

Increased Affordable Housing Capacity on Faith-Owned Properties

Informational Session

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Housekeeping

- Presentation, then Q&A
- Chat goes to hosts only
- Q&A time – respond to questions from chat and raised hands



Agenda

1. Bellevue's Housing Needs
2. Action C-1 Background
3. Progress to Date
4. How to Get Involved
5. Q&A



Harrington House – Family rentals – Crossroads
8 affordable units.

Bellevue's Housing Need

- High housing costs
- Most Bellevue workers live elsewhere
- Need for more diversity in types of homes
- Need for more units for low income households



Satomi – Ownership – Cougar Mountain/
Lakemont; 9 affordable units

Multiple solutions needed



Affordable Housing Strategy

- A. Help people stay in their affordable housing
- B. Create a variety of housing choices
- C. Create more affordable housing**
- D. Unlock housing supply by making it easier to build
- E. Prioritize state, county, and local funding for affordable housing



Housing Action C-1

“Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing”



30Bellevue at St. Luke’s Church, Imagine Housing – Northwest Bellevue; 62 one, two and three bedroom affordable apartments



What is “Affordable”?

- Established in **Land Use Code**
- Defined as affordable to **80% Area Median Income** and below
- May be for **rent or ownership**
- Units must be **permanently affordable**

This project is for **development regulations**, not actual development projects



Why Religious Organizations?

A Specific Approach for a Specific Opportunity

- Smaller congregations
- Large properties, desire to serve
- Valuable land already owned by willing builder

Without change,
**conversion to high value
single family homes likely**



Cambridge Court – Senior Housing – Church of the Resurrection – Lake Hills
12 affordable units in 6 duplexes



C-1 Phase One: 2019 - 2021

2019: New State Legislation

- Must grant bonus to any nonprofit or religious organization building affordable housing
- Applies to multifamily and single family districts

2020: Comprehensive Plan Amendment

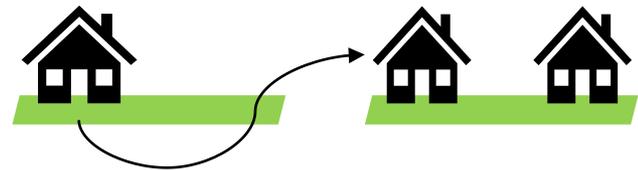
- Provide bonuses and incentives to increase permanently affordable housing
- Direction to develop Land Use Code Amendment (LUCA)



C-1 Phase One: 2019 - 2021

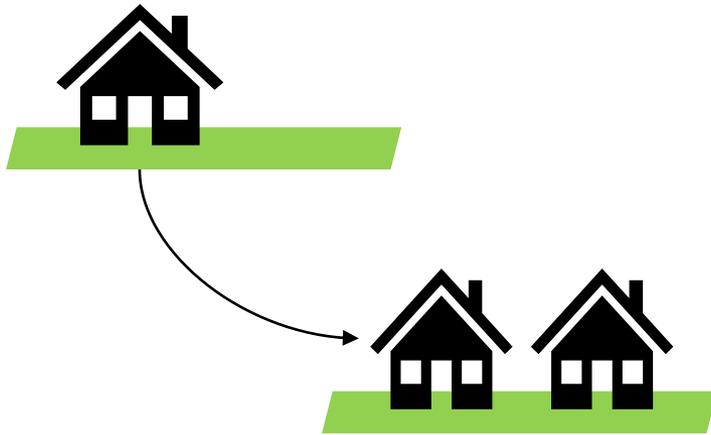
2021: Density Bonus

- Broad density bonus consistent with State legislation
- 50% increase, no additional review
- Additional flexibility, some duplexes and triplexes in single family districts
- Concerns: not addressing needs of single family properties with good access to transit and services

