

Housing Element Items

Council question or direction	Information and/or potential change
<p>Include the GMA Housing goal Councilmembers Robinson and Stokes suggested adding to the Housing Element narrative discussion a quote of the GMA housing goal.</p>	<p>Proposed amendment, at top of p. 81, add as follows: <i>The Growth Management Act (GMA) requires that each county and city plan to accommodate the growth projected over the next 20 years. <u>The state Growth Management Act 's housing goal is to:</u></i> <i><u>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</u></i></p>
<p>Are the city's objectives for affordable housing set high enough? Mayor Balducci asked whether the Housing Element as a whole captures the full importance of the community's need for affordable housing.</p>	<p>Council could consider an additional edit to policy HO-34 to further establish the city's objective of address the housing need at lower income levels. HO-34 is the first policy of the affordable housing section and therefore establishes the overall tone and approach to housing affordability.</p> <p>Proposed amendment, at middle of p. 93, could be: <i>HO-34 Address the entire spectrum of housing needs in <u>need for housing affordable to very low, low, and moderate income households through the city's affordable housing programs.</u></i></p>
<p>The City's regional involvement in housing Councilmembers Robinson and Stokes suggested including additional text about the city's regional involvement in housing, to broaden the paragraph to include our other regional efforts.</p>	<p>To respond to the Council suggestion, staff recommends adding text about the city's regional involvement.</p> <p>Proposed amendment to narrative on p. 81: <i><u>In addition to ARCH, Bellevue actively participates in regional efforts to address housing issues including the Committee to End Homelessness, Puget Sound Regional Council, King County Growth Management Policy Committee, and King County's Joint Recommendation Committee which recommends use of a variety of countywide housing resources.</u></i></p>

Council question or direction	Information and/or potential change
<p>HO-16/Detached ADUs</p> <p>Councilmember Stokes asked about Bridle Trails comments recommending that ADUs should only be allowed where expressly included in neighborhood plans. Meanwhile, the state Department of Commerce commented that the HO-16 language as proposed may not be fully consistent with GMA, which requires cities with greater than 20,000 population to allow for accessory dwelling units in all single family residential districts. Staff discussed with Commerce staff a potential change to the policy clarifying that attached ADUs are allowed throughout the city while permitting detached ADUs only in areas where consistent with subarea plans. Commerce staff indicated that would be an appropriate approach.</p>	<p>To respond to Bridle Trails and Commerce comments, staff recommend a revised proposal for HO-16, p. 92.</p> <p>Proposed amendment:</p> <p>HO-16 <i>Allow attached and detached accessory dwelling units in single family districts subject to specific development, design, location, and owner occupancy standards, where consistent with neighborhood subarea plans. <u>Allow detached accessory dwelling units where expressly allowed by neighborhood subarea plans.</u></i></p> <p>This proposal distinguishes between attached ADUs (currently allowed Citywide) and detached ADUs and is consistent with current Bellevue code and GMA. It would allow detached ADUs through a subarea plan amendment.</p>
<p>HO-23</p> <p>Councilmembers Robinson and Stokes suggested specific additional words to provide additional detail in the policy.</p>	<p>Council discussed the following wording to HO-23, p. 93.</p> <p>Proposed amendment:</p> <p>HO-23 <i>Encourage the development of affordable housing <u>through incentives and other tools</u> consistent with state-enabling legislation.</i></p> <p>The focus of existing policy HO-23 was to provide policy direction for city code. The Planning Commission recommended change appropriately recognizes consistency with state legislation. Further edits might help clarify the policy intent being focused on the role of development regulations. With further reflection, staff drafted a new alternative option for consideration.</p> <p>Alternative proposed amendment:</p> <p>HO-23 <i>Encourage the development of affordable housing <u>by establishing development regulations that avoid barriers and provide incentives</u> consistent with state-enabling legislation.</i></p>

