



Bellevue Planning Commission

April 3, 2024

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Comprehensive Plan Periodic Update: Staff Recommended Policy Changes in the Housing and Human Services Elements

STAFF CONTACTS

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POLICY ISSUES

Bellevue's Comprehensive Plan provides the roadmap for growth in the City. This memo focuses on staff-recommended updates to policies in the following elements:

- Housing
- Human Services

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



BACKGROUND

Washington State's Growth Management Act (GMA) directs cities and counties to update their comprehensive plans every 10 years (RCW 36.70A). The current update must be adopted by December 31, 2024. Bellevue's Comprehensive Plan Periodic Update was launched February 28, 2022, and has included extensive public engagement. A summary of Planning Commission's past and future Comprehensive Plan Periodic Update topics addressed at Planning Commission meetings is in Attachment A.

At this meeting, the Commission will review staff recommended updates to the policies based on Commission feedback, community engagement, potential mitigation measures and other recommendations in the Draft Environmental Impact Statement and study documents, and state and regional requirements. The Comprehensive Plan addresses programs, activities and

initiatives of citywide scope, therefore the plan update has been heavily coordinated across departments. The update to the policies in these elements can be found in Attachment B and the glossary can be found in Attachment C.

The City engaged with the community about the updates to the policies through a survey, two in-person events and visits to local middle and high schools. The results of this engagement are discussed in the sections below for each element. The comments are grouped by element (Attachments D & E) with youth comments all together because their comments were not specific to each element but touched on issues across elements (Attachment F). A summary of the engagement in Phase 3 is also included (Attachment G) which provides an overview of the major themes heard through the various engagement efforts.

POLICY UPDATES – HOUSING

The Housing element is about how the city plans for and accommodates housing for different kinds of households.

Throughout the process, community members have emphasized the need for Bellevue to create more affordable and middle housing types. Policies in this chapter have been updated to align with new state requirements.

The City has received input during Phase 3 of the update process, through the online survey and in-person events. Respondents were support of the updates that support affordable housing and adding overall supply and density. Some respondents desired to retain the status quo, particularly in single family neighborhoods. Several people would like to see less reference to equity in the policies. In addition, there was some concern about the impacts of regulations on housing supply and a desire for straightforward regulations and more streamlined processes. All the comments are included as Attachment D.

Staff do not recommend any change to the policies based on this feedback at this time. Comments related to the impact of regulations and process on housing cost and supply are addressed within a Housing element policy (HO-16). Addressing comments about retaining single-family zoning is out of alignment with new state requirements under HB 1110; therefore, no changes are incorporated. The addition of equity considerations in the Housing Element is directed by the Council, the King County Countywide Planning Policies (CPPs), and the City's Racially Disparate Impact Analysis. Staff do not recommend policy changes but suggest that the plan narrative include a definition of housing equity.

Below, the policy updates in the Housing element are listed by subsection, highlighting the main changes in the subsection. Changes that are a clarification or a grammatical change are not included below. Attachment B contains the strike/underline of all policy changes in this element, including minor edits that are not highlighted in this memo.

Housing Equity

This subsection focuses on creating a Bellevue that provides housing opportunities for all current and future residents and works to undo harms of the past.

- HO-1. Updated to address equity and social justice.
- HO-2. Added to address equity and social justice; aligns with CPP-H-6.
- HO-3. Add to align with CPP-H-9.
- HO-4. Added to address equity and social justice; aligns with CPP-H-19.
- HO-5. Added to align with CPP-H-6.
- HO-6. Added to align with CPP-H-24.
- HO-7. Added enforce.
- HO-8. Added to align with CPP-H-20.
- HO-9. Mitigation measure from DEIS (7-6); aligns with CPP-H-10.
- HO-10. Added to align with CPP-H-6.
- HO-11. Added to align with CPP-H-15.

Supply And Diversity

In this subsection, policies work to encourage a diverse housing stock, especially encouraging middle-scale housing typologies.