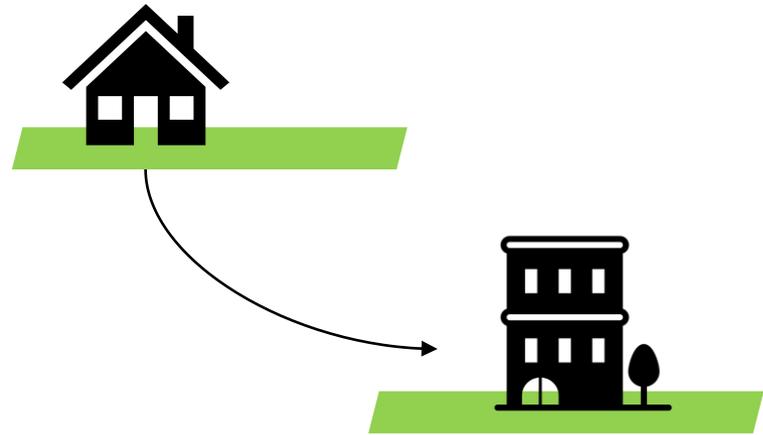


How do we increase development potential?

Density Bonus



Rezone

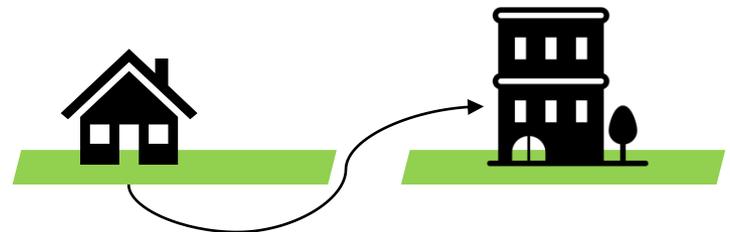


Phase Two CPA

Allow rezones from single family to multifamily when:

- Property is owned or controlled by a **religious organization**
- All housing is **permanent affordable housing**
- Located near high capacity **transportation infrastructure and services**
- Located **near other multifamily** residential or commercial

Adopted December 2022



LUCA Objectives

- Implement criteria in specific detail
- Establish criteria for level of rezone, based on neighborhood context
- City-sponsored rezone for existing qualifying properties



Hopelink Place – Family Housing & Daycare – West Bellevue



LUCA Objectives

Implement Council's Eligibility Criteria:

