



C-1 Affordable Housing Density Bonus Land Use Code Amendment

**East Bellevue Community Council
Courtesy Hearing**

September 8, 2021

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Agenda

- LUCA Objectives
- Background Information
- LUCA Components
- Public Engagement
- LUCA Process



Objectives

The proposed LUCA will:

- Conform with new provisions of RCW 35A.63.300
- Support recommendations from the 2017 Affordable Housing Strategy (AHS)
- Implement Comprehensive Plan Housing Element, Policies HO-33, HO-34, and HO-35

RCW 35A.63.300

- Amended in 2019
- Cities must allow an “increased density bonus consistent with local needs for **any** affordable housing development of **any** single-family or multifamily residence located on real property owned or controlled by a religious organization”
- Housing units must be affordable for at least 50 years
- Affordability must be at or below 80% Area Median Income (AMI)

2017 AHS

Memorialized the City's commitment to creating affordable housing opportunities in Bellevue by:

- Increasing development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing (Action C-1)



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



Comprehensive Plan

- New policies adopted in Housing Element in December 2020:
 - HO-33: Implement Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on any qualifying property owned by faith-based or non-profit housing entities, or on surplus property owned by public entities.
 - HO-34: Implement the bonuses and incentives for qualifying properties to respond to the different conditions of multifamily and single family land use districts that are outside of Downtown, BelRed, and Eastgate TOD
- The proposed density bonus is **a first step** in advancing these policies

Existing Density Bonus

- Originated in **previous mandatory affordability** program
- One market rate unit in exchange for one affordable housing unit, up to a **15% bonus**
- **Multifamily** only
- Bonus has not been used, reported to be insufficient
- C1 projects will provide 100% affordable housing, **greater public benefit**

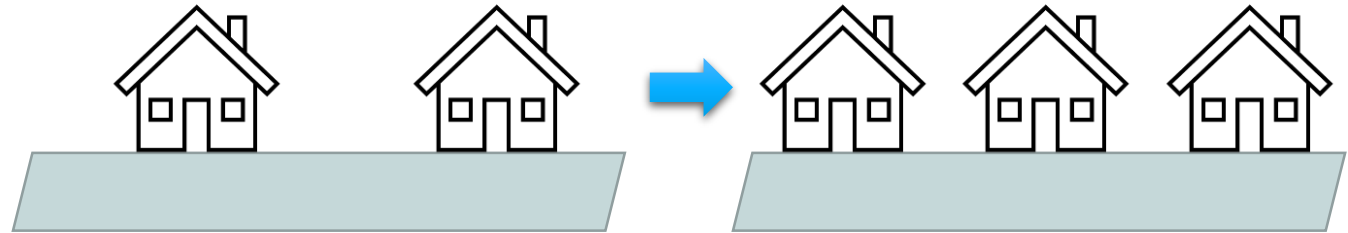
Background: Affordable Housing

- Defined simply by maximum income level in the Land Use Code
- Allows for variation in populations and incomes served – including seniors, families, and people with disabilities
- Long-term affordability protected with recorded agreements



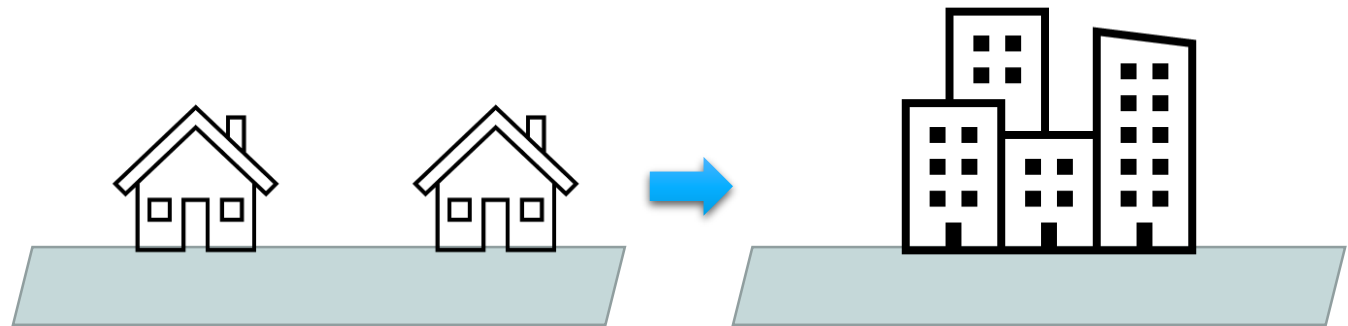
Background: Density Bonus

Density Bonus



VS.

