

# Affordable Housing Density Bonus (C-1) LUCA

## Study Session

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November 15, 2021



# Direction Needed from Council

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Direct staff to prepare the Ordinance for final action at a future meeting



# Agenda

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1. LUCA Objectives
2. Planning Commission Recommendation
3. Proposed LUCA
4. Public Engagement
5. LUCA Process
6. Next Steps



# RCW 35A.63.300



- Adopted by the State Legislature in 2019
- Cities must allow additional density for affordable housing developed on property owned or controlled by a religious organization
- Must be at or below 80% AMI for at least 50 years

# 2017 AHS

- **FIRST STEP** to implement **Action C-1** to increase density on land owned by public agencies, faith-based and non-profit entities for affordable housing
- Estimated to produce 200 – 1,000 units



## City of Bellevue Affordable Housing Strategy

Approved by City Council  
June 5, 2017



City of Bellevue

# Comprehensive Plan

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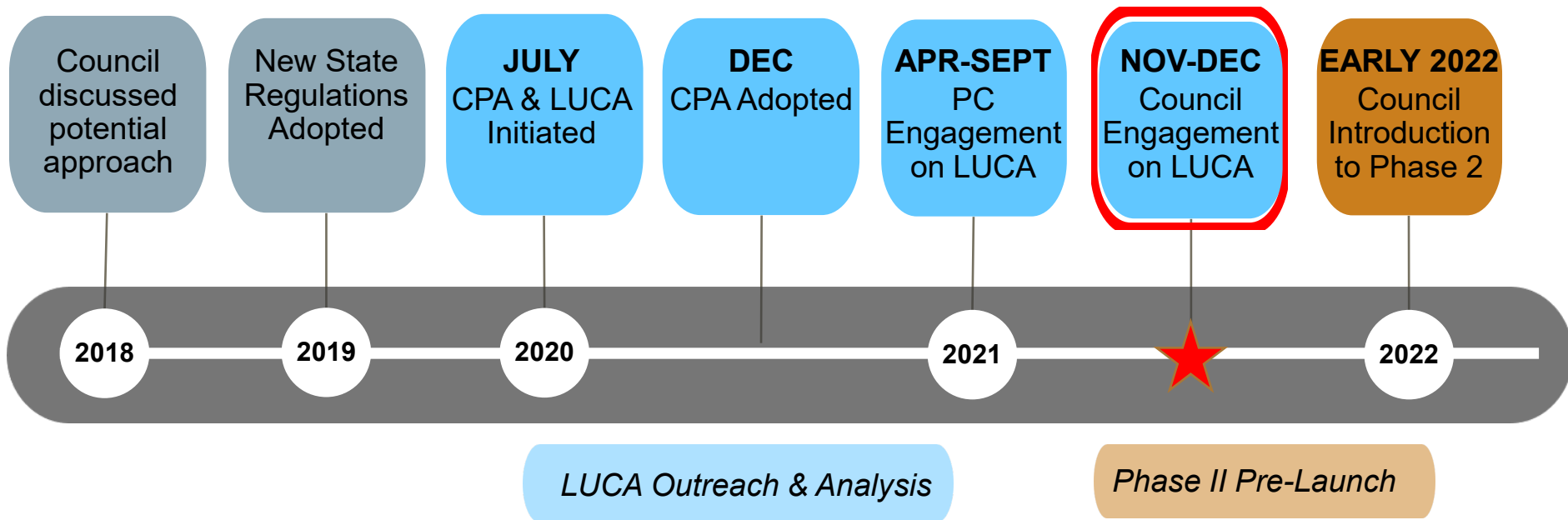
## **2020 CPA (Ordinance No. 6562):**

- HO-33: Implement AHS C-1 by providing bonuses and incentives for qualifying properties
- HO-34: Implement the bonuses and incentives for qualifying properties outside of growth corridors



