

Affordable Housing C-1 Strategy 20-112885 AC

Public Comments July 20 – November 2, 2020

November 1, 2020

Dear Mac and Emil:

Thank you for including us in the recent video call to learn about your intentions to work with churches and non-profit organizations in the development of affordable housing.

We were heartened by the call and in particular were excited to hear about your desire to create 5-6 demonstration projects for churches and non-profits who own property along arterials currently zoned for multi-family housing. We also heard mentioned that you might expand those criteria to include a property or two currently zoned for single family housing.

That last potential option is very intriguing to Holy Cross as we are located at the intersection of Newport Way and Factoria Boulevard and are currently zoned R-5 (single family).

Holy Cross is currently going through a discernment process, which involves the possible development of our property with the following four pillars in mind:

1. Create Affordable Housing
2. Build a New Worship and Community Center Space
3. Preserve Green Space (Orchard and P-Patch)
4. Establish an Endowment For Future Ministries

Even with a proposed density bonus, the current R-5 zoning makes it nearly impossible to meet our four goals.

At this point we are planning on concluding our discernment process in December 2020 even though we may be unable to include our best hoped for alternatives. As our congregation ages we are trying desperately to avoid the fate of Grace Lutheran Church and find a way to meet all of our four goals as outlined above.

We would like to talk with you about the possibility of Holy Cross being in your list of demonstration projects and with that possibility in mind, we are prepared to ask the Holy Cross community to delay our final discernment and participate in your promising intentions. Can we set up a call with you two in the next week or two?

Gratefully,

Bill Grace
Council President, Holy Cross Lutheran Church

Anh Le
Coordinator Planning Process, Holy Cross Lutheran Church

Paul Eldred
Pastor, Holy Cross Lutheran Church

From the Bellevue Website <https://www.engagingbellevue.com/>
Affordable Housing Strategy
“Leave a Comment”

10/28/2020

I am very pleased to see Bellevue making real progress facilitating affordable housing. As we are eager to say - our diversity is our strength - but we have to acknowledge that means socio-economic diversity, age diversity, racial diversity, cultural diversity. The unfettered real estate market place will deny us the very diversity we see as our strength. We need government to help us achieve our already-stated goals. Thank you for this important work.

Chris Marks 6 days ago

10/21/2020

Policy and zoning code comments regarding the current Affordable Housing C1 Strategy 2020 Annual Comprehensive Plan Amendment.

Thank you for initiating the actions found in Bellevue Affordable Housing Strategy C1, this is a much needed strategy to enable affordable housing development on these underutilized properties. At the time the AHS was adopted, Bellevue's affordable housing priorities were somewhat aligned with King County's affordable housing priorities. That alignment appears to have changed in 2020 where King County priorities appear to have diverged from Bellevue's base priorities behind strategies C1 and E. Up until 2020 King County had been prioritizing capital funding to homeless and very low income projects like 30Bellevue and Andrews Glen. The divergence occurred with new policies released in the King County 2020 Capital Funding for Affordable Housing Projects RFP. The new policies exclude very low income projects like 30Bellevue and Andrews Glen from receiving project based vouchers and will only make project based vouchers available to projects with; "site based Permanent Supportive Housing (PSH) serving 35 or more low-income households experiencing chronic homelessness", and "to serve veterans and their families eligible under the HUD-VASH program and/or non-elderly (age 62 or under at time of leasing) disabled households eligible for support under the Mainstream voucher program." This new policy almost eliminates all opportunities for very low income projects on faith based properties like 30Bellevue and Andrews Glen. These two projects are considered Permanent Housing with Supports and they are distinctly different from the County's site based Permanent Supportive Housing priority. The County definitions for the two housing types are;• "Permanent Supportive Housing" (PSH) means non-time limited Affordable Housing for a household that is homeless on entry, and has a condition or disability, such as mental illness, substance abuse, chronic health issues, or other conditions that create multiple and serious ongoing barriers to housing stability. • "Permanent Housing with Supports" (i.e. other permanent housing). Means non-time limited Affordable Housing for households experiencing homelessness with a high to medium level of service needs. The project based voucher funding partnership had been a traditional key component to enable development of affordable housing projects to serve families and senior with very lower income levels. With the loss of leveraging King County funding options for projects similar to 30Bellevue and Andrews Glen on Strategy C1 properties, I recommend the City should also examine how Strategy E can respond to the new County policies. In response to specific zoning code adjustments, I offer the following suggestions for Strategy C1 properties;1. Allow building floor height increase based on building adjacency to arterials and

buffer distances adjacent to R-5 zones. a. Instead of allowing height increases based on dimensions, allow height increases based on additional floors. b. Increasingly greater buffers should allow additional floors, i.e. if current code limits a building to 3 floors; - A buffer of "x" width could allow 4 floors - Additional buffer of "y" width in excess of "x" width, where "x+y" width could allow 5 floors. - Where right of ways, easements, at grade setbacks, and upper level setbacks are included in buffer widths.2. On properties where a church and affordable housing are proposed uses, allow residential density based gross tax parcel area(s) without subtracting church floor areas and critical areas in the density calculation.3. Where an affordable housing project encompasses multiple and adjoining church tax parcels, allow increased densities based on gross area of all adjoining church tax parcels.4. Allow all affordable units less than 600sf be considered ½ units.

Thank you
Allen Dauterman
Senior Real Estate Developer
Imagine Housing
Allen Dauterman 10 days ago

9/27/2020

I am in complete agreement with the proposed strategy to use an already existing bonus program to encourage the development of affordable housing through partnerships between faith-based/non-profits, City and, potentially, the private sector. The City should also make every effort to streamline the development process to reduce costs in money and time. With the problem so acute the City must act with boldness and speed.

mazzelt about 1 month ago

9/25/2020

My huge concern revolves around finding affordable housing for those with disabilities. We are currently low income. My son who is intellectually disabled just turned 18. Everyone tells me get on the Section 8 list for my son, but it open just before he turned 18. And even if I filled it out, it is only for one person. My son does not yet have the skills to live completely on his own. So his unit right now is me his guardian and paid care provider and my husband. I had to resign my para-educating career of five years to educate my own child, because the school failed him during closure and in actuality was failing before the closure. So now I am his teacher as well. We cant get our son on SSI until we finish the guardianship process which should conclude the first week in October. My son turned 18 in March and because we are poor I had to do the guardianship all on my own, pro se, Every aspect of my sons life I am trying to navigate at the moment, without losing housing. How we supposed to find low income housing that does not separate us as a family?

mymanyautisticways about 1 month ago

9/25/2020

In response to "making it easier to build affordable housing on land owned by non-profit housing and faith-based organization" three thoughts.1. Who owns the land should be irrelevant if a recorded long term land use restriction is put in place to limit the use to affordable housing.2. It is critical that any definition of "land owned by non-profit housing" include a tax credit limited partnership that has a general partner or co-general partner that is a non-profit entity. That way a

group can take the benefits offered to sites for affordable housing and apply to site a they intend to buy, but may not own until the closing of financing (a step that requires building permits and entitlements).3. THINK BIG. Small changes here will not get you results. Small incremental differentials in density won't do it. Needs to be big.

Emily Thompson about 1 month ago

From: Ernest Butera <e_butera@hotmail.com>
Sent: Wednesday, October 28, 2020 3:02 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Support Affordable Homes in Bellevue

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Ernest Butera
10961 ne 2nd pl
Bellevue, WA 98004

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Wednesday, October 28, 2020 2:19 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Affordable Housing Strategy C1

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I urge the Planning Commission to delay the vote on the Affordable Housing Strategy C1 Comprehensive Plan Amendment until after the first of the year.