Rezone



20.20.128 Affordable Housing

A. Purpose

B. Definitions

C. Applicable Procedures

D. Eligibility

- Mixed-Income Multifamily Development
- Affordable Housing Development

E. Density Bonus

- Mixed-Income Multifamily Development (15%)
- Affordable Housing Development (50%)

F. Dimensional Standard Modification

- Tables for 15% and 50%

G. Modification of Other Applicable Requirements

- Parking
- Building Height
- Open Space in PUDs

H. Attached Housing within Subdivisions

- Duplexes and Triplexes permitted within subdivisions
- Clarifies process
- Limits on share of attached units

H. Super Bonus for Additional Density and Dimensional Standard Modifications

- Criteria to apply for additional density with approved Conditional Use Permit

Eligibility Criteria

- All housing units affordable housing
- **Single Family** Land Use Districts: *Land owned by a religious organization*
- Districts where **Multifamily** is Permitted: *Land owned by a religious organization, nonprofit organization, or public agency*
- Not available in districts with established affordable housing bonuses (Downtown, Eastgate, BelRed)

Eligibility Criteria

- Eligible parcels will change over time as ownership changes
- Currently, the greatest number of eligible parcels are in R-5 Land Use Districts
- 20% of current eligible parcels are located in the EBCC
- **Not all eligible parcels** will choose to participate

Zone	Qualifying Parcels	
	Citywide	EBCC
Single Family Residential Land Use Districts		
R-1	5	0
R-1.8	9	0
R-2.5	8	5
R-3.5	7	0
R-4	5	0
R-5	28	7
R-7.5	1	0
Multifamily Residential Land Use Districts		
R-10	2	0
R-15	2	2
R-20	19	6
R-30	9	1
Other Districts that Permit Multifamily		
CB	1	0
NB	1	0
O	9	2
OLB	5	0
Total	111	23

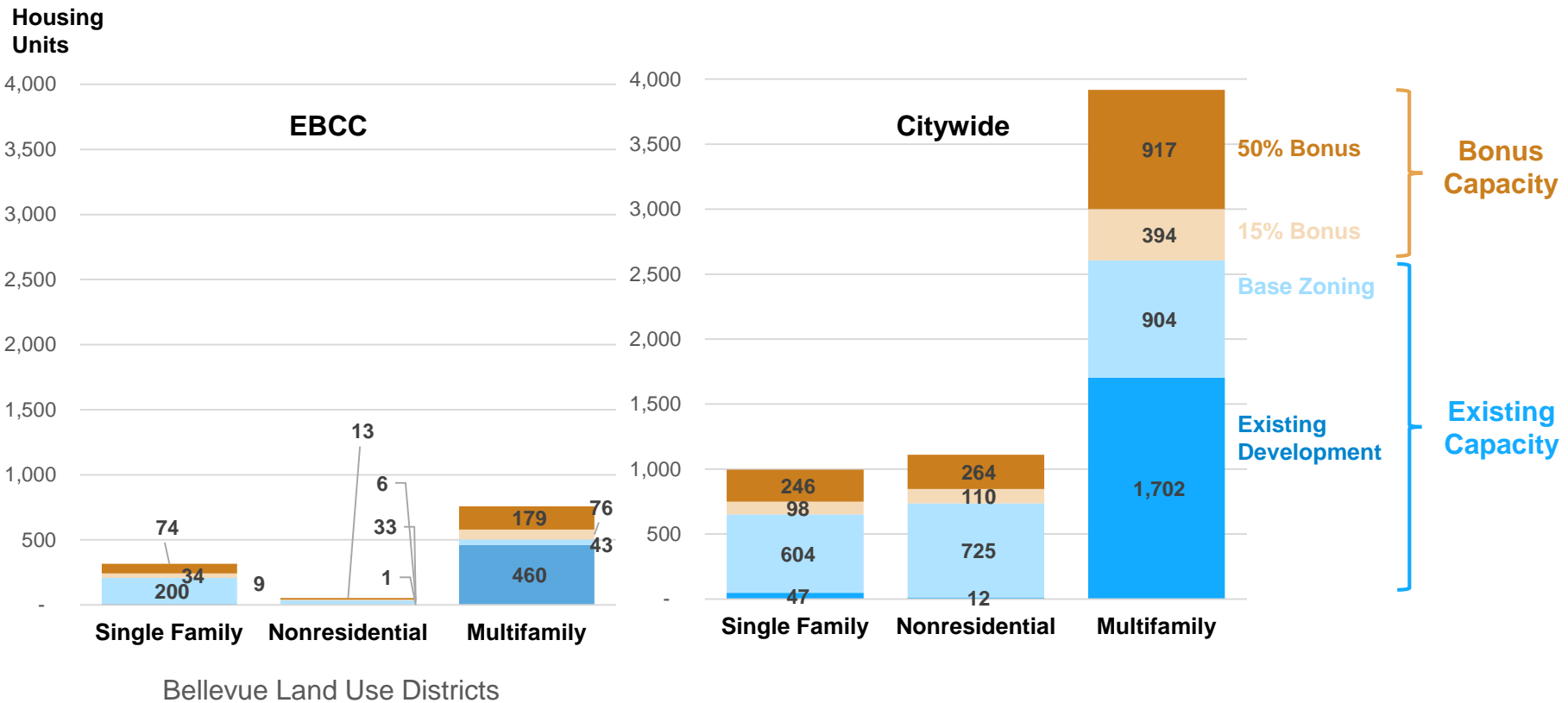
New Density Bonus

- “By Right” density bonus
- **50%** above the maximum density
 - Minor adjustments to **minimum lot area, lot coverage**
 - Single family districts: Up to 50% of units may be in **duplexes or triplexes**
 - Multifamily districts: **Additional story** permitted
- Other underlying **development standards to remain**