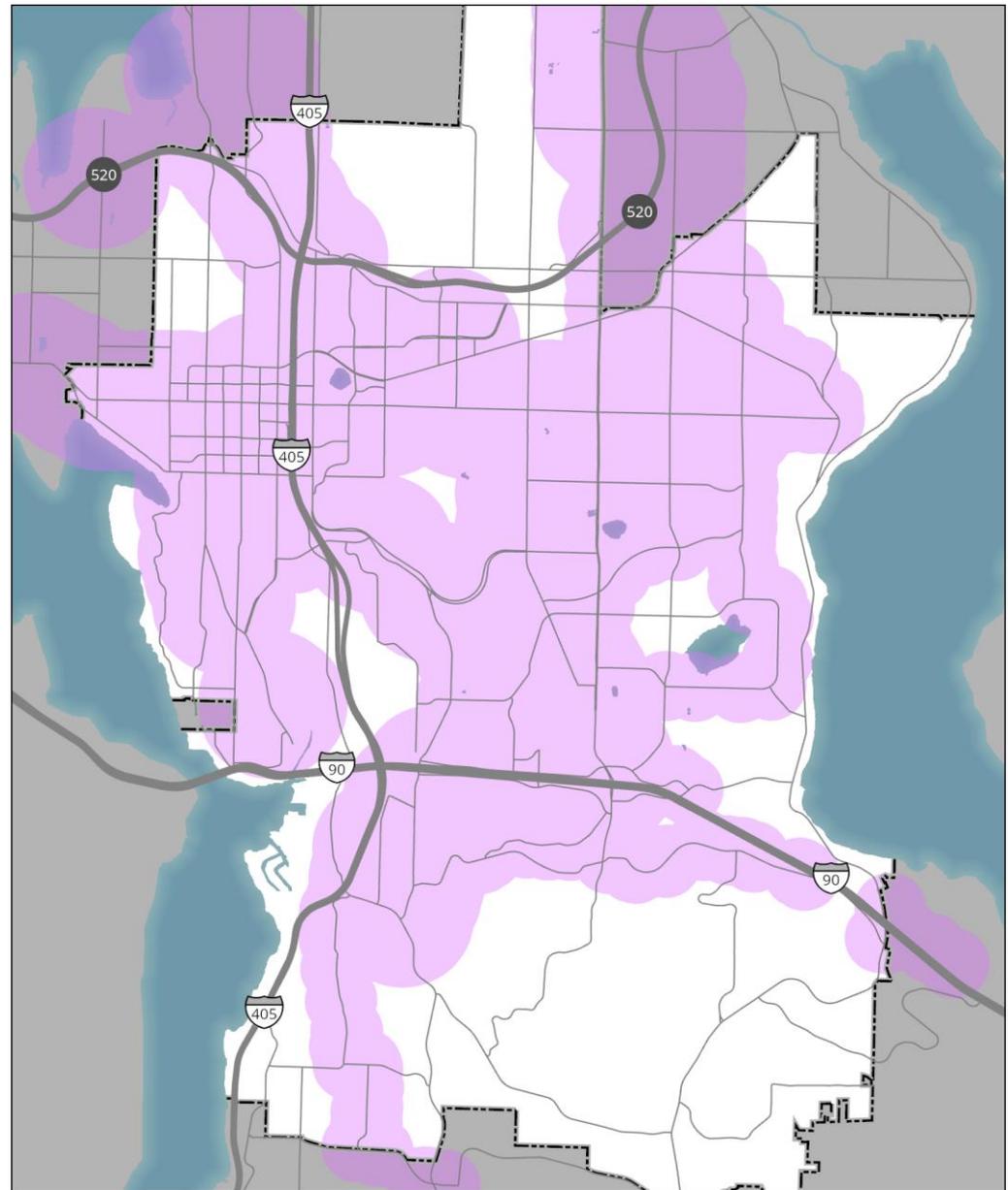
- Owned by **Religious Organization**
- Located in **Single Family District**
- All housing units **permanent affordable housing**
- Meet all location criteria:
 1. Located with **frequent transit service**
 2. Located within 500 feet of **multifamily or commercial** land use district
 3. Located on **arterial street**