Affordable House Strategy C1 Comprehensive Plan Amendment has only recently been introduced to the Planning Commission; it has not been discussed thoroughly by the Planning Commission. To avoid as many unintended consequences as possible, I believe the Planning Commission needs a thorough overview of the Affordable Housing Strategy to understand the impact each Strategy will have when joined with all the others. For instance, the reduced parking requirements (C5) mixed with the retention of older buildings (A1), and the increased density allowed on some residential-zoned properties (C1) should be taken into consideration together instead of in silos, since together they will have a greater impact than individually. The neighborhoods that concern me most are Crossroads and Lake Hills, since they already have a large number of aging multifamily units, a great concentration of Affordable Housing and Subsidized Housing, and limited transit service.

The Planning Commission has 2 rookie members who should have the opportunity to thoroughly study the implications of this particular Comprehensive Plan Amendment to make the best informed decision for their constituents, and have an opportunity to better understand the complex system for Land Use.

A draft Comprehensive Plan Amendment along with an idea of what the Land Use Code Amendment would look like would make the entire process and consequences more clear.

Additionally, a couple existing examples of what worked and what could have been done better, along with examples of what the C1 type of development would look like would help the entire Commission better understand the process and consequences.

C1 as currently presented only takes into consideration the sale of property to a non-profit developer. What if the property owner leased the property? What if a for-profit developer was contracted? What are the hurdles necessary to establish Affordable Housing of this type?

C1 also calls for a 30% density increase as an incentive to development. An example of what that would look like would be enlightening. I figure a 30% increase in R5 zoning designation would yield R6.5, and R3.5 (similar to Grace Lutheran Church at NE 8th and 96th) would yield R4.5. I am not sure either of those designations are in the Land Use Charts and I wonder how that would work.

C1 assumes that properties owned by faith-based organizations are underutilised. I have spoken with numerous congregants who rent their properties out to other religious organizations, schools, and daycares; these activities provide income to the church and affordable opportunities to these entities. I wonder how properties are designated underutilised.

C1 excludes the TOD areas; I believe all of Bellevue should be included; there are church and under-utilized public lands in those areas, and they are located to more bus routes and the light rail.

C1 data as presented to the City Council, Planning Commission and East Bellevue Community Council contains some errors; Resurrection Housing at the Church of the Resurrection on Main Street is not shown as existing Affordable Housing, and St Louise Parish is a 10 acre site and it is shown as 1/2 acre. The Planning Commission should ask to have the data revisited.

C1 data is over 3 years old and probably obsolete; with the COVID impact, the data needs further scrubbing.

Considering that the Planning Commission only met 7 times in 2019, and has had an abbreviated meeting schedule due to COVID, I believe the entire Commission should not be rushed into a decision that will have far reaching impacts throughout all Bellevue neighborhoods. I believe as appointed Public Servants, the Planning Commission has a duty to take the time to diligently discuss and research all possible outcomes, and work to minimize unintended consequences on the Affordable Housing Strategy as a whole, beginning with Strategy #C1.

I appreciate your consideration of my observations, concerns, and comments.

Betsi Hummer 425.591.4784 betsihummer@yahoo.com
14541 SE 26 St
Bellevue WA 98007



Grounded in faith.
Working for justice.

The
CHURCH
COUNCIL
of
GREATER
SEATTLE

October 28, 2020

Bellevue Planning Commission
Bellevue City Hall
450 – 110th Avenue NE
Bellevue, WA 98004

Dear Planning Commissioners:

On behalf of the Church Council of Greater Seattle and the Eastside Interfaith Gathering that we convene, thank you for your consideration of strategies to incentivize the development of lower-income housing in the City of Bellevue. We have become aware of Affordable Housing Strategy Action C-1 and your pending vote as it pertains to a Comprehensive Plan Amendment. It is appropriate that Bellevue consider how it might implement Washington State HB 1377 at the local level as it relates to faith communities' potential development of lower-income housing on its property.

We wish to raise several issues that lead us to question the comprehensiveness of your strategy regarding affordable housing and the potential overburdening of faith communities as the central vehicle for delivery of the city's long-term goals.

- If the need is for 5,500 units at 50% of AMI and below, what are the commitments to incentivize and facilitate non-profit and public land development, in addition to that of faith communities? Is it the case that the city only wants 50% and below AMI housing to be located on faith land, while incentives for other properties are granted at the “affordable” level of 80% of AMI?
- Further, does the city intend to prioritize housing for our lowest-income residents, at 30% of AMI, with assistance in funding, and including permanent supportive housing for our neighbors emerging from homelessness?
- Many faith communities, including some who through their own discernment may consider vitalizing their own congregation while developing low-income housing, may be outside or close to the boundary of particular areas that may be zoned for housing. These include significant areas that are ruled out for affordable housing: downtown, Bel-Red, Eastgate. Will the commission and the city “go to bat” for these faith communities if they wish to develop low-income housing? Will the city defend these faith communities if and when residents articulate an appreciation for affordable housing, just not in their neighborhoods?

- As a community, we face a lack of affordable housing, a shortage of shelter beds, economic distress and a health crisis simultaneously. Will the commission and the city consider how faith communities are stretched while providing human services besides housing and provide relief, support and incentives for them to continue and expand these services?
- Is there provision in the current strategy to consult with and listen to faith communities to hear their strategies for addressing human need, the lack of low-income housing, and under-investment of the city in faith-based organizations, even as their services lend toward realizing the common good in Bellevue? Will this conversation incorporate a racial equity lens such that a city that prides itself on diversity might be more accountable for the impacts of the decisions it undertakes?

These questions that we raise for you as commissioners may be broader than what you perceive as your mandate. Perhaps giving them due deliberation as you make present decisions about bonuses and incentives for faith communities will help prepare the city council to think and act “out of the box.” Even while Bellevue experiences transition, many are struggling and suffering on a daily basis. It is with this population where faith communities excel in compassion and accompaniment and call on the city to do its part for the most vulnerable residents.

A step toward potential partnership with willing faith communities would be to have a congregation participate in a pilot project where they can undertake a holistic process that allows the congregation to strengthen its own vitality as it makes decisions about their assets as good stewards. Taking the time for learning together is important for understanding the enduring values of faith institutions and the pivotal role they play in modern society. We ask that your deliberation include concrete ways to address the questions posed.

Thank you for your attention.

Sincerely,

A handwritten signature in blue ink that reads "Michael Ramos". The signature is written in a cursive style with a large initial "M".

Michael Ramos
Executive Director
Church Council of Greater Seattle



CATHOLIC HOUSING SERVICES
SERVING PEOPLE OF ALL BELIEFS

October 27, 2020

Planning Commission
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004
VIA EMAIL: PlanningCommission@bellevuewa.gov

Re: Comp Plan Amendment – C-1 Affordable Housing Strategy

Dear Planning Commissioners:

On behalf of Catholic Housing Services (“CHS”), I am writing this letter in support of the proposed inclusion of policy C-1 Affordable Housing Strategy as part of your annual Comprehensive Plan Amendment.

CHS develops, owns or manages more than 2,500 affordable housing units at 62 properties throughout Western Washington, including in your community. We have historically partnered with parishes throughout Western Washington combining our development expertise with a deep understanding of the needs of our local parishes. For this reason we strongly supported HB 1377 – fundamentally religious owned property represent a significant opportunity to increase the supply of permanent affordable housing and is aligned with the mission of the Catholic Church.

