

Increased Affordable Housing Capacity on Faith-Owned Properties LUCA

Study Session

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Direction Needed from Council

Direct staff to finalize the LUCA Ordinance and companion Rezone Ordinance for final action at a future meeting



Agenda

1. LUCA Objectives
2. Recommended LUCA
3. Public Engagement
4. Planning Commission Recommendation
5. LUCA Process
6. Direction from Council



Harrington House – Family rentals – Crossroads
8 affordable units.



Objectives

The recommended LUCA will:

- Support recommendations from the 2017 Affordable Housing Strategy (AHS)
- Implement Comprehensive Plan Housing Element, Policy HO-36



Satomi – Ownership – Cougar Mountain/
Lakemont; 9 affordable units

AHS Action C-1

“Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing”



30Bellevue at St. Luke’s Church, Imagine Housing – Northwest Bellevue; 62 one, two and three bedroom affordable apartments



Why Religious Organizations?

A Specific Approach for a Specific Opportunity

- Smaller congregations
- Large properties, desire to serve
- Valuable land already owned by willing builder

Without change,
**conversion to high value
single family homes likely**



Cambridge Court – Senior Housing – Church of the Resurrection – Lake Hills
12 affordable units in 6 duplexes



C-1 Phase One: 2019 - 2021

2019: New State Legislation

- Must grant bonus to any nonprofit or religious organization building affordable housing
- Applies to multifamily and single family districts

2020: Comprehensive Plan Amendment

- Provide bonuses and incentives to increase permanently affordable housing
- Direction to develop Land Use Code Amendment (LUCA)

C-1 Phase One: 2019 - 2021

2021: Density Bonus LUCA

- Broad density bonus consistent with State legislation
- 50% increase, no additional review
- Additional flexibility, some duplexes and triplexes in single family districts
- Concerns: not addressing needs of single family properties with good access to transit and services



Phase Two CPA

HO-36: Allow properties in single family designated areas on the Comprehensive Land Use Plan map to reclassify to multifamily when they meet all the following criteria:

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

Adopted December 2022



Recommended LUCA

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



Hopelink Place – Family Housing &
Daycare – West Bellevue



Recommended LUCA – Topic 1

Affordable Housing (AH) Suffix

Goals:

- Provide as an option added to existing zoning
- Multifamily must be affordable housing
- Maximize clarity
- Update without CPA



Hopelink Place – Family Housing & Daycare – West Bellevue

New Mechanism Needed



Recommended LUCA – Topic 1

Affordable Housing (AH) Suffix

- Works like an overlay
- Suffix sets density available for affordable multifamily
- Existing single family zoning still available for non-affordable housing development

| AH Suffix | Associated Land Use District |
|-----------|------------------------------|
| (AH-1) | R-10 |
| (AH-2) | R-15 |
| (AH-3) | R-20 |
| (AH-4) | R-30 |

Recommended LUCA – Topic 1

How will this work?

R-5 (AH-1)