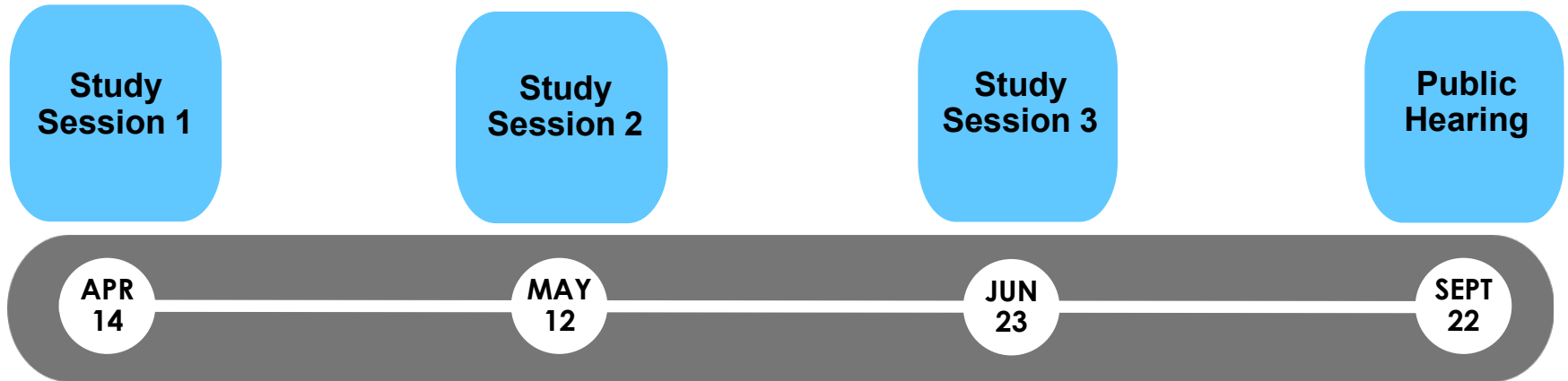


# Action C-1 Timeline



# PC Recommendation

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- Planning Commission did not recommend the LUCA





# Staff Recommendation

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- This LUCA is a **FIRST STEP** in implementing Action C-1
- Future work items will fulfill Planning Commission objectives
- This LUCA is complementary to future legislative changes



# Topic 1. Eligibility Criteria

- At least 80% AMI or below
- Single Family: *Land owned by a religious organization*
- Multifamily: *Land owned by a religious organization, nonprofit organization, or public agency*
- Not available Downtown, Eastgate, BelRed

Zone	Qualifying Parcels
Single Family	
R-1	5
R-1.8	9
R-2.5	8
R-3.5	7
R-4	5
R-5	28
R-7.5	1
Multifamily	
R-10	2
R-15	2
R-20	19
R-30	9
Other Multifamily	
CB	1
NB	1
O	9
OLB	5
<b>Total</b>	<b>111</b>



# Topic 2. New Density Bonus

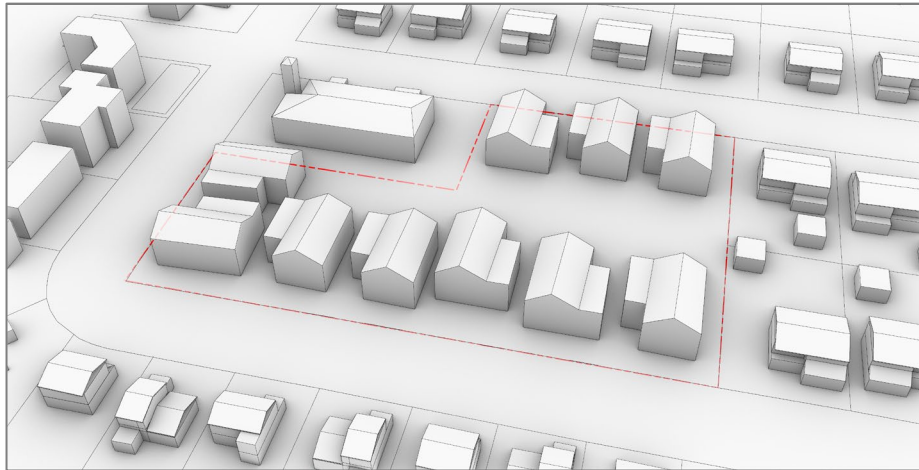
- “By-right” bonus – given without any added process
- No change to land use designation
- 50% above the maximum density

	Single Family							Multifamily			
Land Use District	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
Dwelling units per acre	1	1.8	2.5	3.5	4	5	7.5	10	15	20	30
with 15% Bonus	1.2	2.1	2.9	4.0	4.6	5.8	8.6	11.5	17.3	23.0	34.5
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