Eligibility

1. Transit Service

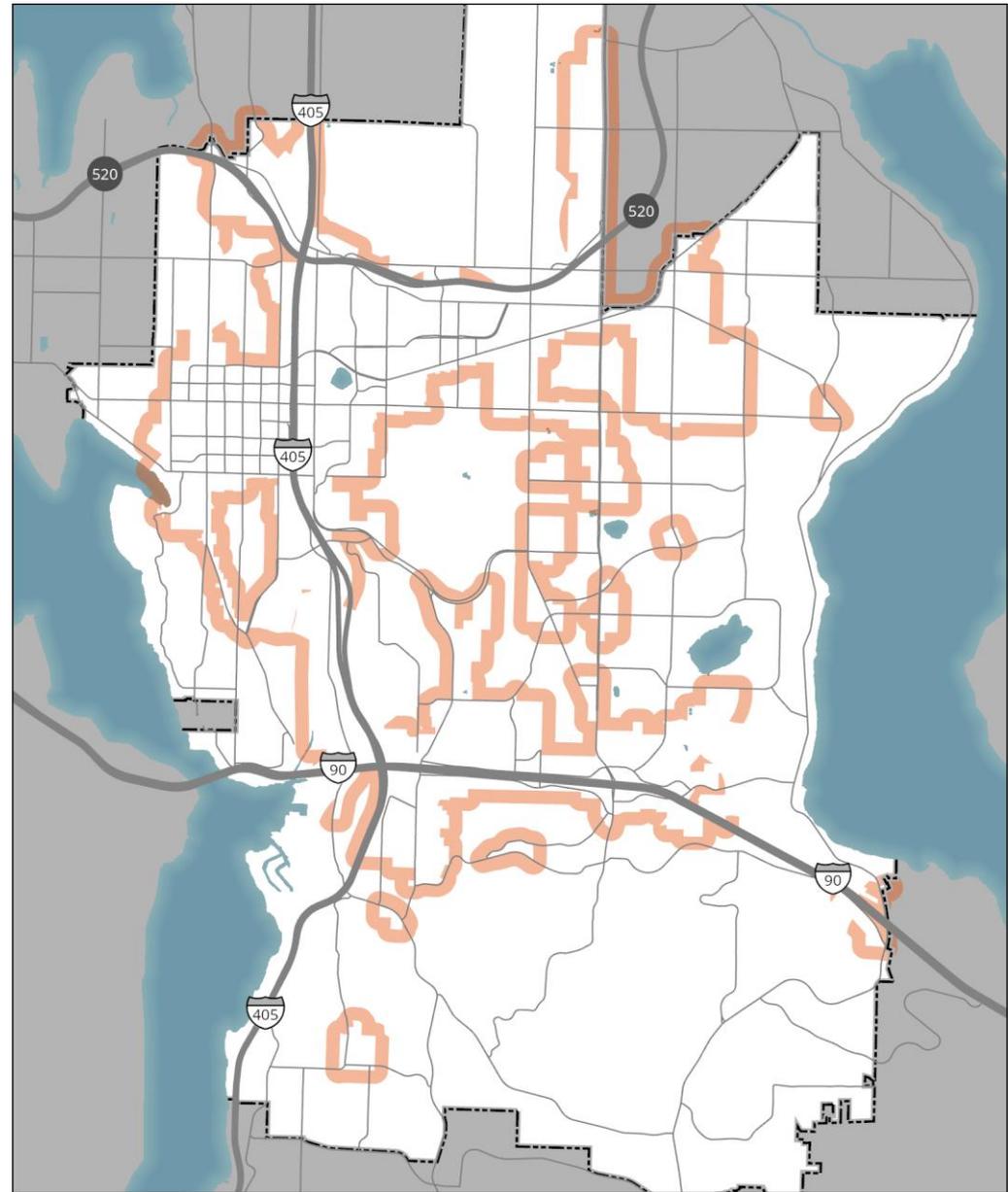
- Defined by radius from a bus or light rail stop
 - At least 4 times per hour: $\frac{1}{2}$ mile
 - At least 2 times per hour: $\frac{1}{4}$ mile



Eligibility

2. Land Use

- 500 feet from district where multifamily or commercial is allowed
- Only showing areas with transit service



