



Affordable Housing Strategy C-1

**Incentive for Public, Non-Profit Housing and
Faith-Based Properties**

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Community Development

July 20, 2020



Direction

Initiate work on an incentive-based approach for increasing affordable housing potential on eligible land consistent with Affordable Housing Strategy Action C-1: *Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing.*

- **CPA to allow for density increase incentives on eligible properties**
- **LUCA with development regulations and criteria for the incentives**





Agenda

1. C-1 Approach
2. Proposed Qualifying Properties
3. C-1 CPA and LUCA
4. Outreach
5. Work Program/Timeline



Affordable Housing Strategy

Create More Affordable Housing

- Council Approved AHS June 2017
- Council Priority – Phase I Implementation
- 5 Strategies + 21 Actions
- Goal of 2,500 more affordable homes in 10 years
- Bold actions with measurable results
- ***C-1 potential to provide more housing for low-income households***



City of Bellevue Affordable Housing Strategy

Approved by City Council
June 5, 2017



Prior Council Discussions

February 12, 2018: Introduction to C-1 proposal

- Allow for increased density using a floor area calculation
- Council concern with increased density
- Defer discussion till end of the legislative session

March 9, 2020: Affordable Housing Strategy Update

- Update from staff on timeline for C-1 strategy proposal
- Desire to formally launch within 3-6 months



Community Interest

Community conversations supporting affordable housing:

- Faith community, churches
- School District
- Businesses
- Sound Transit
- Affordable Housing Non-Profits



Current Situation/ Issues to Resolve

Affordable housing developers with limited access to property in Bellevue partner with the faith community or public entities for surplus property.

If affordable housing bonus could be achieved through code it would:

- Provide more certainty for property owners, non-profits and neighborhoods
- Avoid multi-year CPA and rezone processes
- Reduce the risk and cost of housing
- Start with a process to right-size bonus



Action C-1 Recommended Approach

- Single process for Comprehensive Plan and Land Use Code amendments – more predictable and efficient.
- Apply bonus the same as existing citywide affordable housing incentive (not needed in BelRed, Downtown & Eastgate).
- Housing could achieve greater density increase on faith, non-profit housing and public surplus properties.
- Eligible properties meet City policy and recent state legislation.
- Only applies to eligible properties developing affordable housing.

State House Bill 1377

- Directs cities to provide a density bonus for affordable housing on faith-owned properties.
- Cities can establish the amount of density bonus consistent with local needs.