We look forward to the opportunity to work with City as it considers the specific implementing actions. In addition to increase in density, we encourage the City to look at other land use code barriers to affordable housing development and consider supplementing density bonus policies with additional incentives. The housing crisis is a regional issue and we are hopeful that Bellevue in taking the lead on implementing HB 1377 will be a model for other eastside communities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Jowell". The signature is fluid and cursive, written over a light blue horizontal line.

Chris Jowell
Director



October 26th, 2020

Planning Commission Chair Radhika Moolgavkar
Bellevue Planning Commission
450 110th Avenue NE
Bellevue, WA 98004

Dear Bellevue Planning Commission,

On behalf of the Housing Development Consortium (HDC) and Microsoft, we thank you for this opportunity to comment on the proposed C-1 Comprehensive Plan Amendment (CPA) into the City of Bellevue's 2020 CPA work program.

Together, we offer our enthusiastic support for this initiative, which recognizes the importance of maximizing underutilized properties that can be incentivized for middle-income and affordable housing.

Data from Microsoft's ongoing collaboration with Zillow shows a staggering gap of around 34,000 middle-and-low income housing units in Bellevue in late 2019 – it will take sustained, bold leadership to help close this gap and meet this need for our city's workers and families.

With this in mind, Microsoft and HDC strongly support the city's advancement of its Affordable Housing Strategy Action C-1, which will increase density on land owned by public, non-profit housing and faith-based entities for affordable housing.

We also ask the Commission to consider the following:

- Phase in the C-1 implementation with a first priority on properties in urban areas.
- Enact tiers of housing density relative to each property's underlying zoning and nearby uses.
- Ensure both height and FAR are considered in rezoning as necessary to accommodate the most efficient construction types.
- Include downtown, BelRed and Eastgate TOD areas. Although other affordable housing incentives apply in these areas, providing multiple paths toward redevelopment is attractive for owners.
- Consider waiving parking requirements for affordable units.
- Consider Land Use Code Amendments concurrent with necessary Comprehensive Plan Amendments to speed up implementation.
- Align timing for this legislation with the City's MFTE expansion so as to allow for-profit development partners to maximize the opportunity for additional middle-income and affordable housing.
- Clarify that both for-profit and non-profit developers can partner with churches to realize the density bonus.

Now is the Time: Bold City Leadership Needed to Address Housing Crisis

In 2017, Bellevue adopted an Affordable Housing Strategy that will add 2,500 new affordable housing units in the City within 10 years. Since adopting this goal, only 583 units have been “added” (at least 200 units already existed).

Bold city leadership and swift, courageous action is needed to meet the City’s stated goals. It’s also safe to assume the 2017 housing goals are likely outdated. The unknown impacts of COVID-19 will surely deepen the affordable housing divide in Bellevue and across King County for years to come. In addition, the thousands of new high-tech jobs coming to downtown Bellevue in the next few years will undeniably put pressure on the price of land. As such, an array of new policies are needed that maximize opportunities for urban multifamily housing, incentivize new multifamily housing in urban areas and allow for increased creation of new housing at a wide range of incomes.

The time to act is now. City leaders, including the Planning Commission, must continue putting urban housing affordability and supply at the top of our collective policy work in Bellevue for the foreseeable future.

We thank you for the work you’ve done and will continue to do to meet Bellevue’s housing crisis. We look forward to continuing this work together to advance this mission.

Thank you for your consideration.

Sincerely,



Marty Kooistra
Executive Director
Housing Development Consortium



Jane Broom
Senior Director, Microsoft Philanthropies
Microsoft Corporation

CC: In support HDC Members and Allies

- Habitat for Humanity Seattle-King County**
- Transforming Age & DASH**
- Congregations for the Homeless**
- Imagine Housing**
- Enterprise Community Partners**
- Eastside for All**
- Horizon Housing Alliance**
- SHAG**
- LifeWire**
- Plymouth Housing**
- Hopelink**
- Catholic Housing Services**
- King County Housing Authority**



October 28, 2020

Planning Commission Chair Radhika
Moolgavkar Bellevue Planning Commission
450 110th Avenue
NE Bellevue, WA
98004

Dear Bellevue Planning Commission,

I am writing on behalf of the Pacific Northwest Office of Enterprise Community Partners to enthusiastically support the move to adopt Bellevue's Affordable Housing Strategy, C-1, which will increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing.

Enterprise Community Partners is the only national nonprofit that addresses America's affordable housing crisis from every angle, combining 40 years of experience, thousands of partners and the expertise of over 1,100 staff nationwide. Locally we have engaged partners regionally and across the state to spearhead the Home & Hope program, which catalyzes the transformation of underutilized, public and tax-exempt sites into affordable home and early learning centers. Our advocacy at the state level secured the passage of HB 2382 (2018), which expanded the authority of local jurisdictions to discount or transfer sites for free when utilized for affordable housing.

Nationally through our Faith-Based Development Initiative (FBDI) supports the growing interest of the faith community in bringing affordable housing to where it is needed most.

We understand the opportunity that is before City applaud the City of Bellevue for taking steps to continue to substantially increase and add to the City's existing affordable housing stock over the next ten years. In the City's 2017 Affordable Housing Strategy, strategy C-1 was identified as a bold action and that is the type of action and leadership that we need to continue. **We support the City in taking this action and urge you to move swiftly to approve the final ordinance before the end of the year and prioritize deeper levels of affordability.**

Thank you for your leadership and the work that you continue to do to contribute to addressing the housing affordability crisis. Now more than ever we all know the importance of having access to a safe and stable home.

Sincerely,

A handwritten signature in black ink, appearing to read "Ana I. Bonilla".

Ana I. Bonilla, MPH,

MURP Program Officer
Enterprise Community Partners

[ENTERPRISE COMMUNITY PARTNERS, INC.](#)

2025 First Avenue ■ Suite 1250 ■ Seattle, WA 98121 ■ 206.223.4519 ■ www.EnterpriseCommunity.org

From: Lauren Sewell <sewelllauren@gmail.com>
Sent: Wednesday, October 28, 2020 6:55 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Support Affordable Homes in Bellevue

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Lauren Sewell
535 13th Ave E
Seattle, WA 98102

From: Joshua Janet <joshuamjanet@gmail.com>
Sent: Wednesday, October 28, 2020 2:22 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Support Affordable Homes in Bellevue

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Thank you for your service to the Bellevue community!

Sincerely,
Joshua Janet
359 Thomas Avenue SW
Renton, WA 98057

From: Kristen Daley Mosier <halvor1895@gmail.com>
Sent: Wednesday, October 28, 2020 9:38 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

Housing is a regional issue. Please consider the significance of modeling for other municipalities how affordable housing can be done well. I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

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Thank you for your service to the Bellevue community!

Sincerely,
Kristen Daley Mosier
Shoreline, WA 98177

From: Jim Long <golf4long@gmail.com>
Sent: Tuesday, October 27, 2020 8:46 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

As a former Eastside resident and as a current board member for Congregations for the Homeless, I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

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Thank you for your service to the Bellevue community!

Sincerely,
Jim Long
200 Fernbrook Dr
Sequim, WA 98382

From: Goldie Silverman <goldie@goldiesilverman.com>
Sent: Wednesday, October 28, 2020 10:03 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Goldie Silverman
1301 Spring St #21-1
Seattle, WA 98104

From: Kristen Daley Mosier <halvor1895@gmail.com>
Sent: Wednesday, October 28, 2020 9:40 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community and the people of King County.

Grace and peace.