Eligibility

3. Arterial Street

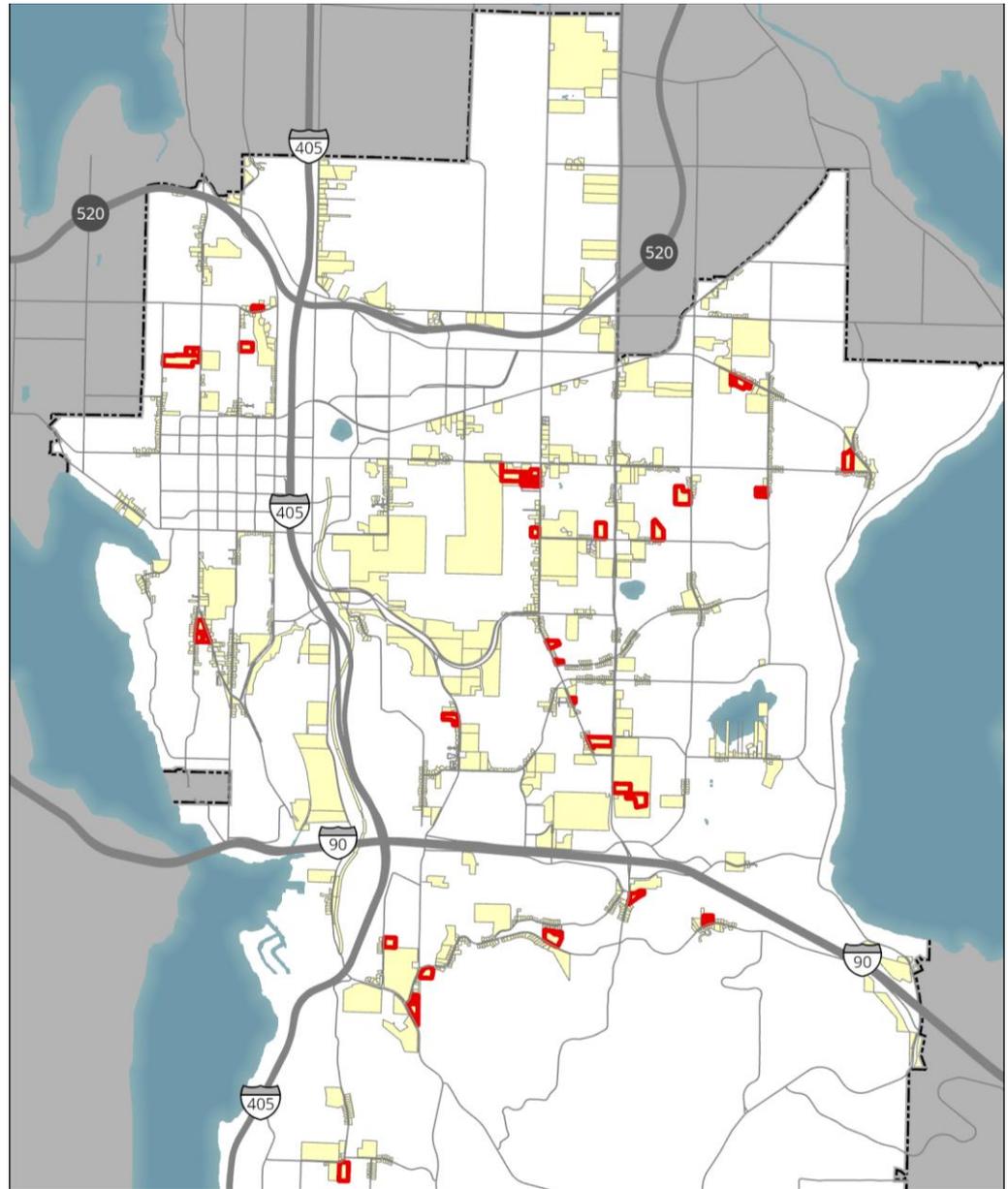
- Must have access to arterial

 Eligible Location

 Eligible Location and Owner

30 Eligible Sites

Development not required



Rezone

- Objective criteria responding to location
- Rezoned to one of four multifamily districts
 - 15-45 units per acre maximum, including 50% bonus
 - 3-4 stories
- Other development regulations apply



45 Units/Acre, 2 Acre Site

How to Get Involved

- **Stay up to date:** [Project website](#)
- **Provide questions or comments:** Email Kristina Gallant, kgallant@bellevuewa.gov
- **Attend Planning Commission Meeting:** Study Session, February 8, 6:30 PM, In-Person in Room 1E-112, Bellevue City Hall or virtually on Zoom
- **Provide Comments to Planning Commission:** PlanningCommission@bellevuewa.gov
- **Additional Planning Commission and City Council Meetings** through spring and early summer



Thank You!

Kristina Gallant

For future questions and help: kgallant@bellevuewa.gov

