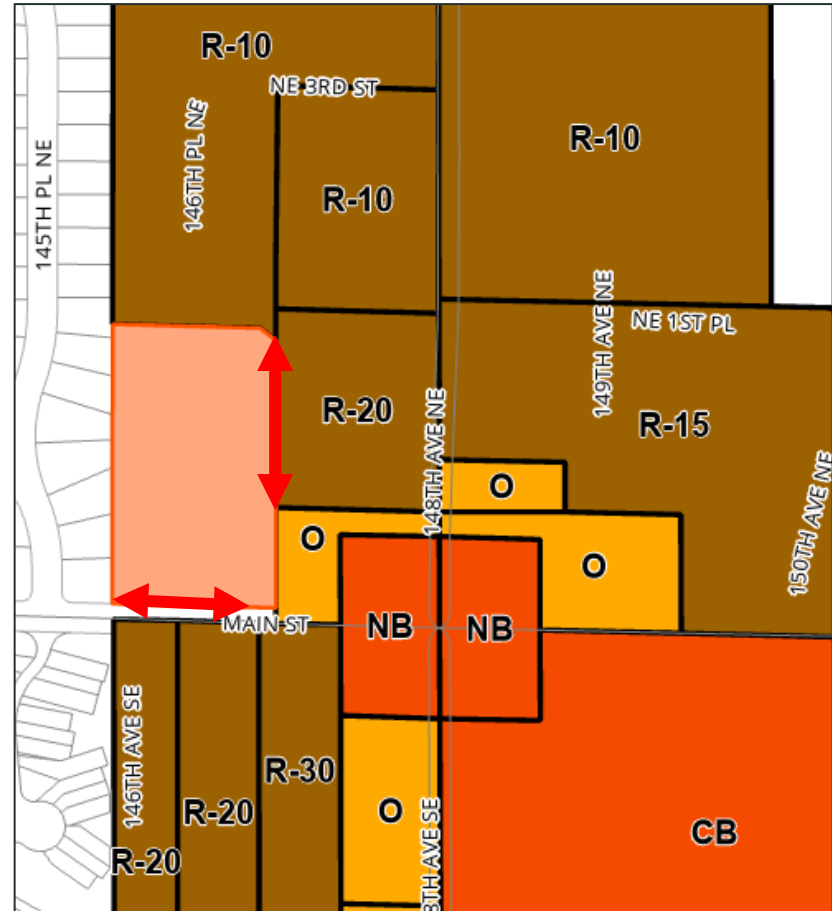


# Proposed LUCA – Topic 3

## AH Suffix Designation Criteria

### Option 1: Adjacent Land Use District

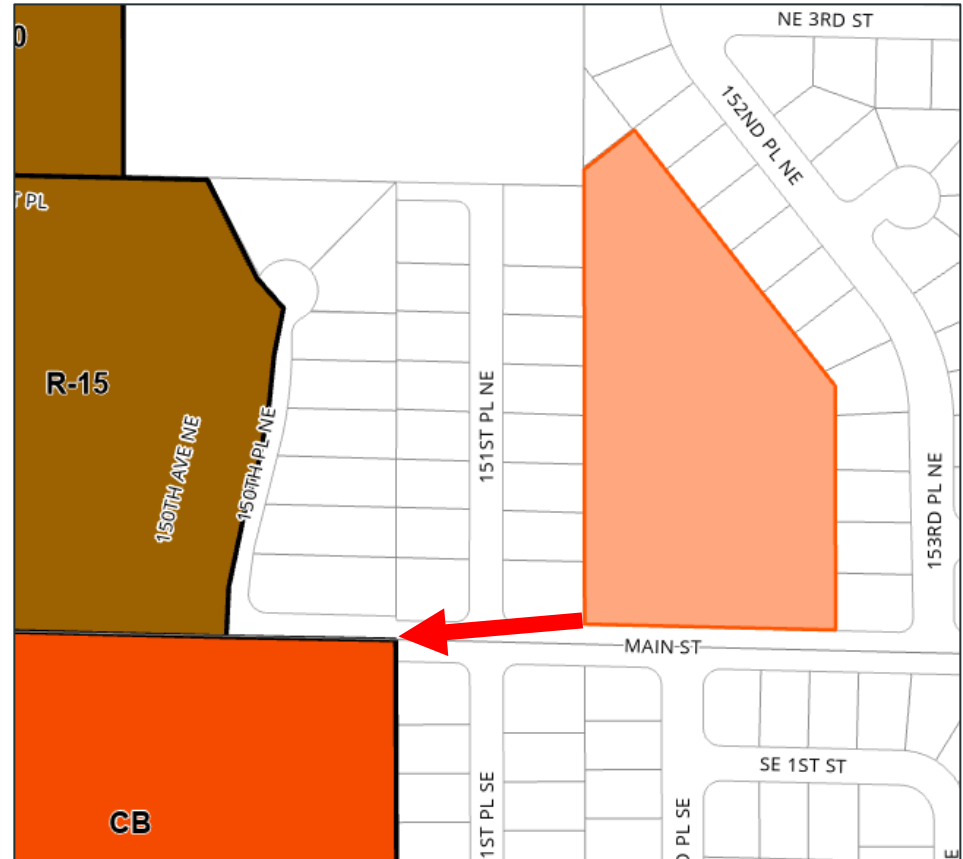
- Select district sharing longest property line



