



Affordable Housing Strategy C-1

Bonus for Public, Non-Profit Housing and Faith owned sites

Bellevue City Council Study Session

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Affordable Housing Strategy

Create More Affordable Housing

- Council Approved 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
- ***Initiating Council conversation on approach to increasing land capacity for affordable housing (Action C-1)***



Affordable Housing Action C-1

- Strategy C – Create more affordable housing
- Action C-1 – Increase development potential on suitable public, non-profit housing & faith-based properties
- TAG Bold Action - potential 200-1,000 affordable homes over 10 years
- Potential to provide more housing for low income households (<50% AMI) – greatest need



Affordable Housing Strategy C-1

Traditional Approach

- Individual Comprehensive Plan Amendment/Rezone for each property
- Strategy considered parcel-specific Comprehensive Plan Amendment and rezone for eligible properties (including SF zoned)
- Creates uncertainty for neighborhoods & non-profits
- Limited city capacity to process multiple CPA/rezones



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Screening Criteria

Limits eligibility to:

(1) Ownership – Land owned by public agencies, non-profit housing providers, or faith-based institutions, excluding:

- Improved parks, greenbelts and open-spaces
- School district sites
- Property owned by the State of Washington or cities other than Bellevue
- Quasi-public utilities, e.g. PSE, except where vacant

(2) MF/Commercial Zoning – Excludes properties zoned single family or surrounded by single-family zoning

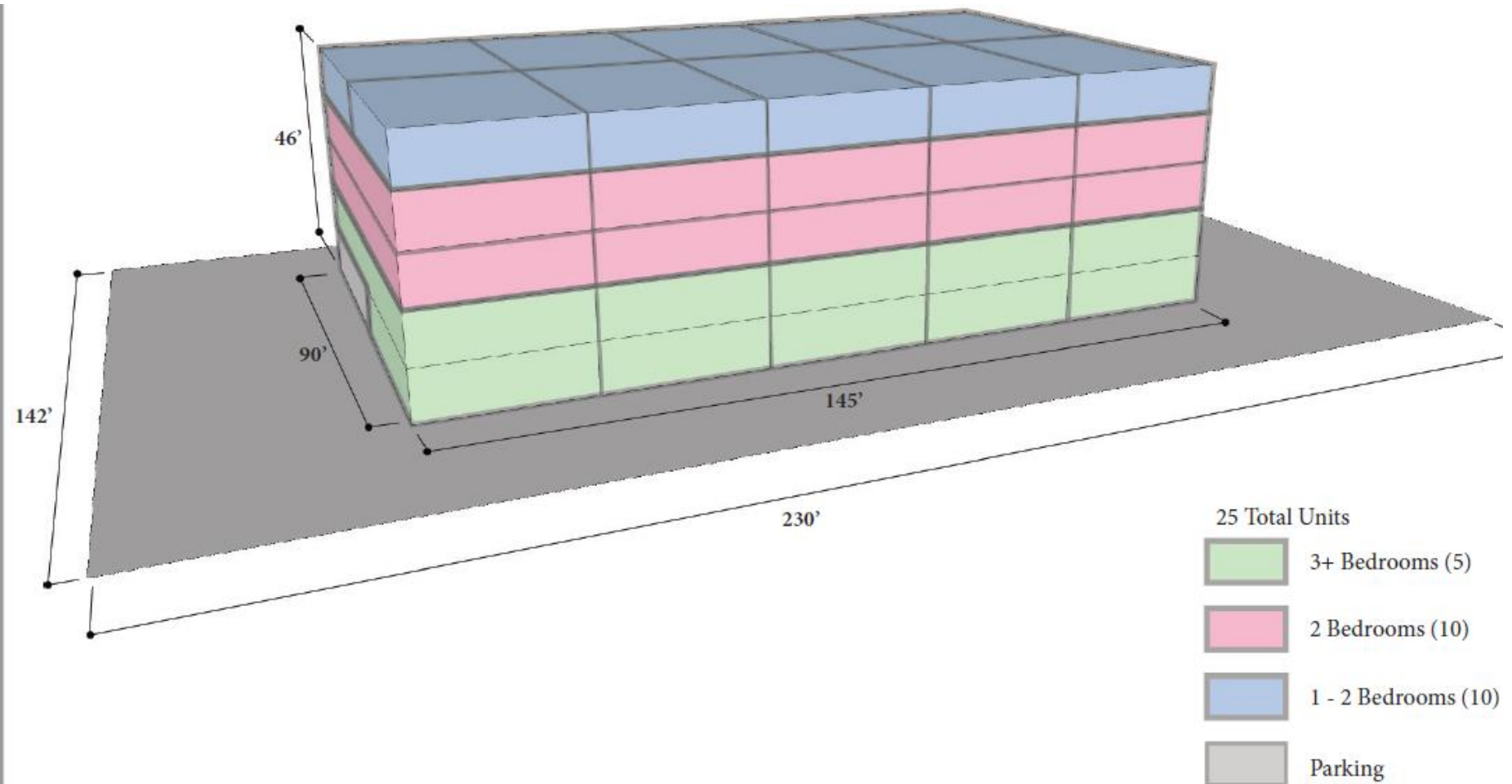
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Recommended Approach