- HO-12. Mitigation measure from DEIS (7-5); aligns with CPP-H-7.
- HO-13. Added to align with CPP-H-18.
- HO-14. Added to align with CPP-H-15.
- HO-15. Added to align with CPP-H-13.
- HO-16. Aligned with CPP-H-13.
- HO-17. Aligned with recent amendments to GMA; aligned with CPP-H-18.
- HO-18. Added to align with CPP-H-16 and CPP-H-18.
- HO-19. Added to align with CPP-H-16 and CPP-H-18.
- HO-20. Added to align with CPP-H-18.
- HO-21. Added to align with CPP-H-27.
- HO-22. Updated to broaden the types of projects that could occur.
- HO-24. Recommendation from Climate Vulnerability Assessment (5.1.1).
- HO-25. Updated to clarify language; mitigation measure in DEIS (7-5).
- HO-26. Updated terminology.
- HO-28. Added to align with CPP-H-8.

Housing Affordability

The policies in this subsection are focused on preserving existing affordable housing, increasing affordable housing, and providing assistance to displaced persons to minimize risks of displacement and assist those who have been displaced.

- HO-29. Added to support the creation of new revenue streams for affordable housing.
- HO-30. Updated to clarify policy intent.
- HO-31. Added to align with CPP-H-20.
- HO-32. Updated to clarify policy intent.
- HO-33. Added to support future housing work.
- HO-34. Added to support future housing work.
- HO-35. Added to support future housing work.
- HO-36. Aligned with CPP-H-23.
- HO-37. Split off from HO-43 to prevent displacement and expand affordable housing (under CPP-H-20).
- HO-38. Added to align with CPP-H-20.
- HO-39. Updated to be more specific about neighborhood conditions.
- HO-40. Updated to use human-centered language. Removed program name restrictions.
- HO-41. Recommendation from Climate Vulnerability Assessment (5.1.1).
- HO-42. Added to align with CPP-H-15.
- HO-43. Clarified policy intent. Split off second part into HO-37.
- HO-45. Updated to include a broader array of incentives.
- HO-46. Updated to include a broader array of incentives.
- HO-47. Updated to broaden the policy and focus on marginalized populations instead of the geographic location; removed the discussion.
- HO-48. Update to focus on the full range of housing need; mitigation measure in DEIS (7-5).
- HO-49. Updated to focus on monitoring instead of implementation.
- HO-51. Updated to expand the activity; mitigation measure in DEIS (7-4).
- HO-52. Added to align with CPP-H-20.
- HO-53. Added to align with CPP-H-20.
- HO-54. Added to support future work on affordable housing.
- HO-55. Added to to align with CPP-H-2.
- HO-56. Updated to specify both the creation and preservation of affordable housing are the focus.
- HO-57. Broadened to include all displacement, not just displacement caused by city-initiated actions (that is covered in HO-2).

- HO-58. Aligned with CPP-H-14.
- HO-59. Added to support housing stability programs.
- HO-60. Broadened to include affordability and equity; aligned with racially disparate impacts analysis.

Planning for Unique Needs

In this subsection, policies focus on meeting the differing needs of Bellevue residents that may require housing accommodation or assistance.

- HO-61. Updated to use human-centered language; aligned with CPP-H-5.
- HO-62. Removed elements redundant with HO-61. Clarified policy intent.
- HO-63. Clarified policy intent and alignment with state requirements.

Preventing Homelessness

The policies in this subsection are focused on preventing homelessness and ensuring appropriate, secure, and affordable housing.

- HO-65. Added to support people exiting homelessness.
- HO-66. Added to address the full scope of activities to prevent homelessness.
- HO-67. Updated to use human-centered language.
- HO-68. Added to address the full scope of activities to prevent homelessness.
- HO-69. Added to address the full scope of activities to prevent homelessness.
- HO-70. Split into two policies (HO-70 & HO-71).
- HO-71. Split into two policies (HO-70 & HO-71).
- HO-72. Added to address the full scope of activities to prevent homelessness.
- HO-73. Added to address the full scope of activities to prevent homelessness.
- HO-74. Added to address the full scope of activities to prevent homelessness.