# Proposed LUCA – Topic 3

## AH Suffix Designation Criteria

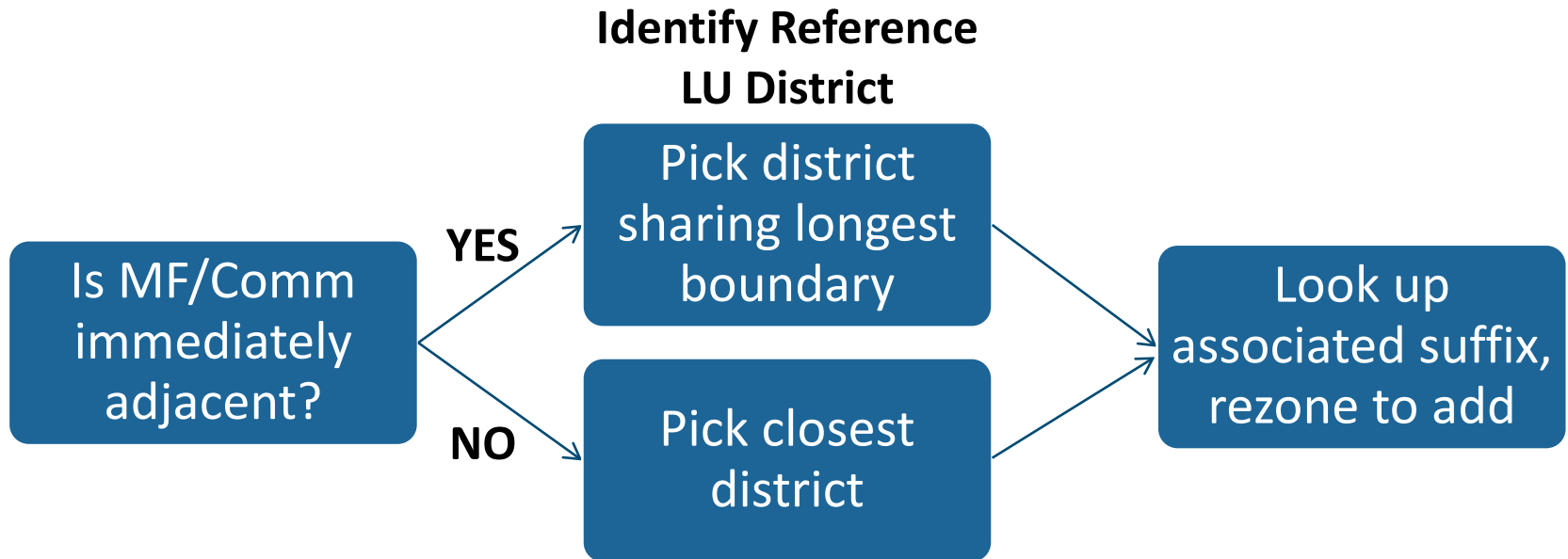
Option 2: Closest Land Use District





# Proposed LUCA – Topic 3

## AH Suffix Designation Criteria



# Proposed LUCA – Topic 3

## AH Suffix Designation Criteria

Current Land Use District	Proposed AH Suffix	Eligible Sites	Acres	Existing Unit Capacity	Upzoned Affordable Housing Capacity*
R-1.8	AH-3	2	3.9	7	118
R-2.5	AH-3	3	5.5	13	164
	AH-4	1	13.2	33	595
R-3.5	AH-1	1	3.9	14	58
	AH-3	2	4.0	14	119
R-4	AH-1	3	5.7	22	86
	AH-3	2	12.8	51	383
R-5	AH-1	1	5.8	29	86
	AH-2	3	16.7	83	376
	AH-3	5	15.2	76	456
	AH-4	7	25.9	130	1,163
		<b>30</b>	<b>112.5</b>	<b>472</b>	<b>3,604</b>



# Proposed LUCA – Topic 3

## AH Suffix Designation Criteria

Proposed AH Suffix	Eligible Sites	Acres	Existing Unit Capacity	Upzoned Affordable Housing Capacity*
AH-1	5	15.4	65	243
AH-2	3	16.7	83	242
AH-3	14	41.3	161	1,527
AH-4	8	39.1	163	1,559
	<b>30</b>	<b>112</b>	<b>472</b>	<b>3,571</b>



# Proposed LUCA – Topic 4

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## Applicable Procedures

- Religious facilities are conditional uses
- If rebuilt, conditional use permit (CUP) must be amended
  - Process I, quasi-judicial decision
- LUCA affirms that administrative CUP may be used instead of requiring new CUP



# Q&A from Study Session 1

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## Why is the land use buffer 500 feet?

- Began with 300 feet, same as transition area buffer
- Council expressed interest in 500 or 1,000 foot buffer
- Staff presented options, Council consensus supported 500 feet
- Expanding to 1,000 feet would add six sites