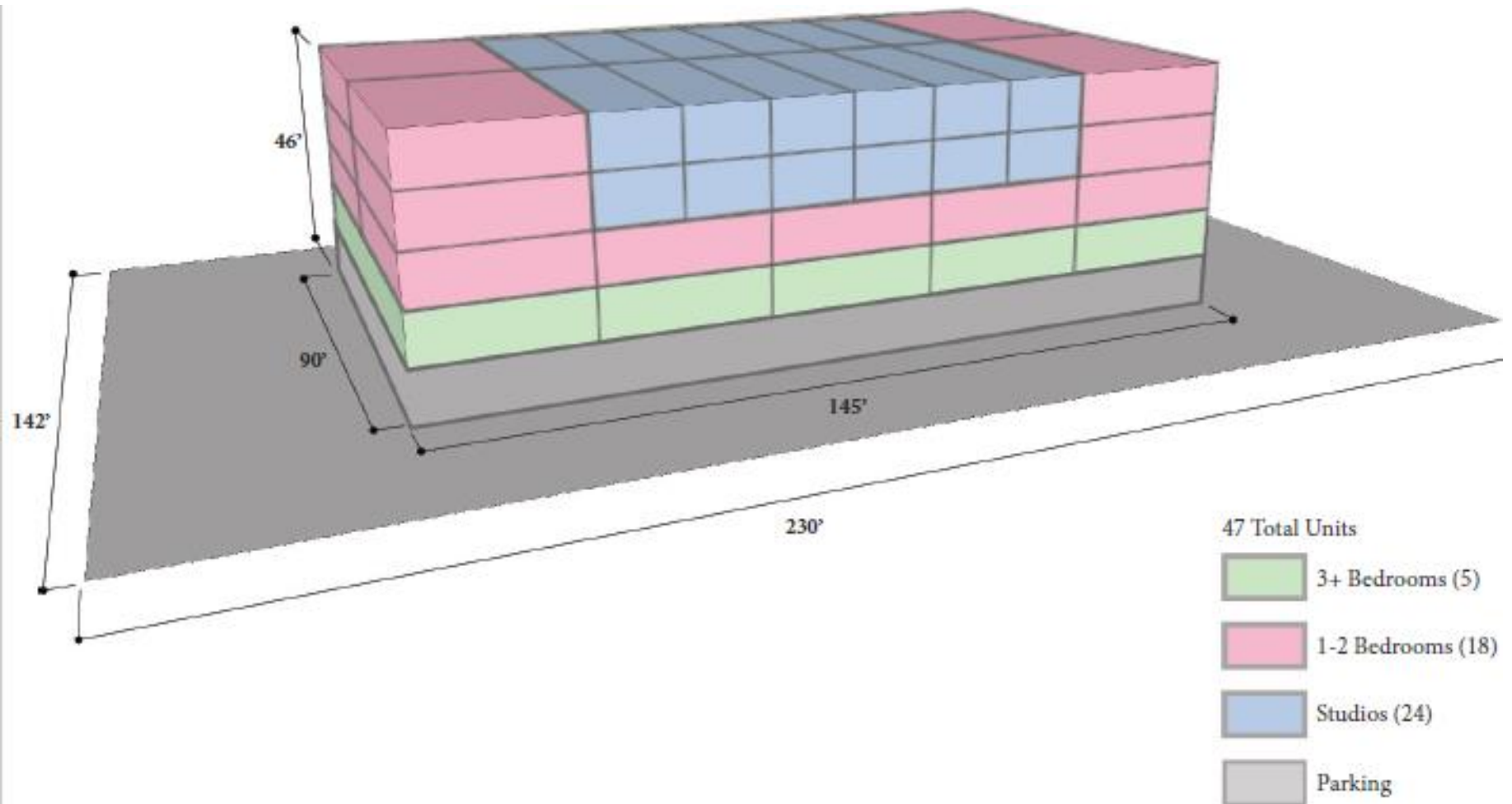


- Single Comprehensive Plan & Land Use Code amendment – more predictable & efficient
- Waives density requirement - estimated average doubles number of units on eligible/likely sites (varies by site)
- Other development requirements (lot coverage, height, setbacks, parking, etc.) still apply
- Only applies to eligible MF or Commercial parcels that develop affordable housing
- Comparable to how FAR is applied in BelRed, Downtown, Eastgate