POLICY UPDATES – HUMAN SERVICES

The Human Services element is about how the city provides programs and funding for all the services that support people in our community. The Human Services Commission has been engaged in the update of policies in the Human Services element since the launch of the Comprehensive Plan Periodic Update. Staff has met with the commission four times to discuss the update as outlined below:

- March 15, 2022: Introduced to the overall scope of the update and their role in reviewing the policies in the Human Services element
- May 2, 2023: Reviewed and provided feedback on the scope of the updates in the Human Services element policies

- February 21, 2024: Reviewed specific changes to the policies and made a recommendation to the Planning Commission.

The Human Services Commissioners brought their expertise on the range of planning for human services in Bellevue that they are involved in from reviewing human services funding requests to studies and make recommendations concerning emerging human services issues. The Commission heard an abbreviated summary of the feedback from the community at the February 21 meeting.

At its February 21 meeting the Human Services Commission unanimously recommended the amendments to the Human Services element policies to the Planning Commission as part of the periodic update to the Comprehensive Plan.

Throughout the engagement process, we have heard from the community about the importance of investing in services and mental health. There was support for updates that elevate youth participation and development. There were some concerns that specific populations were missing, including older adults, LGBTQIA+, and veterans as groups who might require human services.

Staff recommend adding older adults to the list of populations HS-1 affected by poverty, discrimination, and oppression to address feedback related older adults. Staff do not recommend additional changes to the element at this time. Another policy (HS-27) emphasizes services and investments for older adults. The Human Services Element has policies (HS-1 and HS-20) calling for a welcoming community and equitable outcomes based gender and sexual identity. Veterans are not uniquely identified within the policies, but the needs of veterans are addressed throughout. as the policies address the needs of the . All the comments are included as Attachment E.

Below, the policy updates in the Human Services element are listed by subsection, highlighting the main changes in the subsection. Changes that are a clarification or a grammatical change are not included below. Attachment B contains the strike/underline of all policy changes in this element, including minor edits that are not highlighted in this memo.

Citywide

The policies in this subsection are focused on the citywide human services system.

- HS-1. Updated to use more inclusive language.
- HS-2. Updated to emphasize the full role of Human Services.

Facilitator and Educator

In this subsection, policies focus on the city's role as a facilitator and educator in the human services system.

- HS-3. Updated to include equity/inequity in community dialogue.
- HS-4. Updated to clarify policy intent and include more details of what is being supported.
- HS-5. Updated to broaden the policy to include all low- and moderate-income residents.
- HS-6. Added based on a recommendation in the Climate Vulnerability Assessment (5.1.4.)
- HS-9. Added to address the increase in Bellevue residents who are low to moderate income and/or in crisis and the need for them to gain understanding of the resources available.
- HS-10. Added to address the increase in Bellevue residents who are low to moderate income and/or in crisis and the need for the community to become informed.

Planner and Funder

The policies in this subsection are focused on the city's role as a planner and funder in the human services system.

- HS-11. Updated to emphasize equity.
- HS-13. Added to support continuing work of the City to assess community needs.
- HS-14. Updated to include systemic issues.
- HS-19. Updated to clarify policy intent.
- HS-20. Added to address equitable outcomes.
- HS-21. Updated to use more inclusive language.
- HS-22. Updated to use more inclusive language.
- HS-23. Updated to use more inclusive language.
- HS-24. Added to address increase in housing instability and homelessness.
- HS-25. Added to address the disproportionate impacts COVID had on youth well-being, particularly those from marginalized communities.
- HS-26. Added to address the increase in the number of Bellevue residents experiencing food insecurity.
- HS-27. Added to address the disproportionate impacts COVID and the rising cost of living are having on older adults.
- HS-28. Added to address the increase in behavioral health need.
- HS-29. Added to address the increase in behavioral health need.

ATTACHMENTS

- A. Planning Commission Meetings and Topics
- B. Comprehensive Plan Periodic Update: Proposed amendments to the Housing and Human Services Elements
- C. Glossary
- D. Housing Element Comments
- E. Human Services Element Comments
- F. Youth Comments
- G. Phase 3 Engagement Summary