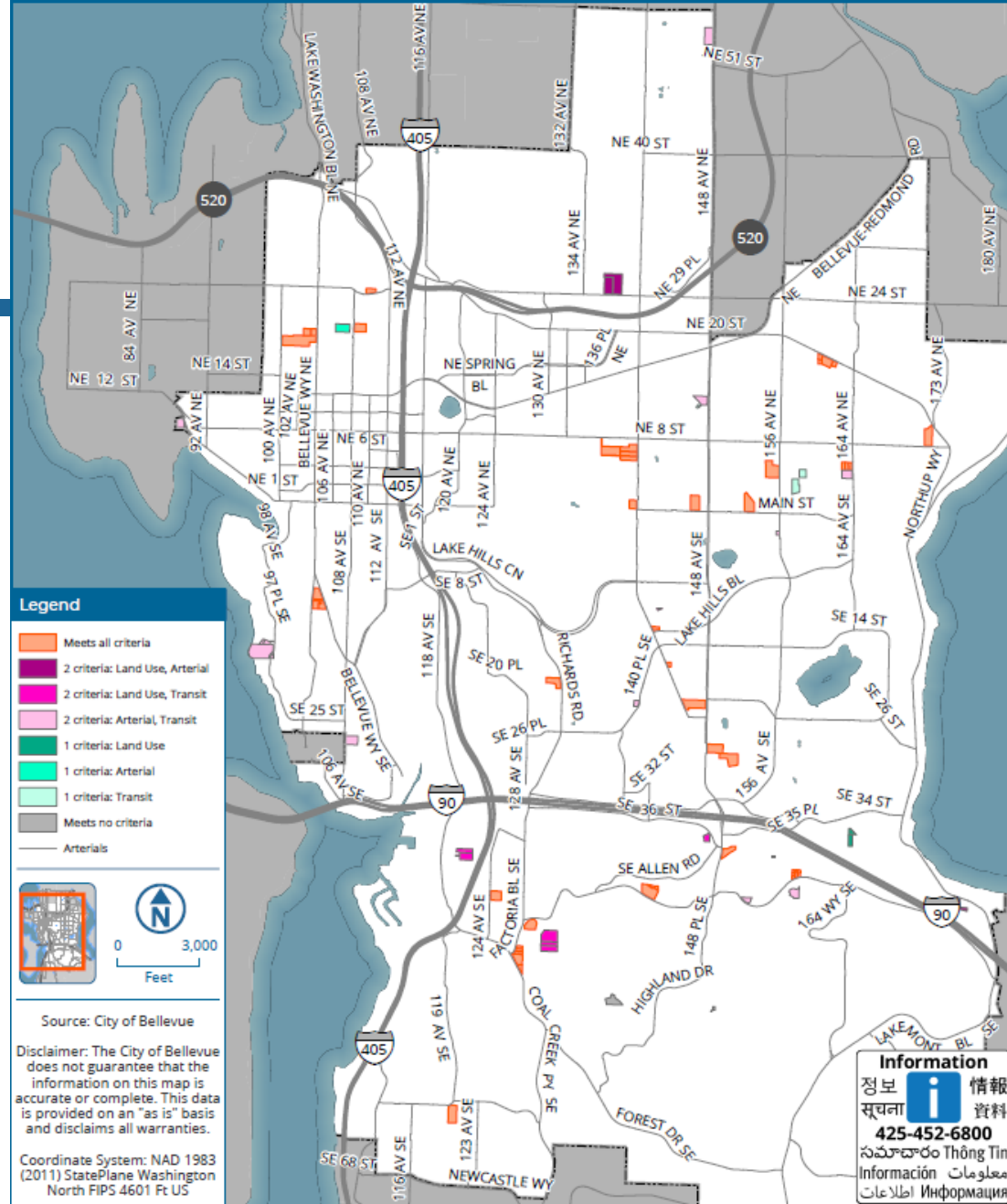
# Q&A from Study Session 1

**Which criteria eliminate the most sites?**

54 total faith-owned sites in single family districts

17 meet two out of three criteria. Of these:

- 10 outside land use buffer
- 5 not on an arterial
- 2 lack transit service





# Q&A from Study Session 1

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## Why is arterial access one of the criteria?

- CPA direction: “near high capacity transportation infrastructure and services”
- Arterial streets can accommodate greater capacity







# Q&A from Study Session 1

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## How will the proposal impact parking?

- Parking requirements unchanged
- Requirements for affordable housing with frequent transit service:
  - Located within  $\frac{1}{4}$  mile of stop with service 2-4 times per hour: 0.75 spaces/unit
  - Located within  $\frac{1}{2}$  mile of stop with service at least 4 times per hour: 0.5 spaces per unit
- Developers may provide more parking

# Q&A from Study Session 1

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## Will the LUCA allow partnership options for religious organizations?

- Language in eligibility is “owned or controlled”
- Many ways to demonstrate control
- Private, project-specific decision



# Q&A from Study Session 1

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**Can the proposal encourage deeper affordability levels?**

Three options:

- Limiting eligibility – *not recommended*
- Higher density for deeper affordability
- Additional flexibility in development regulations



# Q&A from Study Session 1

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**How are affordability requirements enforced? What happens if a property is sold and redeveloped?**

- Recorded agreement runs with the land for the life of the building
- Future owners must comply with affordability restrictions
- If redeveloped to include market rate units, would be limited to single family land use district



# Q&A from Study Session 1

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## Additional information on invitation to January 31 information session

- Nextdoor: 1,972 impressions
- Facebook: 283 accounts reached
- “Neighborhood leaders” distribution list: 768 recipients, 55% opened the message.
- “Affordable Housing Strategy” distribution list: 2,027 recipients, 31% of recipients opened the message.
- City events page
- Project website
- Notice of public meeting accompanying notice of application



# LUCA Process

Action	Date
CPA Adopted & LUCA Initiated	December 12, 2022
LUCA Notice of Application and Public Meeting	January 19, 2023
Public Information Session	January 31, 2023
PC Study Session 1	February 8, 2023
PC Study Session 2	March 8, 2023
PC Public Hearing and Recommendation	April 12, 2023
City Council Study Session	To be scheduled
City Council Action	To be scheduled



# Planning Commission Direction

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Provide input and direct staff to prepare the proposed LUCA for public hearing at a future meeting