Current Single Family
District Stays

Indicates what can be
built when some housing
units are market rate

Suffix Added with
Rezone

Indicates what can be
built when all housing
units are affordable



Recommended LUCA – Topic 2

Rezone Eligibility Criteria

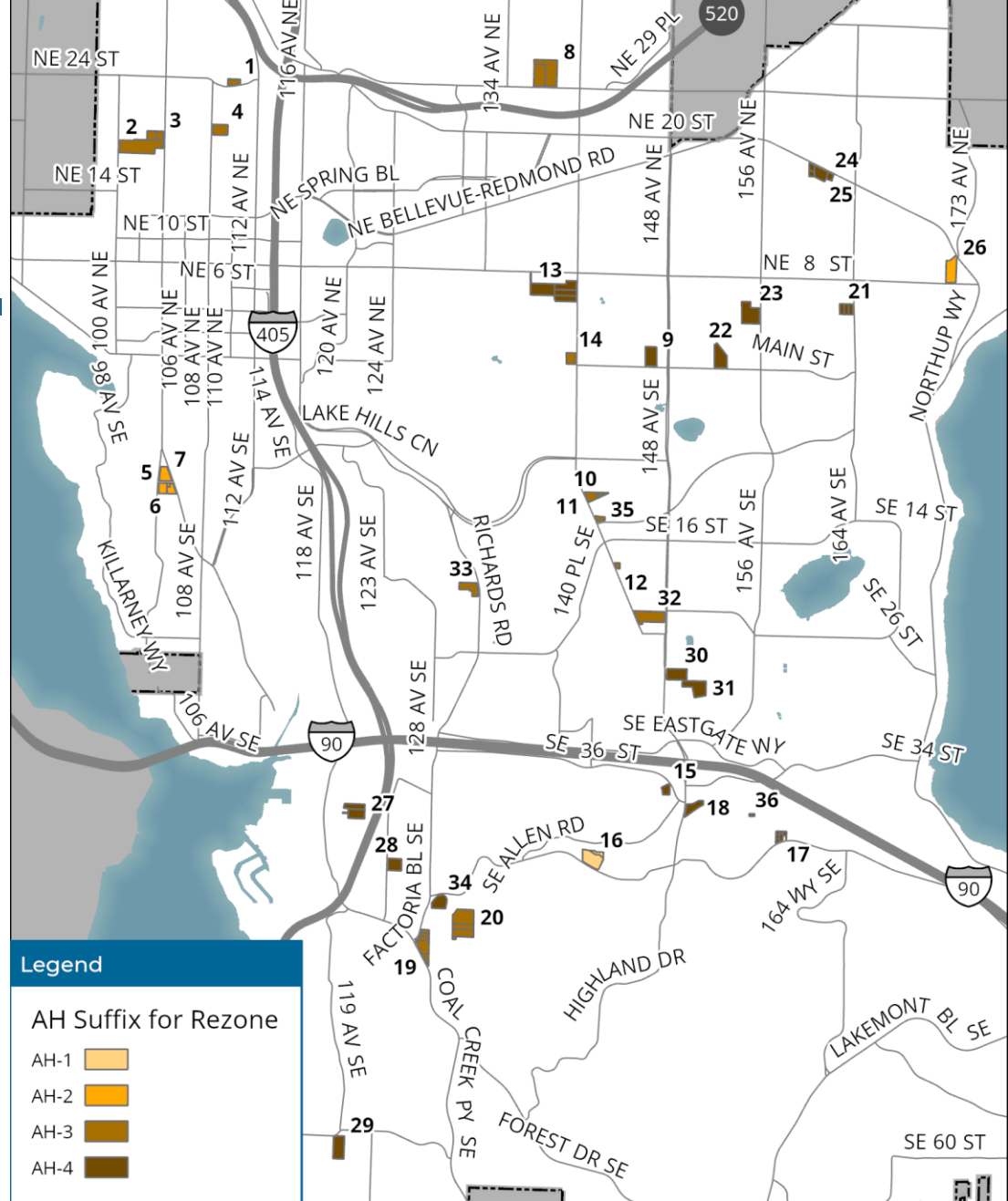
- Owned or controlled by **Religious Organization**
- Meet location criteria:
 1. Located in **Single Family District**
 2. Located with **frequent transit service** or **on arterial street**
 3. Located within 500 feet of **multifamily or commercial** land use district
- City-sponsored rezone for initial set