Example R-30 site using City's existing affordable housing bonus

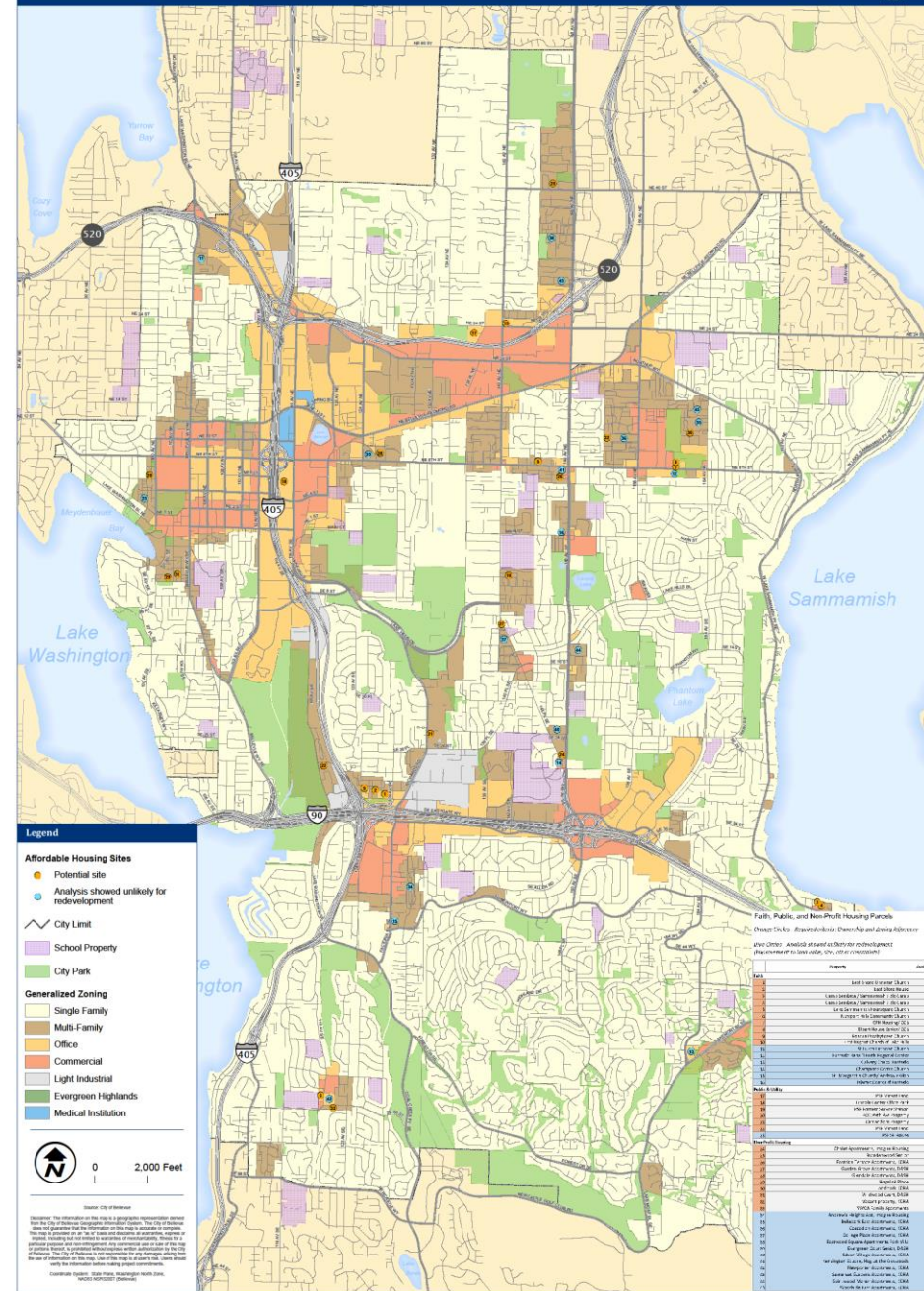


Example R-30 site using C-1 density bonus with City's existing affordable housing bonus



Eligible Site Analysis

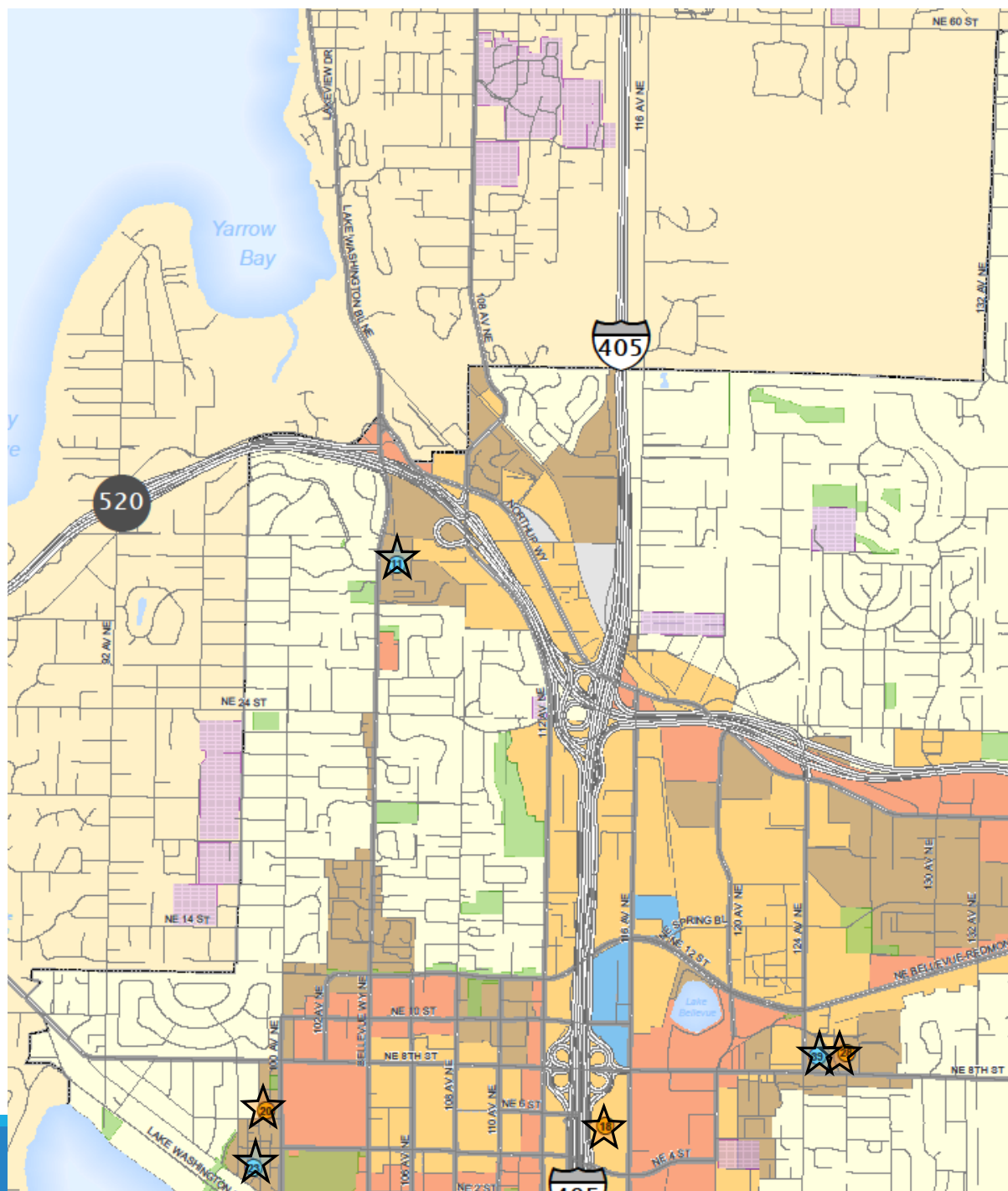
- Traditional approach – 1,000+ meet ownership criterion for CPA/rezone (includes SF zoned)
- Exclude certain public properties (e.g. parks, schools) – 220 remain
- Exclude parcels zoned &/or surrounded by SF – about 45 remain (mapped)
- Less likely to redevelop (still eligible) – less than 30 remain (mapped)