Sincerely,
Kristen Daley Mosier
Shoreline, WA 98177

From: Alia Reimer <alia.reimer@habitatskc.org>
Sent: Wednesday, October 28, 2020 9:14 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Alia Reimer
560 Naches Street SW, Suite 110
Renton, WA 98057

From: Gabriel Silberblatt <gsilberblatt@gmail.com>
Sent: Wednesday, October 28, 2020 6:33 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Gabriel Silberblatt

From: John Lambert <johnslambert55@gmail.com>
Sent: Tuesday, October 27, 2020 9:22 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
John Lambert

From: Caitlin Jordan <blair.jordan18@gmail.com>
Sent: Tuesday, October 27, 2020 7:56 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Caitlin Jordan
356 NW 52nd St
Seattle, WA 98107

From: James McEachran <mceachranj5@gmail.com>
Sent: Tuesday, October 27, 2020 10:24 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Simply to communicate.

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

As a member of the Technical Advisory Group, a co-founder of Imagine Housing, 8 year member of the Human Services Commission, member of the Wilburton Economic Area Citizens Advisory Committee, 36 year leader of a Bellevue Faith Community, and advocate for sustainable affordable attainable house, I ask you support of the Bellevue Comprehensive Plan update on the C-1 strategy of the TAG work.

It continues to be time for bold and creative collaboration in addressing the urgency of housing.

With respect, Jim McEachran

From: Rachel Krinsky <rachelek@lifewire.org>
Sent: Tuesday, October 27, 2020 1:51 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Support for density incentives for low-income housing

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Planning Commission members,

I am writing to share LifeWire’s support for the addition of policy to allow by-right density bonuses on faith, non-profit and publicly owned land for affordable housing. As we and other non-profit providers struggle to develop housing for very-low-income residents, this is one of a precious few tools that can make it just a bit easier to reach our goals. This is also one of few ways for Bellevue to move forward in our shared goal to develop more truly affordable housing without spending excessive funds or compromising standards of living and by maximizing the use of the limited real estate available.

We urge you to add this language to the existing policy.

Thank you,

Rachel Krinsky (she/her)

LifeWire | Executive Director
P.O. Box 6398 | Bellevue, WA 98008
Phone: 608 338-4757 | www.lifewire.org



From: Nancy Jacobs <bnjacobs@frontier.com>
Sent: Tuesday, October 27, 2020 2:31 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

Dear Bellevue Planning Commissioners,

As a longtime resident of Bellevue and member of a parish that has affordable housing on our campus, I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

I'm a longtime member of St. Margaret's Episcopal Church in the Factoria area. Several years ago we partnered with Imagine Housing, and the result was Andrew's Glen, an affordable housing community on our church campus. It has been win-win for all. Bellevue continues to need much more affordable housing.

Thank you!

Sincerely,
Nancy Jacobs
12203 NE 37th St
Bellevue, WA 98005

From: Rev. Phil Antilla <phil@fumcbellevue.org>
Sent: Monday, October 26, 2020 2:14 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

Dear Bellevue Planning Commissioners,

My name is Rev. Phil Antilla. I am the pastor for Bellevue First United Methodist Church, a historic congregation in the Northtowne neighborhood, just off 108th Ave & 12th, near downtown Bellevue.

For over 65 years, this congregation has been a partner with the city of Bellevue as it seeks to provide the most basic and yet elusive necessity - housing - to its most vulnerable populations. Nearly two decades ago, our congregation hosted a "tent city" with over a hundred people seeking shelter within these temporary walls.

While much has changed since then, the options for providing and finding affordable housing still seem as outdated as they were 20 years ago.

As documented by the Utah State Department of Housing & Community Development, provide safe, affordable, and accessible housing must be the first step in caring for our fellow neighbors.

As the leader of a prominent faith community, I can assure you that our congregation of over 200 active members is fully behind this measure. Furthermore, on behalf of my fellow faith leaders, I want to affirm that an essential expression of our Christian faith is making room for others. This includes using the land where our properties reside to create homes and affordable housing spaces.

If the pandemic of 2020 has shown us anything, it's that how we exist with one another makes a difference in the world. Our decisions can both hurt and help the lives of those we live among. Churches should be the first to step up in order to use what we have been given to help care for our community. Please give us this chance and vote "yes" on Affordable Housing Strategy C-1. Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for loving your neighbor as your self,

Rev. Phil Antilla, Lead Pastor
Bellevue First United Methodist Church

1934 108th Ave. NE
Bellevue, WA 98004
425-200-5396
phil@fumcbellevue.org

Sincerely,
Rev. Phil Antilla
1934 108th Ave NE
Bellevue, WA 98004

From: Andy Katz <katzaj@gmail.com>
Sent: Tuesday, October 27, 2020 3:45 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

As someone who enjoys shopping, dining out, and meeting friends in Bellevue, I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Andy Katz
Seattle, WA 98101

From: Kelly Hickman <hickmaniak@gmail.com>
Sent: Tuesday, October 27, 2020 4:14 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Kelly Hickman
3635 S Lucile St
Seattle, WA 98118

From: Brian Wright <deacon.brian.wright@gmail.com>
Sent: Tuesday, October 27, 2020 4:17 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Brian Wright
10875 176th Cir NE Apt 1815
Redmond, WA 98052

From: Judy Faast <jfaast@gmail.com>
Sent: Tuesday, October 27, 2020 6:16 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I have been a Bellevue resident for over 30 years and have watched the housing market become too expensive for many of the people who work here. It has diminished the diversity of the community.

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Judy Faast
2670 W Lk Sammamish Pkwy SE
Bellevue, WA 98008

From: Itzchel Bazan <itzchelb@wliha.org>
Sent: Tuesday, October 27, 2020 6:20 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Itzchel Bazan
1055 S Henderson St
Seattle, WA 98108

From: Brian Williams <groovechild@gmail.com>
Sent: Tuesday, October 27, 2020 6:44 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Brian Williams
4088 173rd pl se
Bellevue, WA 98008

From: Michael Gillenwater <mwgillenwater@gmail.com>
Sent: Tuesday, October 27, 2020 6:54 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Michael Gillenwater
9231 View Ave NW
Seattle, WA 98117

From: Nicole Palczewski <n.palczewsk12@gmail.com>
Sent: Tuesday, October 27, 2020 7:33 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Nicole Palczewski
2219 2nd Ave Apt 604
Seattle, WA 98121

From: Kristen Daley Mosier <halvor1895@gmail.com>
Sent: Wednesday, October 28, 2020 9:38 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

Housing is a regional issue. Please consider the significance of modeling for other municipalities how affordable housing can be done well. I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

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Thank you for your service to the Bellevue community!

Sincerely,
Kristen Daley Mosier
Shoreline, WA 98177

From: Robert Blumenthal <rblument@comcast.net>
Sent: Monday, October 26, 2020 10:13 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Robert Blumenthal
2812 NE 62nd St
Seattle, WA 98115

From: Tara Noyes <tnoyes@plymouthhousing.org>
Sent: Monday, October 26, 2020 12:19 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Tara Noyes
11202 2nd Ln SW
Seattle, WA 98146

From: vana spear <vanaluane@yahoo.com>
Sent: Monday, October 26, 2020 1:18 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
vana spear
1805 204th Pl SW
Lynnwood, WA 98036

From: Tina Rogers <tinajrogers@comcast.net>
Sent: Wednesday, October 28, 2020 8:31 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Tina Rogers
3301 37th Pl S, Seattle
SEATTLE, WA 98144

From: Rebecca Lewis <rebeccie@comcast.net>
Sent: Monday, October 26, 2020 4:15 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Rebecca Lewis
16552 SE 19th St.
Bellevue, WA 98008

From: Mona Bayyuk <monabayyuk@hotmail.com>
Sent: Tuesday, October 27, 2020 5:08 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Mona Bayyuk
1641 Bellevue Ave, Apt. 309
Seattle, WA 98122

From: margot rosenberg <margot_rosenberg@yahoo.com>
Sent: Tuesday, October 27, 2020 7:45 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
margot rosenberg
5111 S Hudson St
Seattle, WA 98118

From: Lorraine Hartmann <lorrainehartmann@comcast.net>
Sent: Monday, October 26, 2020 11:08 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Lorraine Hartmann
10627 Durland Ave NE
Seattle, WA 98125

From: Linda Kurij <lk222@hotmail.com>
Sent: Monday, October 26, 2020 5:29 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Linda Kurij
8939 Ravenna Ave NE
Seattle, WA 98115

From: Kristin Joyner <kristin@bothellumc.org>
Sent: Tuesday, October 27, 2020 4:38 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1.