# Topic 2. New Density Bonus

## R-5 Land Use District



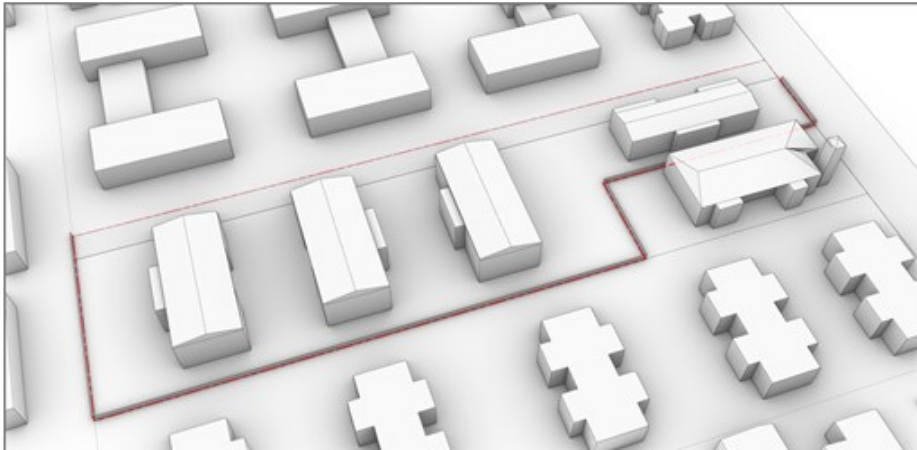
## 50% Bonus



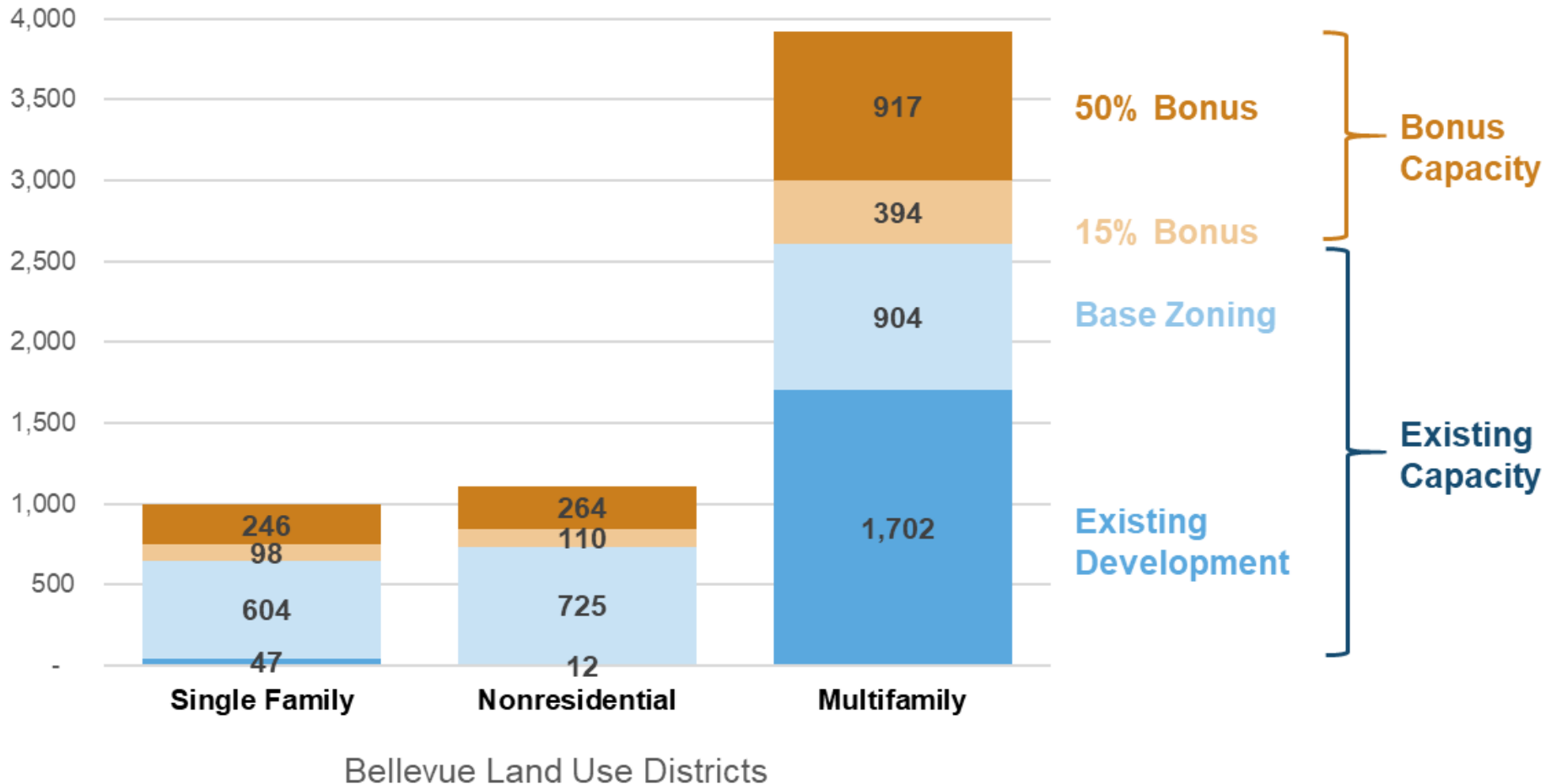
# Topic 2. New Density Bonus

**R-30 Land Use District**

**50% Bonus**



# Topic 2. New Density Bonus



# Remaining LUCA Topics

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## **Topic 3. Dimensional Standard Modification**