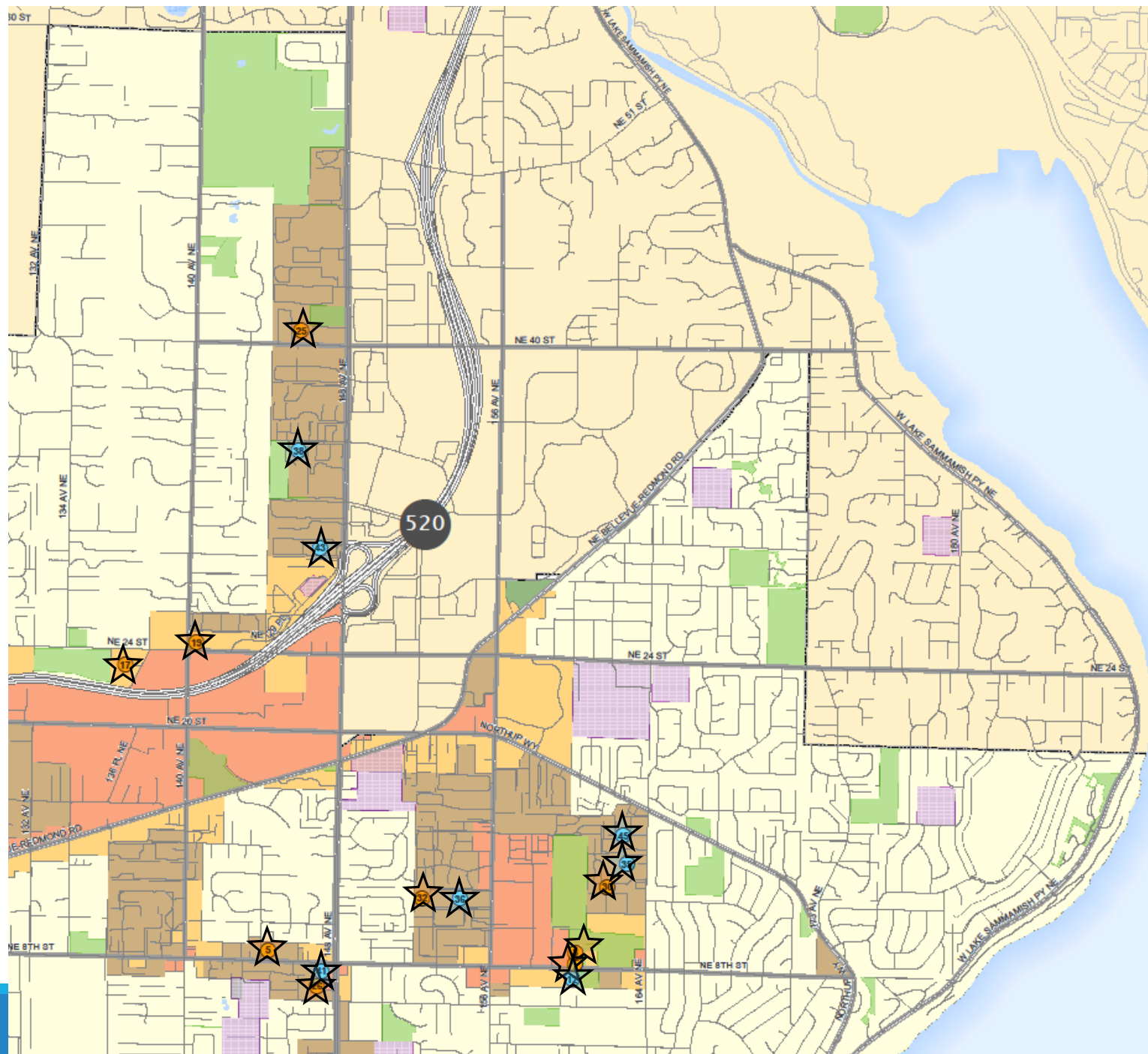


Eligible Site Analysis

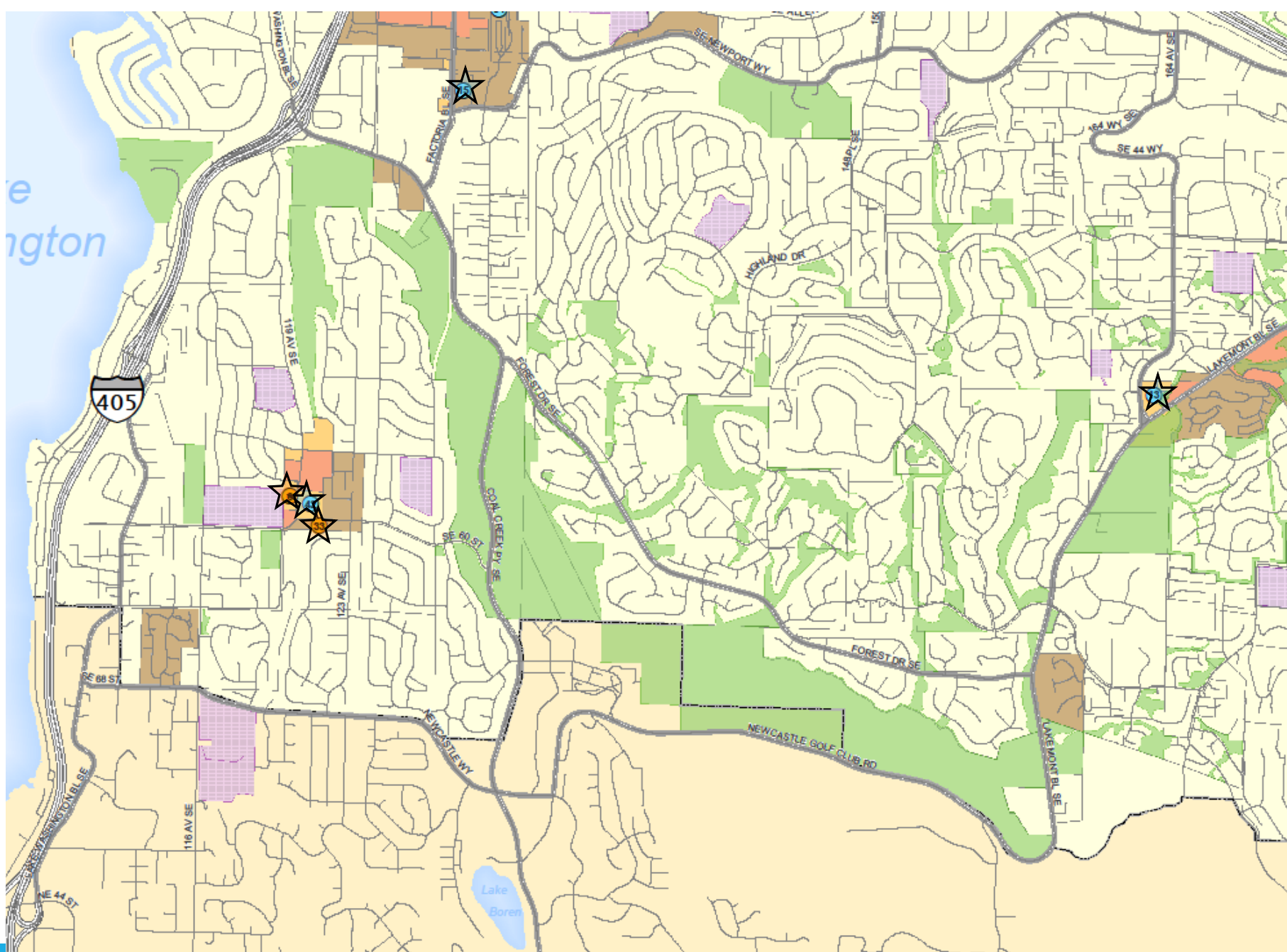
- Faith-based, public surplus, and non-profit housing sites listed meet required criteria:
Ownership
Zoning Adjacency
- Sites in blue analysis less likely for redevelopment
Improvement to land value
Size
Other constraints