I grew up in Bellevue, when homes were affordable for the people that worked there. It would be great for Bellevue to work towards allowing that again.

Be a leader and a city I'm proud to be from and call my home by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Kristin Joyner
8409 NE 177TH ST
Bothell, WA 98011

From: KIMBERLY Toskey <kim.toskey@comcast.net>
Sent: Tuesday, October 27, 2020 4:07 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue and Greater Sno/King Community!

Sincerely,
KIMBERLY Toskey
10224 53RD AVE W
MUKILTEO, WA 98275

From: Joel Feldman <joelfeldman@comcast.net>
Sent: Monday, October 26, 2020 10:13 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Joel Feldman
420 North 62nd Street
Seattle, WA 98103

From: Jenny Mital <jmital@ucdavis.edu>
Sent: Monday, October 26, 2020 12:21 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Jenny Mital
7001 old Redmond rd
Redmond, WA 98052

From: Jean Schwinberg <jeanschwinberg@yahoo.com>
Sent: Monday, October 26, 2020 12:52 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Jean Schwinberg
4538 18th Ave NE
Seattle, WA 98105

From: Jason Austin <jasonaustin@comcast.net>
Sent: Monday, October 26, 2020 3:18 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Jason Austin
2543 14th Ave S
Seattle, WA 98144

From: Farida Hakim <faridahakim@hotmail.com>
Sent: Tuesday, October 27, 2020 7:22 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Farida Hakim
4202 150th Ave SE
Bellevue, WA 98006

From: S Math <sneha@myuw.net>
Sent: Wednesday, October 28, 2020 12:05 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
S Math
611 nw 76th
seattle, WA 98117

From: D'Anna Edison <dmanna1@yahoo.com>
Sent: Tuesday, October 27, 2020 11:33 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Thank you for your service to the Bellevue community!

Sincerely,
D'Anna Edison
133 162nd Ave SE
Bellevue, WA 98008

From: Carolee Jones <rcjon@yahoo.com>
Sent: Wednesday, October 28, 2020 11:02 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Carolee Jones
12141 SE 21st St.
Bellevue, WA 98005

From: Lucille Hester Winn <hester.winn@comcast.net>
Sent: Monday, October 26, 2020 10:05 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

Thank you for supporting the creation of 63 affordable apartment homes at 30Bellevue by Imagine Housing in the Northtowne neighborhood.

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Lucille Hester Winn
6529 SE Cougar Mtn Wy
Bellevue, WA 98006

From: CHERYL L. BERENSON <randdbear@aol.com>
Sent: Tuesday, October 27, 2020 5:38 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
CHERYL L. BERENSON
PO Box 1597
Mercer Island, WA 98049

From: Cathy Murahashi <muracat@aol.com>
Sent: Wednesday, October 28, 2020 8:30 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

I have two young adult children with disabilities who live with me, and hope that they will be able to find an affordable place to live in Bellevue in the future, so that I can continue to offer support as needed. I also work for a non-profit that provides housing to individuals with disabilities. The need is huge, and the availability is incredibly challenging. Please help us to maximize affordable housing by supporting this amendment.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Cathy Murahashi
14937 SE 43rd St
Bellevue, WA 98006

From: Anne Roda <a.roda@comcast.net>
Sent: Monday, October 26, 2020 11:27 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Anne Roda
1130 N 82nd St
Seattle, WA 98103

From: Alex Pace <alex.pace@heritagebanknw.com>
Sent: Monday, October 26, 2020 10:08 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Alex Pace
5848 Marshall Pl SE
Auburn, WA 98092

From: Alistair Jackson <alistair@obrien360.com>
Sent: Monday, October 26, 2020 11:25 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Alistair Jackson
710 Second Ave, Ste 925
Seattle, WA 98104

From: Claire Magula <cmagula@bellwetherhousing.org>
Sent: Monday, October 26, 2020 10:15 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Claire Magula
1651 Bellevue Ave
Seattle, WA 98122

From: CLARE MOE <clare.e.moe@gmail.com>
Sent: Monday, October 26, 2020 1:57 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

As board chair for Congregations for the Homeless, I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, which increases the number of people who experience homelessness on the Eastside. This condition will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

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Thank you for your service to the Bellevue community!

Clare Moe

Sincerely,
CLARE MOE
18346 NE 99th Way
Redmond, WA 98052

From: Darcy Johnson <darcy@fulcrumcapllc.com>
Sent: Monday, October 26, 2020 5:34 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Darcy Johnson
1108 N 42nd pl
Renton, WA 98056

From: David Reddy <david.j.reddy1@gmail.com>
Sent: Monday, October 26, 2020 11:36 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
David Reddy
12354 16th Ave NE
Seattle, WA 98125

From: Jack Edgerton <jacke@babycorner.org>
Sent: Monday, October 26, 2020 12:50 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Affordable Housing Strategy C-1

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Dear Bellevue Planning Commissioners,

We are writing to urge you to vote “yes” on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I’m calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Jack Edgerton, Eastside Baby Corner
Rachel Krinsky, Lifewire
King County Alliance for Human Services – Eastside Team

From: Emma Scalzo <emma@housingconsortium.org>
Sent: Tuesday, October 27, 2020 9:47 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

Dear Bellevue Planning Commissioners,

As a King County housing advocate, we need your support in addressing the housing crisis. I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Emma Scalzo
1700 Taylor Ave N
Seattle, WA 98109

From: Janet Riordan <janetmriordan@gmail.com>
Sent: Monday, October 26, 2020 10:45 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Thank you for your service to the Bellevue community!

Sincerely,
Janet Riordan
12739 7th Ave NW
Seattle, WA 98177

From: Jay Lazerwitz <jay@artandarch.net>
Sent: Monday, October 26, 2020 7:58 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Jay Lazerwitz
6126 12th Avenue NE
Seattle, WA 98115

From: jay Woolford <jayw@shag.org>
Sent: Monday, October 26, 2020 10:59 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
jay Woolford
14400 Tukwila International Blvd Suite 100
Tukwila, WA 98168

From: Josh McQueen <joshm@occ.org>
Sent: Monday, October 26, 2020 11:03 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Dear Bellevue Planning Commission,

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Thank you for your service to the Bellevue community!

Sincerely,
Josh McQueen
11612 NE 136th St
Kirkland, WA 98034

From: Ann Osterberg <asosterberg@gmail.com>
Sent: Monday, October 26, 2020 3:49 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission,

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I'm writing to urge you to vote "yes" on Affordable Housing Strategy C-1. Bellevue is experiencing a severe shortage of affordable homes, a condition which will be worsened without swift action to increase local development potential. Key barriers to producing affordable homes locally are the cost and scarcity of land. This amendment will strengthen local partnerships between housing developers and eligible land owners, while empowering those land owners (communities of faith, non-profits, and public entities) to create more housing options for Bellevue residents.