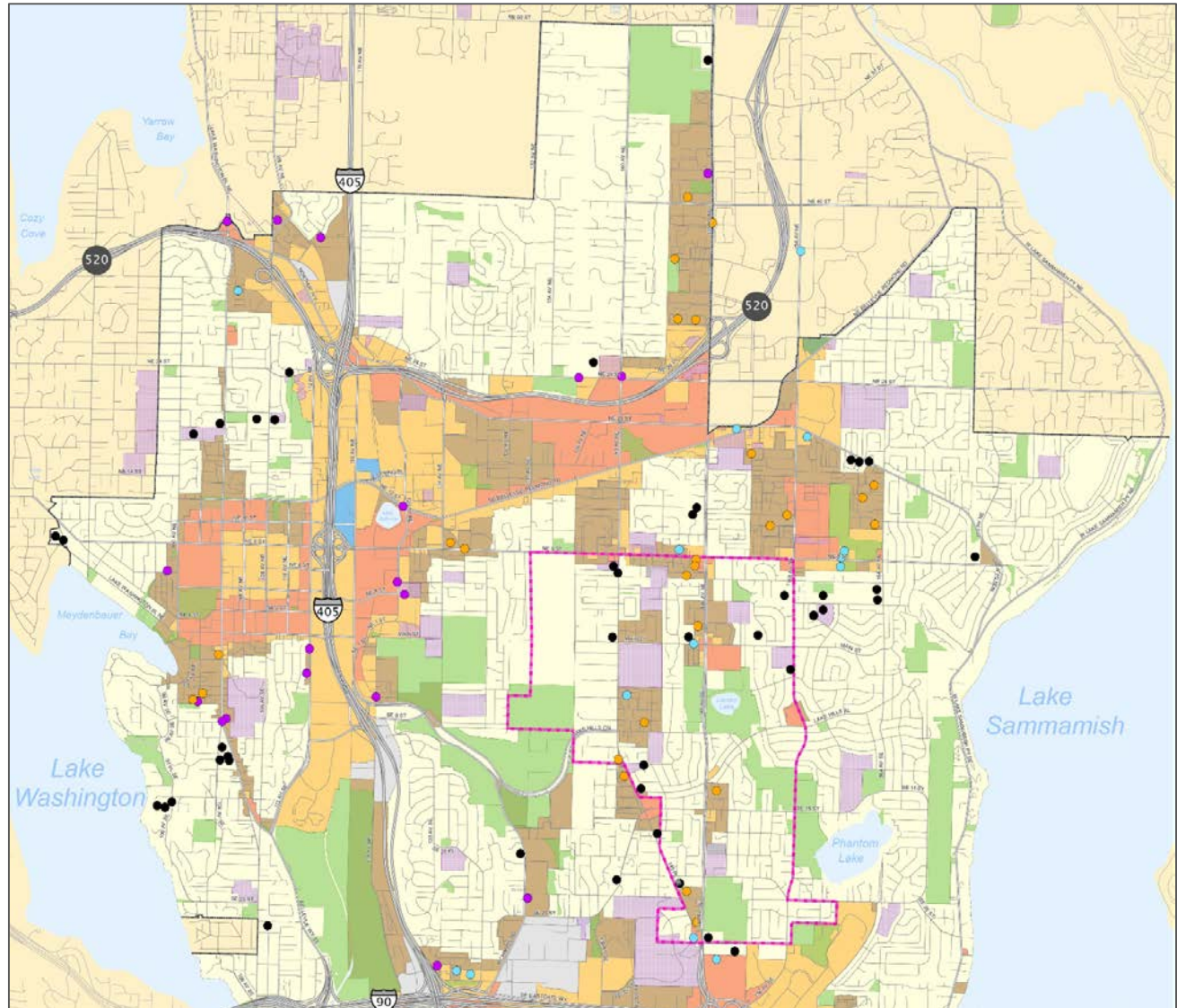


Proposed Qualifying Properties

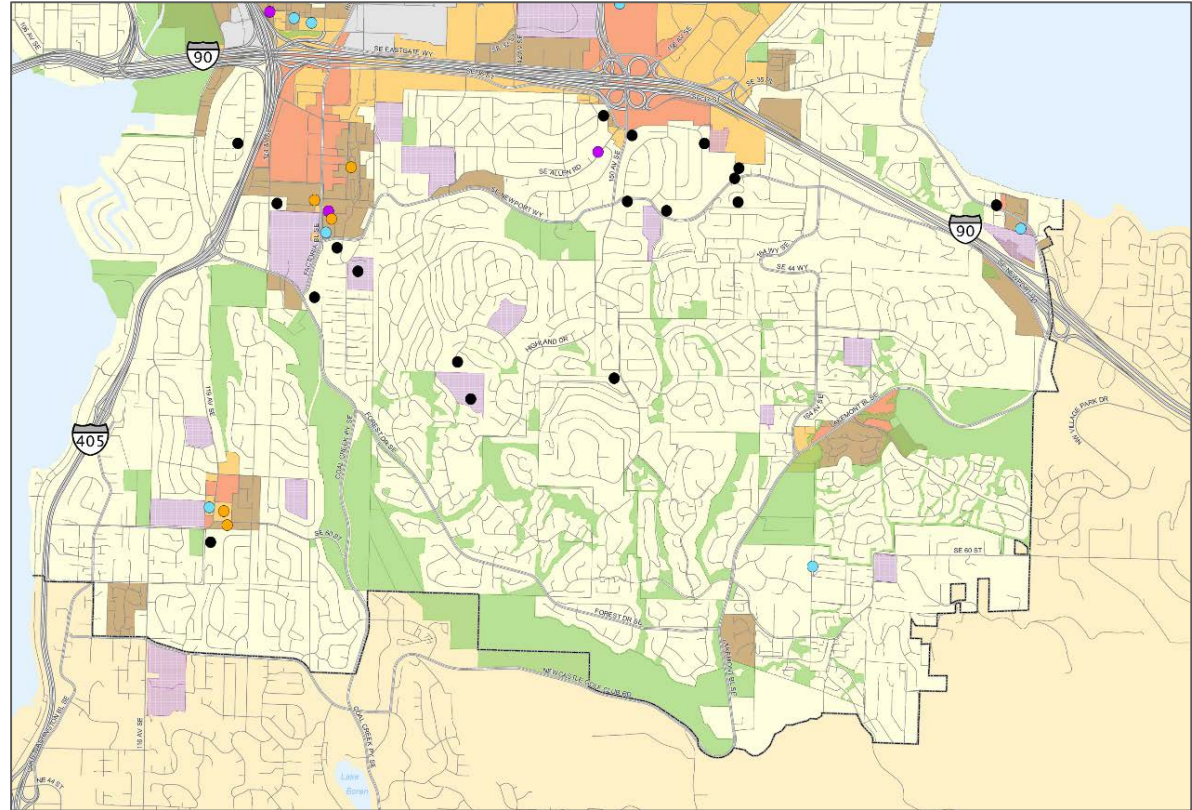
- Multifamily and mixed-use residential districts
 - Public surplus property
 - Non-profit housing property
 - Faith-owned property
- Single family residential districts
 - Faith-owned property