- Scaled flexibility for lot area and surface coverage
- Additional story/height, compact and tandem parking

## **Topic 4. Procedures and Attached Housing Units**

- No additional review for density bonus
- Duplexes and triplexes for up to 50% of units
- Unit Lot Subdivision for affordable home ownership

## **Topic 5. Cleanups**

- Clarifying amendments





# Public Engagement

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## Three modes of outreach:

- Process IV Requirements – noticing, EBCC courtesy hearing, public hearing
- Direct Engagement and Feedback – with faith community, non-profit housing providers, members of the public
- Online Presence – Engaging Bellevue, project webpage



# LUCA Process

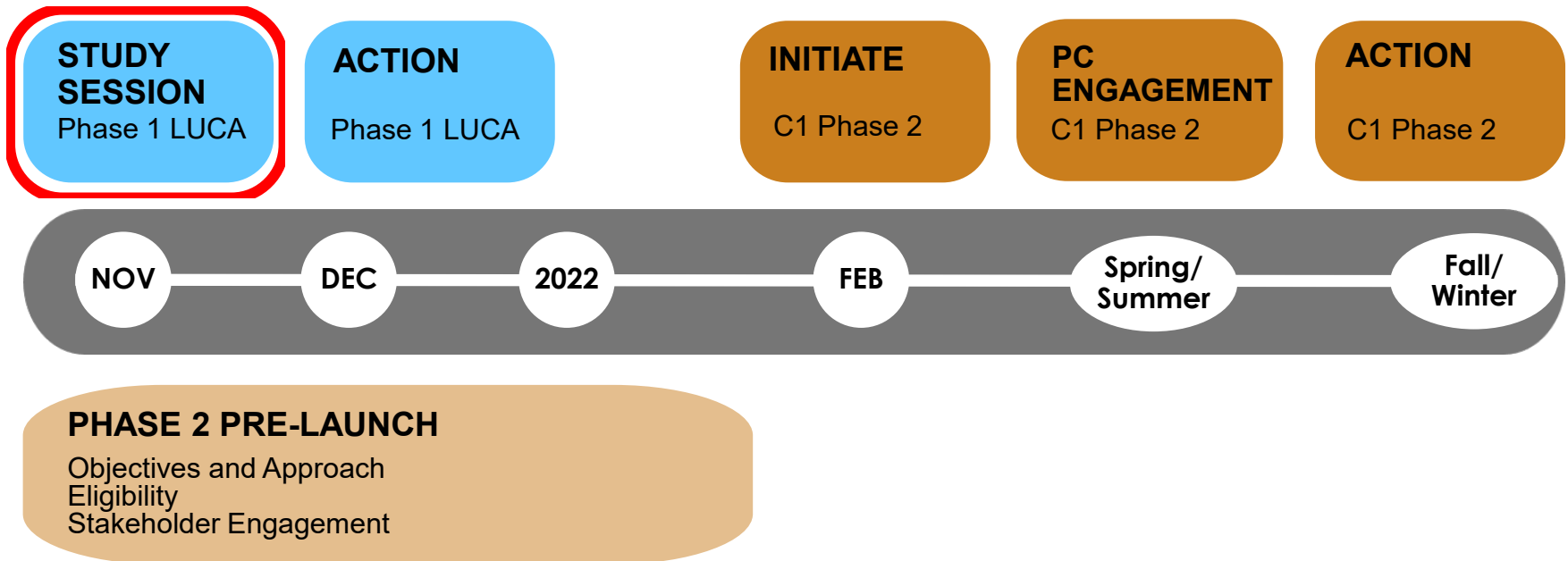
## Process IV – City Council Legislative Action

<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 23	Planning Commission Study Session 3
<input checked="" type="checkbox"/>	September 8	EBCC Courtesy Hearing
<input checked="" type="checkbox"/>	September 22	Planning Commission Public Hearing
<input checked="" type="checkbox"/>	November 15	City Council Study Session
<input type="checkbox"/>	Future meeting	City Council Action
<input type="checkbox"/>	Future meeting	EBCC Public Hearing and Approval/Disapproval



# Next Steps

- Staff will return in early 2022 with a request to initiate C-1 Phase 2



# Direction

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Direct staff to prepare the Ordinance for final action at a future meeting