	Property	Zoning
Faith		
1	East Shore Unitarian Church	O
2	East Shore House	R-30
3	Camp Sambica / Sammamish Bible Camp	NB
4	Camp Sambica / Sammamish Bible Camp	R-20
5	Lake Sammamish Foursquare Church	R-10
6	Newport Hills Community Church	PO
7	CFH Housing/ CCS	O
8	Elbert House Senior/ CCS	O
9	Korean Presbyterian Church	O
10	First Baptist Church of Lake Hills	R-30
11	St Lukes Lutheran Church	R-20
12	Eastside Bahai'I Faith Regional Center	O
13	Calvary Chapel Eastside	O
14	Champions Centre Church	CB
15	St. Margaret's Church/ Andrew's Glen	R-30
16	Islamic Center of Eastside	O
Public & Utility		
17	PSE Vacant Land	O
18	Lincoln Center Office Park	OLB
19	PSE Former Service Station	PO
20	PCD 99th Ave Property	R-15
21	Camandona Property	R-20
22	PSE Vacant Land	R-20
23	PSE SF House	R-20
Non-Profit Housing		
24	Chalet Apartments, Imagine Housing	R-20
25	Brandenwood Senior	R-20
26	Eastside Terrace Apartments, KCHA	R-20
27	Garden Grove Apartments, DASH	R-20
28	Glendale Apartments, DASH	R-20
29	Hopelink Place	R-20
30	Landmark KCHA	R-30
31	Wildwood Court, DASH	R-30
32	Vacant property, KCHA	R-10
33	YWCA Family Apartments	R-30
34	Andrew's Heights Apt, Imagine Housing	R-20
35	Bellepark East Apartments, KCHA	R-30
36	Cascadian Apartments, KCHA	R-30
37	College Place Apartments, KCHA	R-20
38	Eastwood Square Apartments, Park Villa	R-20
39	Evergreen Court Senior, DASH	R-20
40	Hidden Village Apartments, KCHA	R-15
41	Kensington Square, Hsg. at the Crossroads	R-20
42	Newporter Apartments, KCHA	PO
43	Somerset Gardens Apartments, KCHA	R-20
44	Spiritwood Manor Apartments, KCHA	R-15
45	Woodside East Apartments, KCHA	R-30









Affordable Housing

Strategy C-1: Next Steps



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| Tonight | Initial Council conversation on approach |
| March | Council discussion to refine approach |
| April | Council selection of approach |
| 2018 | If initiated: CPA & LUCA review including Planning Commission review, public hearings |
| 2018 | Outreach to eligible property owners, neighborhoods, & affordable housing providers – further refinement |
| 2018 | Council action on CPA, LUCA |