Excludes: Parks & Community Services Department owned property
 Property owned by public utilities (except vacant)
 Downtown, BelRed, and Eastgate TOD Areas

C-1 Distribution of Sites North of I-90, including EBCC



C-1 Distribution of Sites South of I-90





C-1 CPA

- Action C-1 is in the City's Affordable Housing Strategy.
- Currently, no specific Comprehensive Plan policy for density bonus incentive on faith, housing non-profit and public surplus land.
- Propose Council-initiated CPA as part of 2020 annual process.
- New policy to Comprehensive Plan Housing Element.

C-1 LUCA

- Propose a Council initiated Land Use Code Amendment to be reviewed with 2020 CPA.
- Consider a new section to existing affordable housing incentive LUC 20.20.128.
- Additional analysis to propose density increase for qualifying properties.
- Analysis would include outreach with non-profit housing developers and faith-based property owners, housing and neighborhood groups.



C-1 Outreach

- Public engagement through annual CPA work program and Code amendment process.
- Planning Commission review and public hearings.
- East Bellevue Community Council review
- Notification and outreach to owners of potentially qualifying properties
- Outreach to other housing and neighborhood stakeholders.

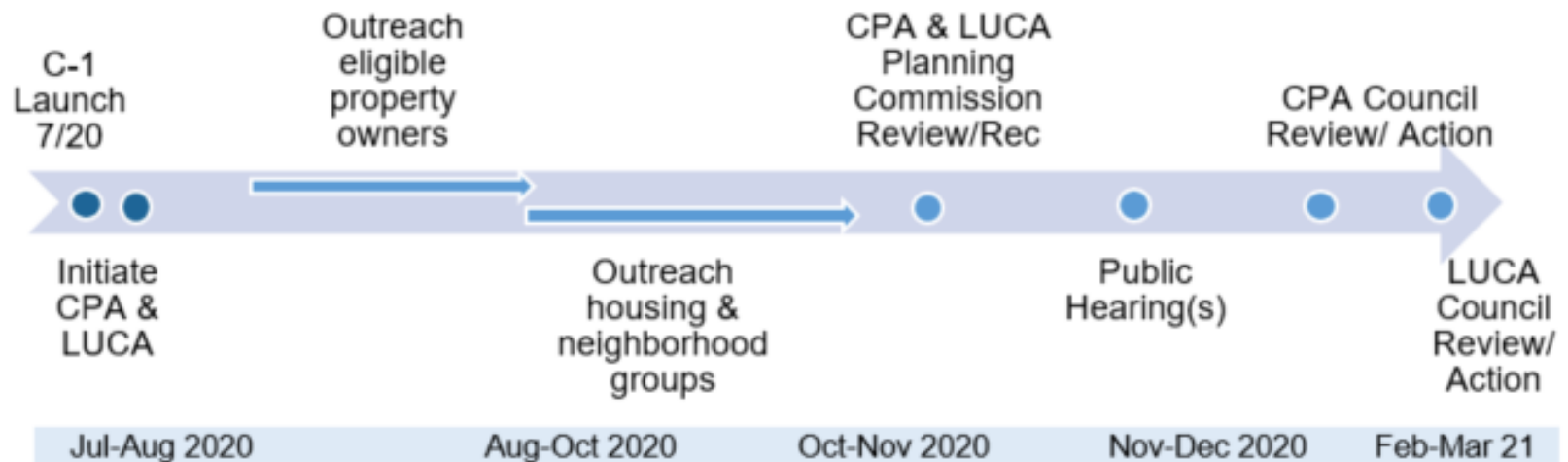


Strategy C-1 Implementation

Tonight	Initiate C-1 work program, including CPA and LUCA
Ongoing	Staff analysis of incentive and potential sites Outreach to eligible property owners, faith-based organizations, non-profit housing developers and neighborhood groups
Oct/Nov	Planning Commission review, public hearings, recommendation
Dec 2020	Council action on C-1 CPA
Early 2021	Council action on Land Use Code Amendment



Timeline





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Thank you

**C-1 - Incentive for Public, Non-Profit Housing
and Faith Owned Properties**