



# Bellevue Planning Commission

A Resolution of the Planning Commission  
 April 12, 2023

**Increased Affordable Housing Capacity on Faith-Owned Properties Land Use Code Amendment Recommendation**

AYE	NAY	ABSENT	
X			Carolynn Ferris, Chair
		X	Vishal Bhargava, Vice-chair
X			Karol Brown
X			Mohammad Malakoutian
X			Craighton Goepppele
X			Luisa Calad
		X	Anne Morisseau
On the motion of: Commissioner Brown			
Seconded by: Commissioner Calad			
The following resolution was adopted: Land Use Code Amendment (LUCA) for Affordable Housing Action Strategy C-1 Phase 2 to allow increased affordable housing capacity on faith-owned properties, as amended by the Planning Commission (FILE NO. 23-100486-AD).			

WHEREAS, the City adopted the Affordable Housing Strategy (AHS) in 2017, recognizing the housing crisis in the Puget Sound region and the City; and

WHEREAS, AHS Action C-1 recommends increasing development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-17 and LU-15 encourage housing opportunities throughout the City and support a range of housing choices for different household types and income levels; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-7 and HO-26 encourage the development of affordable housing through incentives and other tools; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-33 and HO-34 encourage the implementation of Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on any qualifying property outside of Downtown, BelRed, and Eastgate TOD; and



# Bellevue Planning Commission

WHEREAS, the City of Bellevue Comprehensive Plan Policy HO-36 is to allow properties owned by religious organizations, located in single family Land Use Districts, and meeting other location criteria to be reclassified to multifamily when all proposed housing units are permanent affordable housing; and

WHEREAS, Bellevue City Code section 3.64.070, section 20.35.410 of the Land Use Code (LUC), and LUC 20.30J.130 establish the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by holding public hearings, advising, and making recommendations to the City Council on land use ordinances and regulations to implement the comprehensive plan; and

WHEREAS, the Planning Commission held study sessions on February 8, 2023 and March 8, 2023 to discuss this LUC amendment to establish criteria and procedures for certain properties owned by religious organizations and located in single family land use districts to be rezoned to allow permanently affordable multifamily housing; and

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this text amendment to the LUC will not result in any probable, significant, adverse impact and issued a final threshold determination of non-significance on March 23, 2023; and

WHEREAS, after providing legally-required public notice, the Planning Commission held a public hearing for this LUC amendment on April 12, 2023 and considered the LUC amendment under LUC 20.35.410.B and the decision criteria in LUC 20.30J.135; and

WHEREAS the Planning Commission finds that the proposed amendments meet the decision criteria of LUC 20.30J.135 and are consistent with the Comprehensive Plan, enhance the public safety and welfare, and are not contrary to the best interest of the citizens and property owners of the City of Bellevue; now, therefore,

THE PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL THAT IT ADOPTS THE INCREASED AFFORDABLE HOUSING CAPACITY ON FAITH-OWNED PROPERTIES LAND USE CODE AMENDMENT, AS AMENDED BY THE PLANNING COMMISSION (FILE NO. 23-100486-AD).

Handwritten signature of Carolynn Ferris in black ink.

Carolynn Ferris, Chair

05/03/2023

Date

Handwritten signature of Thara Johnson in black ink.

Thara Johnson, staff liaison

05/03/2023

Date