Recommended LUCA – Topic 3

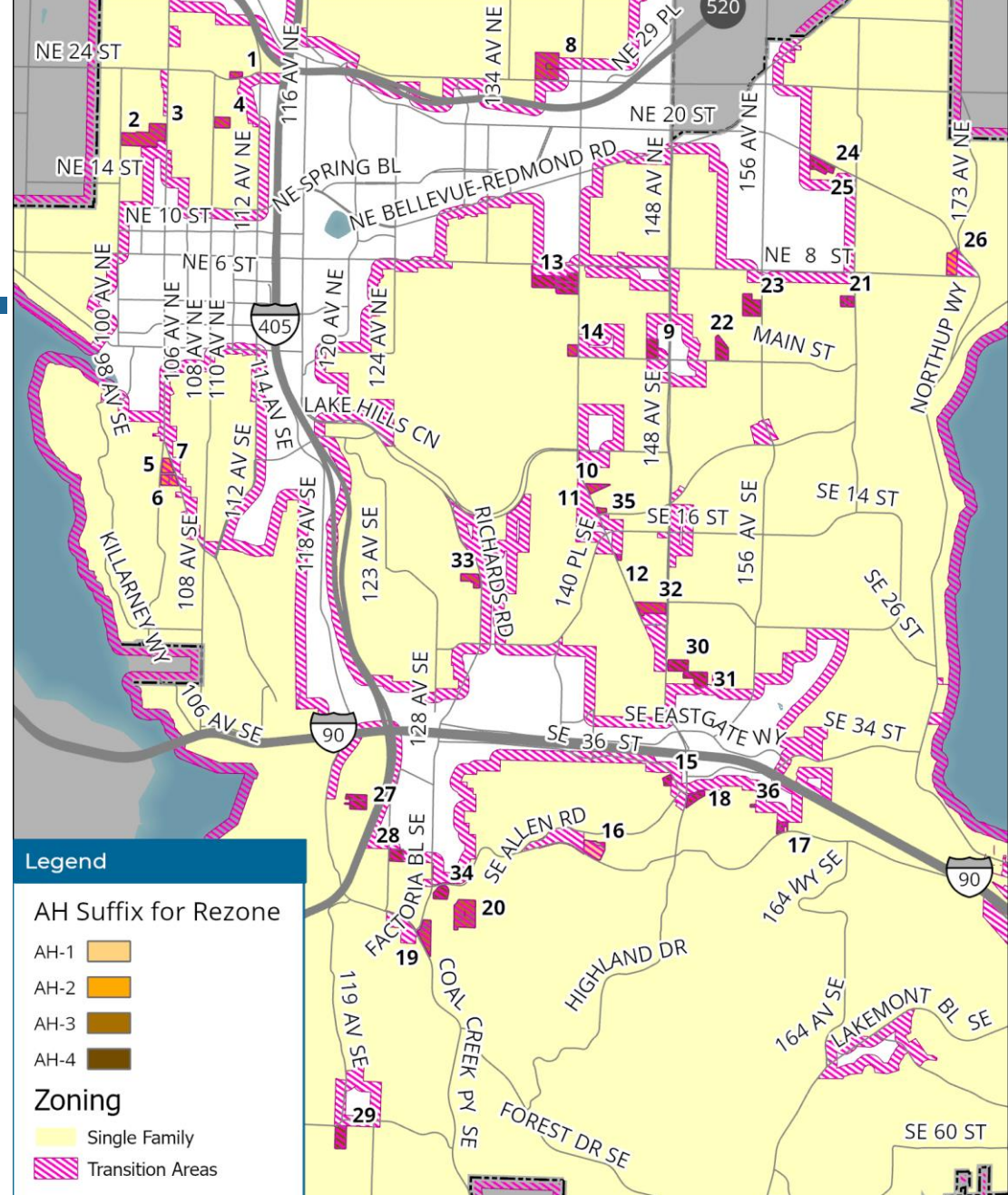
AH Suffix Designation Criteria

Allow similar scale with highest-density Land Use District within 500-foot radius



Recommended LUCA – Topic 3

- All current eligible sites are fully within transition areas



Recommended LUCA – Topic 4

Applicable Procedures

- Religious facilities are conditional uses
- If rebuilt, conditional use permit (CUP) must be amended
- Ensures administrative option is available if facility not expanding

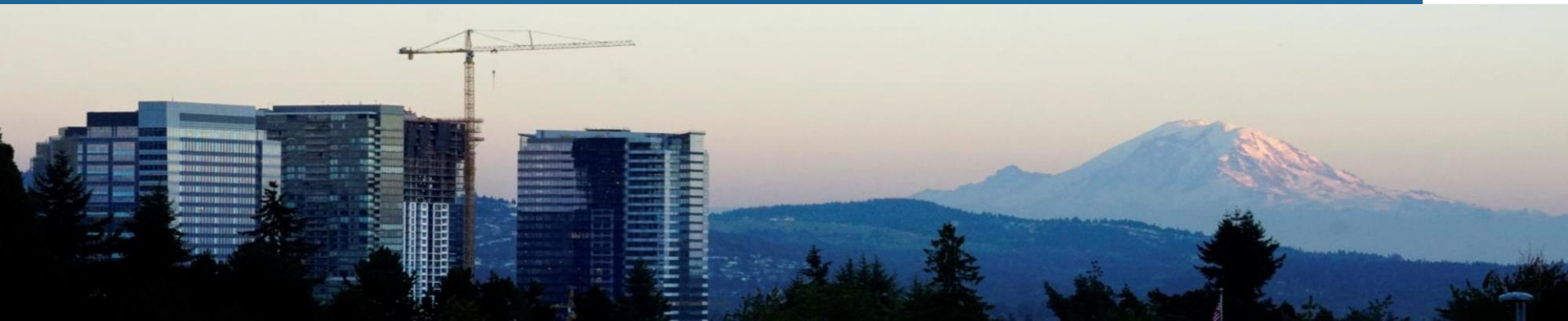


Public Engagement

- **Process IV Requirements:** Planning Commission meetings, noticing and public hearing
- **Direct Engagement and Feedback**
 - Letters to eligible sites
 - One-on-one conversations with religious organizations and affordable housing developers
- **Public Information Session:** Virtual session on January 31 to share information and answer questions.
- **Online Presence:** Project webpage



PC Recommendation



- Study Sessions February 8 and March 8
- Public Hearing held April 12
- Recommends adoption of the LUCA as amended:
 - Location eligibility criteria
 - AH suffix designation criteria



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 | May 22, 2023 |
| City Council Action | To be scheduled |



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