



Bellevue Planning Commission

A Resolution of the Planning Commission September 22, 2021

Affordable Housing Density Bonus Land Use Code Amendment Recommendation

AYE	NAY	ABSENT	
	x		Mohammad Malakoutian, Chair
x			Carolynn Ferris, Vice-chair
x			Vishal Bhargava
		x	Karol Brown
x			Craighton Goepppele
x			Anne Morisseau
x			Radhika Moolgavkar
On the motion of: Anne Morisseau			
Seconded by: Carolynn Ferris, Vice-Chair			
The following resolution was adopted: Planning Commission does not recommend that the City Council adopt the Affordable Housing Density Bonus Land Use Code Amendment			

WHEREAS, the City adopted the Affordable Housing Strategy (AHS) in 2017, recognizing the housing crisis in the Puget Sound region and the City; and

WHEREAS, AHS Action C-1 recommends increasing development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-17 and LU-15 encourage housing opportunities throughout the City and support a range of housing choices for different household types and income levels; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-7 and HO-26 encourage the development of affordable housing through incentives and other tools; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-33 and HO-34 encourage the implementation of Affordable Housing Strategy C-1 by providing bonuses and incentives to increase permanently affordable housing on any qualifying property outside of Downtown, BelRed, and Eastgate TOD; and

WHEREAS, in May 2019 and in order to facilitate affordable housing development on religious organization property, the Washington State Legislature enacted SHB 1377, codified as RCW 35A.63.300; and



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WHEREAS, RCW 35A.63.300, which became effective on July 28, 2019, requires cities planning under the Growth Management Act, Chapter 36.70A RCW, to allow an increased density bonus consistent with local needs for any affordable housing development on any single-family or multifamily residence located on real property owned or controlled by a religious organization, and under certain conditions; and

WHEREAS, Bellevue City Code section 3.64.070, section 20.35.410 of the Land Use Code (LUC), and LUC 20.30J.130 establish the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by holding public hearings, advising, and making recommendations to the City Council on land use ordinances and regulations to implement the comprehensive plan; and

WHEREAS, the Planning Commission held study sessions on April 14, 2021, May 12, 2021, and June 23, 2021 to discuss this LUC amendment to establish a density bonus and additional modifications to other standards and requirements for affordable housing developments on qualifying properties, including real property owned or controlled by a religious organization; and

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this text amendment to the LUC will not result in any probable, significant, adverse impact and issued a final threshold determination of non-significance on September 2, 2021; and

WHEREAS, after providing legally-required public notice, the Planning Commission held a public hearing for this LUC amendment on September 22, 2021 and considered the LUC amendment under LUC 20.35.410.B and the decision criteria in LUC 20.30J.135; and

WHEREAS, the Planning Commission expressed concerns that the proposed density bonus would not be sufficient to support project feasibility for affordable housing developments in lower-density land use districts; and

WHEREAS, the Planning Commission expressed concerns that the City's existing land use processes to facilitate larger density increases through project-specific review represent a barrier to affordable housing development; and

WHEREAS the Planning Commission finds that the proposed LUC amendment is not consistent with all of the decision criteria of LUC 20.30J.135, with particular reference to the decision criteria in LUC 20.30J.135.A and 20.30J.135.C , and is, therefore, not consistent with the Comprehensive Plan and contrary to the best interest of the citizens and property owners of the City of Bellevue; now, therefore,

THE PLANNING COMMISSION DOES NOT RECOMMEND THAT THE CITY COUNCIL ADOPT THE AFFORDABLE HOUSING DENSITY BONUS LAND USE CODE AMENDMENT (21-102681-AD).

A handwritten signature in black ink, appearing to read "Malakoutian", is written over a horizontal line.

Mohammad Malakoutian, Chair

9/22/2021

Date



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Johnson

Thara Johnson, staff liaison

9/22/2021

Date