	Single Family Districts							Multifamily Districts			
Dwelling Units per Acre	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5	R-10	R-15	R-20	R-30
No Bonus	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
with 50% Bonus	1.5	2.7	3.8	5.3	6.0	7.5	11.3	15.0	22.5	30.0	45.0

New Density Bonus

Existing and Bonus Unit Capacity on Qualifying Properties



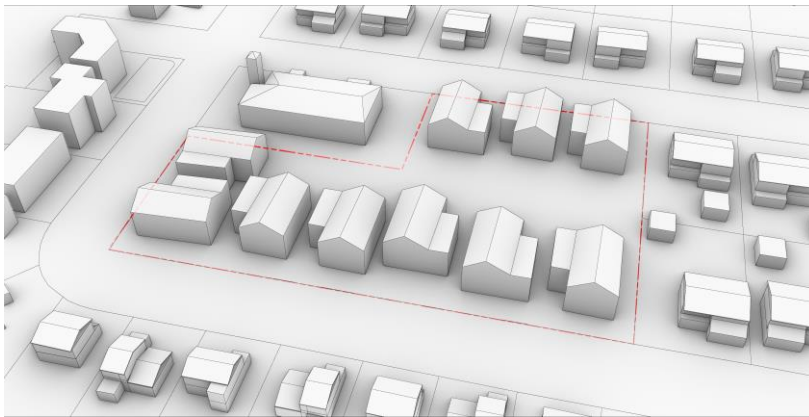
New Density Bonus

- **Full buildout:** The proposed bonus would add an estimated **696 trips** to the transportation system during the PM peak hour
- Represents **less than one percent** of PM peak trips Citywide
- These trips **would not degrade the system** as a whole
- Local impacts must be identified and mitigated at the project level

Density Comparison

R-5 Land Use District

Base Density



2 Acre Site
10 Units
Minimum Lot Size: 7,200 sf

50% Bonus



2 Acre Site
15 Units
Minimum Lot Size: 4,800 sf
Includes Duplexes – no more than 50%
of total units

Density Comparison

R-5 Land Use District

Base Density, 2 acres:

- 10 single family homes

50% Bonus

- Same height and setbacks
- 15 single family homes

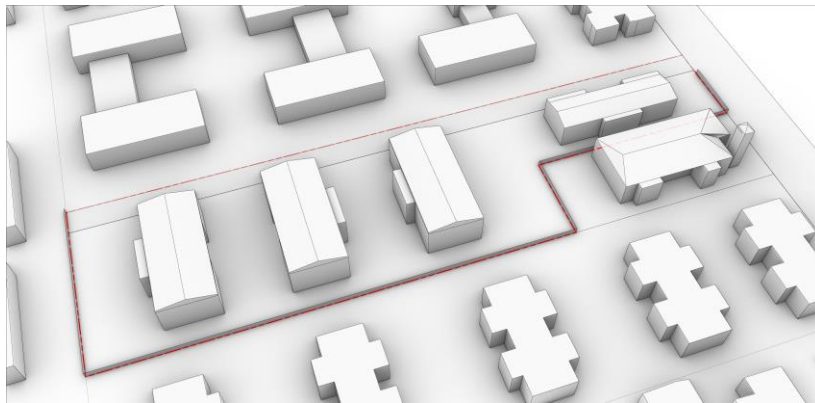
or

- Up to half the units in duplexes or triplexes

Density Comparison

R-30 Land Use District

Base Density



2 Acre Site
60 Units
Maximum Height: 40 feet

50% Bonus



2 Acre Site
90 Units
Maximum Height: 52 feet

Density Comparison

R-30 Land Use District

Base Density, 2 acres:

- 60 multifamily homes
- 40 feet maximum height

50% Bonus

- 90 multifamily homes
- 52 feet maximum height

“Super Bonus” Option

- Proposals meeting location criteria would apply for a **Conditional Use Permit (CUP)**
- CUP approval requires meeting five decision criteria, addressing neighborhood compatibility, impact, and adequate public facilities

Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Presentations briefing representatives of the faith community, non-profit housing providers, members of the public
- Online Presence – Engaging Bellevue, project webpage with public information regarding the proposed LUCA, key dates, and contact information for public comment

LUCA Process

Process IV – City Council Legislative Action

<input checked="" type="checkbox"/>	April 14	Planning Commission Study Session 1
<input checked="" type="checkbox"/>	May 12	Planning Commission Study Session 2
<input checked="" type="checkbox"/>	June 9	Planning Commission Study Session 3
<input type="checkbox"/>	September 8	EBCC Courtesy Hearing
<input type="checkbox"/>	September 22	Planning Commission Public Hearing
<input type="checkbox"/>	Future meeting	City Council Study Session
<input type="checkbox"/>	Future meeting	City Council Action
	Future meeting	EBCC Public Hearing and Approval/Disapproval