Bellevue has an opportunity to lead on housing affordability by amending the comprehensive plan to allow density bonuses passed by the State legislature in 2019 within HB1377. I'm calling on you to support this amendment today.

Thank you for your service to the Bellevue community!

Sincerely,
Ann Osterberg
10435 NE 15th St
Bellevue, WA 98004

From: Marty Kooistra <marty@housingconsortium.org>
Sent: Monday, October 26, 2020 10:05 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Marty Kooistra
1402 3rd Ave
Seattle, WA 98101

From: Mary Byrd <mary.k.byrd@gmail.com>
Sent: Monday, October 26, 2020 11:53 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Mary Byrd
1700 17th Ave
Seattle, WA 98122

From: McCaela Daffern <mcdaffern@gmail.com>
Sent: Tuesday, October 27, 2020 7:10 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
McCaela Daffern
120C 17th Ave E
Seattle, WA 98112

From: Ms.V. McCormick <homelessgrouch007@gmail.com>
Sent: Monday, October 26, 2020 10:16 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Ms.V. McCormick
11325 198th Street E.
Graham, WA 98338

From: Mike Mathias <mike.mathias@p-h-s.com>
Sent: Monday, October 26, 2020 12:49 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Mike Mathias
4714 38th Ave SW, Seattle, WA 98126
Seattle, WA 98126

From: Storey Winder <storeywinder@gmail.com>
Sent: Monday, October 26, 2020 11:06 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Storey Winder
319 102nd Ave. SE # 18
Bellevue, WA 98004

From: T. Chang <tchang14@hawk.iit.edu>
Sent: Monday, October 26, 2020 10:52 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
T. Chang
14512 SE 46TH ST
Bellevue, WA 98006

From: Tanya Jimenez <tanyajimenez14@gmail.com>
Sent: Monday, October 26, 2020 10:05 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Tanya Jimenez
2719 E Union St
Seattle, WA 98122

From: Teresa Clark <clarkteresa@gmail.com>
Sent: Monday, October 26, 2020 11:09 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Teresa Clark
4700 S MEAD ST
SEATTLE, WA 98118

From: Tika Bordelon <tikab1@gmail.com>
Sent: Monday, October 26, 2020 10:07 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Continue Support for Affordable Housing's ADR Exemption

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Sincerely,
Tika Bordelon
1400 Hubbell Pl
Seattle, WA 98101

From: Mike Radow <mrradow1@gmail.com>
Sent: Friday, October 23, 2020 10:12 AM
To: Brod, Brooke <BBrod@bellevuewa.gov>
Subject: Re: Next Steps on Affordable Housing in Bellevue

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Brooke,
Thanks for reaching out about the City of Bellevue Comprehensive Plan, specifically regarding Affordable Housing on land owned by faith based organizations.

I am currently the President of the Board at East Shore Unitarian Church. We have two properties which appear on your map of faith based properties possibly available for the density bonus.

Personally, I am very intrigued and would be willing to start yesterday. However, I do not know if the congregation as a whole is ready /willing to commit to putting affordable housing on the larger of the properties. That seems like step one, to get a commitment so that we can move forward in discussion with you.

Hoping that we do say 'yes', which would come early in 2021, I would hope then to talk further.

Yours, in community,

Mike Radow.

Mike Radow

From: Allen Dauterman <allend@imaginehousing.org>
Sent: Friday, October 23, 2020 9:44 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Villette Nolon <villetten@imaginehousing.org>
Subject: Written Communications - October 28th

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Planning Commission;

Below are policy and zoning code comments regarding the current Affordable Housing C1 Strategy 2020 Annual Comprehensive Plan Amendment.

Thank you for reviewing the actions found in Bellevue Affordable Housing Strategy C1, this is a much needed strategy to enable affordable housing development on these underutilized properties. At the time the AHS was adopted, Bellevue's affordable housing priorities were somewhat aligned with King County's affordable housing priorities. That alignment appears to have changed in 2020 where King County priorities appear to have diverged from Bellevue's base priorities behind strategies C1 and E.

Up until 2020 King County had been prioritizing capital funding to homeless and very low income projects like 30Bellevue and Andrews Glen. The divergence occurred with new policies released in the King County 2020 Capital Funding for Affordable Housing Projects RFP. The new policies exclude very low income project like 30Bellevue and Andrews Glen from receiving project based vouchers and will only make project based vouchers available to projects with;

"site based Permanent Supportive Housing (PSH) serving 35 or more low-income households experiencing chronic homelessness", and "to serve veterans and their families eligible under the HUD-VASH program and/or non-elderly (age 62 or under at time of leasing) disabled households eligible for support under the Mainstream voucher program."

This new policy almost eliminates all opportunities for very low income projects on faith based properties like 30Bellevue and Andrews Glen. These two projects are considered Permanent Housing with Supports and they are distinctly different from the County's site based Permanent Supportive Housing priority. The County definitions for the two housing types are;

- **"Permanent Supportive Housing"** (PSH) means non-time limited Affordable Housing for a household that is homeless on entry, and has a condition or disability, such as mental illness, substance abuse, chronic health issues, or other conditions that create multiple and serious ongoing barriers to housing stability.
- **"Permanent Housing with Supports"** (i.e. other permanent housing). Means non-time limited Affordable Housing for households experiencing homelessness with a high to medium level of service needs.

The project based voucher funding partnership had been a traditional key component to enable 89

development of affordable housing projects to serve families and senior with very lower income levels. With the loss of leveraging King County funding options for projects similar to 30Bellevue and Andrews Glen on Strategy C1 properties, I recommend the City should also examine how Strategy E can respond to the new County policies.

In response to specific zoning code adjustments, I offer the following suggestions for Strategy C1 properties;

- Allow building floor height increase based on building adjacency to arterials and buffer distances adjacent to R-5 zones.
 - Instead of allowing height increases based on dimensions, allow height increases based on additional floors.
 - Increasingly greater buffers should allow additional floors, i.e. if current code limits a building to 3 floors;
 - A buffer of "x" width could allow 4 floors
 - Additional buffer of "y" width in excess of "x" width, where "x+y" width could allow 5 floors.
 - Where right of ways, easements, at grade setbacks, and upper level setbacks are included in buffer widths.
- On properties where a church and affordable housing are proposed uses, allow residential density based on gross tax parcel area(s) without subtracting church floor areas and critical areas in the density calculation.
- Where an affordable housing project encompasses multiple and adjoining church tax parcels, allow increased densities based on gross area of all adjoining church tax parcels.
- Allow all affordable units less than 600sf be considered ½ units.

Thank you

Allen

Allen Dauterman
Senior Real Estate Developer
Imagine Housing
10604 NE 38th Place, Suite 215
Kirkland, WA 98033
(425) 922-5858
allend@imaginehousing.org
www.imaginehousing.org



In response to "making it easier to build affordable housing on land owned by non-profit housing and faith-based organization" three thoughts.1. Who owns the land should be irrelevant if a recorded long term land use restriction is put in place to limit the use to affordable housing.2. It is critical that any definition of "land owned by non-profit housing" include a tax credit limited partnership that has a general partner or co-general partner that is a non-profit entity. That way a group can take the benefits offered to sites for affordable housing and apply to site a they intend to buy, but may not own until the closing of financing (a step that requires building permits and entitlements).3. THINK BIG. Small changes here will not get you results. Small incremental differentials in density won't do it. Needs to be big.