Council question or direction	Information and/or potential change
<p>HO-25 Councilmembers Robinson and Stokes suggested amendments to this policy to increase emphasis on implementing the housing strategy. Council discussed word choices, including “Promote,” and whether “potential unintended consequences” should be retained. Consensus appeared to be around the language shown to the right.</p>	<p>Proposed amendment: HO-25: <i>Develop <u>and implement</u> an effective strategy to ensure affordable housing opportunities are available in downtown and throughout the city at a range of affordability levels. Monitor quantity, types and affordability of housing achieved and for potential unintended consequences <u>and to determine if the need is being met.</u></i></p>
<p>HO-27 Councilmembers Robinson and Stokes recommended this change to strengthen support for funding affordable housing. Councilmember Robinson indicated she would also accept “<u>Continue</u> funding...”).</p>	<p>Proposed amendment: HO-27: Consider <u>Provide</u> funding to support housing need, especially for low and very low income households. Assess housing fund guidelines on a regular basis to ensure they are consistent with changing community needs and priorities.</p>
<p>Homelessness - HO-38, HO-39, HO-X8 Council discussed these three policies addressing homelessness. Council supported the recommended language “to move homeless persons and families to long-term financial independence” in HO-38. The greater concern focused on HO-X8. Councilmembers recognized that temporary encampments may be allowed by law, but are not a long-term housing solution. There was general agreement that HO-X8 could be deleted and elements of it might be merged into the other policies.</p>	<p>In response to Council comments, staff suggests deleting HO-X8 and making limited edits to HO-38 and HO-39, on p. 95.</p> <p>Proposed amendment: HO-38 <i>Support regional efforts to prevent <u>make homelessness rare, brief and one time.</u> Provide a range of affordable housing options and support efforts to move homeless persons and families to long-term financial independence.</i></p> <p>HO-39 <i>Collaborate with other jurisdictions and social service organizations in their efforts to obtain funds and operate <u>to assure availability of</u> emergency shelters and day centers that address homelessness.</i></p> <p>HO-X8: <i>Allow hosting of Temporary Encampments at religious facilities as a form of religious expression and consistent with state law pertaining to religious use.</i></p>

Council question or direction	Information and/or potential change
<p>Implementation programs</p> <p>Councilmember Robinson suggested changing the description of the Housing Strategy Plan to clarify its focus on affordability.</p>	<p>In response, staff suggests the following addition to the Housing Strategy Plan description on p. 97.</p> <p>Proposed amendment:</p> <p><i>A prioritized list of work program items to implement key housing policies <u>address the city's need for affordable housing for those at very low, low, and moderate income levels.</u></i></p>
State Dept. of Commerce comments	Response
<p>Housing HO-16</p> <p>We are concerned that Housing Policy HO-16 may be construed as limiting the provision of accessory dwelling units (ADUs) in some residential neighborhoods. Please note that state statutes, RCW 36.70A.400 and RCW 43.63A.215(3), state that if the city has a population of over 20,000 there must be provisions for accessory dwelling units to be allowed in single-family residential areas. Local governments can establish the parameters for their development, but they should be allowed in all areas zoned for single family residential development.</p>	<p>The proposed change to HO-16 as noted above would address this concern.</p>
PSRC comments	Response
<p>Housing – HO-25</p> <p>HO-25 appears to rely on future work—the development of a housing strategy—to address affordable housing needs in Bellevue. The city should consider including additional discussion in the housing element implementation table of the content of housing strategy plan, including detail on the timeline for adoption and update.</p>	<p>The Implementation section (p. 97) already calls out a general timeline for the Housing Strategy Plan (work to commence in 2015 or 2016) and stipulates that it will be updated periodically.</p>

Council question or direction	Information and/or potential change
<p>Housing Needs</p> <p>As guided by MPP-H-5, the draft plan update would be strengthened with more detail on housing needs, goals, and strategies that address extremely-low, very-low and low-income households.</p>	<p>The draft plan identifies Bellevue’s housing affordability gap for moderate, low, and very low income housing in Figures HO-5 and HO-6 on page 87. Additional housing needs analysis is found in the East King County Housing Analysis prepared in partnership with ARCH, referenced on page 78.</p> <p>Proposed amendment:</p> <p>Add a link to both the Bellevue and ARCH websites, where the Housing Analysis will be available to the public.</p> <p>Additionally, policies in the draft plan that address housing for low and very-low income households include HO-34 (as edited), HO-25, HO-27, and HO-28. Strategies that address housing for very-low, and low-income households will be developed in the Housing Strategy Plan, referenced in the Implementation Program table on p. 97.</p>