Emily Thompson 9/24/2020

From: Allen Dauterman <allend@imaginehousing.org>
Sent: Wednesday, September 23, 2020 3:01 PM
To: Lewine, Janet <JLewine@bellevuewa.gov>; Pratt, Toni <TPratt@bellevuewa.gov>; Thara Johnson <TharaJ@newcastlewa.gov>; Matz, Nicholas <NMatz@bellevuewa.gov>; Brod, Brooke <BBrod@bellevuewa.gov>
Cc: Villette Nolon <villetten@imaginehousing.org>
Subject: Affordable Housing C1 Strategy 2020 Annual Comprehensive Plan Amendment

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Hi Janet

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- Where an affordable housing project encompasses multiple and adjoining church tax parcels, allow increased densities based on gross area of all adjoining church tax parcels.
- Allow all affordable units less than 600sf be considered ½ units.
- We echo the recommendations provided by Dash and Eric Campbell.

Thank you

Allen

Allen Dauterman
Senior Real Estate Developer
Imagine Housing
10604 NE 38th Place, Suite 215
Kirkland, WA 98033
(425) 922-5858
allend@imaginehousing.org
www.imaginehousing.org

September 9, 2020

Dear Bellevue Planning Commissioners,

Thank you for taking the first steps to increasing the amount of affordable housing throughout the City of Bellevue by taking advantage of the generosity and willingness for communities of Faith, Non-Profit organizations and City surplus property. As a member of the Bellevue's task force in 2017 to increase more affordable housing, I am in support that the City pursue the C-1 policies and Land Use Code changes that would allow them to be implemented.

However, I would also like to suggest a few policy changes that could help generate more affordable housing in the City of Bellevue on these targeted properties. These suggestions of building hundreds of affordable units throughout the region through either joint venture with non-profit agencies, inclusionary or incentive-based zoning. As a region, we have been very fortunate to have the stewardship that A Regional Coalition for Housing has provided. (The City of Bellevue gets kudos for originally funding the staff of ARCH). Three examples I would like to highlight are where ARHC spearheaded the initiatives are: Greenbrier Heights in Woodinville that created over 120 affordable units that were subsidized by 67 market rate units. This community was a joint venture between DASH and CamWest Development and was recipient of many awards including the Governor's 2020 Vision Award. The second example is the South Kirkland Park n Ride that was partnership between Polygon Northwest and Imagine Housing. This generated 61 low-income housing units along 182 market rate units. Lastly, the City of Redmond has created hundreds of affordable units in the last decade by using incentive zoning that have been built on market rate developers without public subsidies.

The reason why I wanted to highlight these examples is that many times, the creative partnership between Non-Profit and Market Developers lead to more creative solutions that can be done by one entity by itself. Furthermore, by restricting affordable units to only below 50% AMI may result in less affordable units being built. Given that many of the opportunities to develop these targeted properties reside in neighborhoods without multifamily zoning, creative and collaborative approach with neighborhood groups will need to be undertaken.

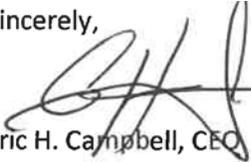
Thus, here is quick outline of recommendations:

- Do not limit affordable units to only those below 50%AMI
- Do not limit developers to be a "non-profit".
- Provide a mechanism to significantly upzone the property if it is served by adequate streets and transit is located nearby.

- Look allowing buffering techniques adjacent neighbors that will enable multi-story buildings to be built on the parcel. This can be done by increasing setbacks or having less dense housing types abutting residences.

Thank you again for taking up this opportunity to build more housing throughout the City of Bellevue in a thoughtful and constructive manner.

Sincerely,



Eric H. Campbell, CEO

Main Street Property Group

From: [Chris Buchanan](#)
To: [Lewine, Janet](#)
Cc: [Matz, Nicholas](#); [Jessica Clawson](#)
Subject: C-1 strategy : proposed affordable housing bonuses
Date: Tuesday, September 08, 2020 15:40:01
Attachments: [C-1 strategy Proposed AH Bonus.pdf](#)

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Hi Janet -

Thanks for taking the time to talk today. We are very excited to see some forward movement on the C-1 Strategy that was first introduced to Council back in 2018. We believe that now is the time to make robust incentives for affordable housing development. To that end, we'd like to make the following specific proposals to implement the C-1 Strategy:

1. Apply the Bel-Red Tier 1a affordable housing incentive to all C-1 properties. That incentive provides a calculation of 4.6s quare feet of additional building area per 1 sqft of affordable housing provided below 80% AMI, and does not include affordable housing in the base density calculation for the property. The BelRed calculation is capped at 1.25 FAR we advocate for higher density and a 1.5FAR cap.
2. Encourage deeper affordability by allowing additional density for housing provided below 50% AMI: 0.5FAR or 2.5 sqft additional building area per 1sqft affordable housing, on top of the Tier 1a bonus.
3. Add density to properties close to Frequent Transit Service. The BelRed neighborhood created transit "nodes" "in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service." These areas are awarded increased base FAR density. Building on this transit-oriented approach, in 2020 Council took action to reduce the parking ratio required for properties in close proximity to Frequent Transit Service. We would like to see you continue this transit-oriented density effort through C-1 by increasing the allowable density by 1.5 FAR within 1/4 mile and 1.0 FAR within 1/2 mile walkshed of Frequent Transit Service as defined in 2020's council action.
4. Right-size the building height bonus for affordable housing to 12' from the existing 6'. The existing 6' height bonus prevents properties from taking full advantage of the 15% density bonus that is already in code. It needs to be corrected in order to reap the full benefits of the Affordable Housing Bonus and this is the opportunity to do that.
5. Design Review: expedite or eliminate as part of a Development Agreement.
6. Abate or provide financial assistance for required infrastructure such as new streets where designated in neighborhood plans.
7. Expand MFTE for affordable housing city-wide.

I've attached a PDF with bullet points. Please feel free to call to discuss.

Thank you for all your efforts in this very important work!

Best,
Chris

Chris Buchanan
Director of Real Estate Development
Downtown Action to Save Housing
Direct: (425) 659-1756
Cell: [\(206\) 459-7715](tel:2064597715)
chrisb@dashhousing.org

www.dashhousing.org



Sept. 9, 2020

Dear Bellevue Planning Commissioners,

Thank you for taking up the discussion on Affordable Housing initiatives and the opportunity to provide comments. This is a critical initiative that recognizes the importance of creating affordable, sustainable housing, and provides the ability for organizations like DASH to deliver solutions for this pervasive problem. In 2017, Bellevue adopted a goal of adding 2,500 new affordable housing units within 10 years. Since adopting this goal, only 583 units have been “added” (at least 200 units already existed). City Leadership is required to take quick, bold, and aggressive action to meet the City’s stated goals. These goals are likely outdated due to the economic impact of COVID-19, which has only increased the urgent need for more affordable housing.

DASH (Downtown Action to Save Housing), a Washington Non-Profit Corporation, was established in 1991 by the Bellevue Downtown Association to help preserve affordable housing in the city. In 2001, DASH acquired Evergreen Court and Glendale (ECG), a 7.5 acre site with 166 affordable housing units for families, individuals, and seniors. The property was originally built in 1972 and renovated in 1995. The ECG site is perfectly sited for housing. It is adjacent to commercial and multifamily properties, it is well-served by frequent transit, and is within two light rail walksheds. DASH is ready to redevelop this site and build hundreds of new affordable housing units for working families, individuals, and income-restricted seniors. However, DASH needs the City’s support in the form of C-1 policies and Land Use Code changes to do so.

DASH leadership recently participated in a stakeholder discussion led by city staff on the C-1 proposal to provide opportunities to increase affordable housing. We are concerned that the City continues to do a lot of discussion and talking on the issue rather than taking action; it is notable that the C-1 policy has been included in the Comprehensive Plan for years, yet there is still no concrete proposal as to what to “do” about affordable housing. Action, in the form of real incentives for non-profit and faith-based property owners, is what is needed now. To this goal, we recommend including the following policies and incentives in your recommendations to City Council:

- Apply the Bel-Red Tier 1a affordable housing incentive to all C-1 properties. That incentive provides a calculation of 4.6 square feet of additional building area per 1 square foot of affordable housing provided below 80% AMI, and does not include affordable housing in the base density calculation for the property. The Bel-Red calculation is capped at 1.25 FAR. For C-1 properties the FAR cap for incentive should be raised to 1.5.
- Encourage deeper affordability by allowing additional density for housing provided below 50% AMI: 0.5 FAR or 2.5s.f. additional building area per 1 s.f. affordable housing, on top of the Tier 1a bonus.
- Add density to properties served by Frequent Transit. The Bel-Red neighborhood created transit nodes "in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service." These areas are awarded increased base FAR density. Building



on this transit-oriented approach, in 2020 Council took action to reduce the parking ratio required for properties in close proximity to Frequent Transit Service. We would like to see Bellevue continue this transit-oriented density effort through C-1 by increasing the allowable density by 1.5 FAR within 1/4 mile and 1.0 FAR within 1/2 mile walkshed of Frequent Transit Service as defined in the 2020 council action.

- Right-size the building height bonus for affordable housing to 12' from the existing 6'. The existing 6' height bonus prevents properties from taking full advantage of the 15% density bonus that is already in code. A 6-foot bonus does not even afford an affordable housing building an additional story! This height bonus must be corrected in order to allow affordable housing to be built with the FAR/square footage bonus. Height and FAR must align in order for a true incentive to be created.
- Design Review: expedite or eliminate when a project includes a Development Agreement.
- Provide direction to Planning Staff that affordable housing projects take priority in review times over others; mandate specific review times for affordable housing project in order to create predictability in permitting (time is money).
- Abate or provide financial assistance for required infrastructure such as new streets where designated in neighborhood plans. This is similar to impact fee credits for affordable housing.
- Expand MFTE for affordable housing city-wide; adjust affordability levels to those that encourage owners to actually use MFTE.

DASH has been working with for four years to increase zoning at the ECG site to build affordable and senior housing adjacent to light rail. At every turn we have been told to “wait” for the next planning effort (Bel-Red lookback, Wilburton, C-1, etc.); these planning efforts continually seem to die on the vine for unknown reasons beyond our control. We cannot wait any further. We know what the problem is, we know exactly how to fix it, and we now need bold City leadership to deliver policies to allow for more affordable housing near frequent transit.

Thank you for your consideration.

Kim Loveall Price

A handwritten signature in black ink, appearing to read "KLP", written over a light blue horizontal line.

Executive Director, DASH

Proposed Affordable Housing Bonus for Non-profit & Faith-owned properties

Bonuses to be added to underlying zoning.

Constraint	Bonus
100% of units at/below 80% AMI	+ 1.5 FAR
50% of units at/below 50% AMI	+ 1 FAR
Use <i>same language</i> as BelRed	AH doesn't count towards FAR calc
Within .25 mi Frequent Transit Svc	+ 1.5 FAR
Within .5 mi Frequent Transit Svc	+ 1 FAR
Increase building height	+12' per 1FAR
Design Review: expedite or eliminate	
Required infrastructure improvements paid by City	
MFTE for affordable housing city-wide	

From: [James McEachran](#)
To: [Lewine, Janet](#)
Cc: [meghana@hopelink.org](#); [robin.amadon@lihi.org](#); [Beckib@oppc.org](#); [sboyd@bellwetherhousing.org](#); [lenb@shelterresourcesinc.com](#); [chrisb@dashhousing.org](#); [hollyb@highlandcovenant.com](#); [eric@mspgroupllc.com](#); [jessie@mhseattle.com](#); [marc@parkviewservices.org](#); [sharon@earlybirdinvestmentgroup.com](#); [kjirstend@westminster.org](#); [mdickins@sacredheart.org](#); [hclcpastor@comcast.net](#); [hal@spectrumdevsolutions.com](#); [kathy@attainhousing.org](#); [markgriffith1@gmail.com](#); [faridahakim@hotmail.com](#); [sierra@hansenpa.com](#); [marty@housingconsortium.org](#); [anhle97@gmail.com](#); [sharonl@lihi.org](#); [amy.liu@microsoft.com](#); [chris@elap.org](#); [jmadigan@sacredheart.org](#); [villetten@imaginehousing.org](#); [gpetrie@goodmanre.com](#); [kloveallprice@transformingage.org](#); [josmith@bellwetherhousing.org](#); [patrick.sullivan@habitatskc.org](#); [jsutton@seattlemca.org](#); [joseph.thompson@mercyhousing.org](#); [ptippy@hhaofwa.org](#); [mallory@housingconsortium.org](#); [jayw@shaq.org](#); [allend@imaginehousing.org](#); [Johnson, Thara](#); [Pratt, Toni](#); [Matz, Nicholas](#); [Brod, Brooke](#)
Subject: Re: Affordable Housing Lunch and Learn - Next Steps
Date: Tuesday, September 08, 2020 17:35:15

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I am totally in for the long haul and a clear path to fulfill the goals of TAG+ Jim

From: James McEachran <mceachranj5@gmail.com>
Sent: Thursday, September 3, 2020 3:15 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Fwd: Affordable Housing Strategy C-1

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

With respect, please include this letter to City Council within the path of members of the Planning Commission.

Thank you, Jim McEachran

----- Forwarded message -----

From: James McEachran <mceachranj5@gmail.com>
Date: Thu, 3 Sep 2020 at 15:01
Subject: Affordable Housing Strategy C-1
To: <council@bellevuewa.gov>

With respect,

I write in clear support of the development of Strategy C-1 of the City of Bellevue Affordable Housing Strategy.

Each of you know well of our common work to insure affordable/attainable housing. It is time to advance whatever it takes to address this as we move out of these scrambled times.

As an advocate of housing for all, now into my 36th year, and serving by appointment on several teams, including the Technical Advisory Group, the Wilburton, CAC, and two terms on the Human Services Commission, I know we have the means to create land use and permitting paths to become a model for municipalities.

I am concerned that many of the initiatives in some places are "Seattle-Centric," I trust we can move in bold collaboration to address this within the unique needs of our community and sub-regions. And be a model!

I have a particular interest in faith-owned Multi-Family and Mixed Use and Single Family Properties. I believe there are over 80.

In post-Covid-19 times, when needs for housing become even more urgent, we can work as one to insure a clear track to move in a way that engages meaningful conversation and clarity on what we are doing to ensure the needs are met and exceeded.

I believe it is important to create several case studies on each of these kinds of land which show leadership in the jurisdictions that manage and guide conversations with failed /declining)faith communities who recognize that selling land for profit may be a plan, but not ensuring affordability in housing with supportive services.

My mantra has been: "One can raise money, but you can't create land!" I am willing and able to be a presenter/partner in providing the narrative which might move those who own/manage faith communities to be proactive.

There are many stories that warm the heart and mission of our cities and faith communities. You know them well. Saint Margaret's and Saint Luke's. There are also those who have not followed similar paths, but might if presented the story and the path to development based on land use, good stewardship, and movement along the way of the common good.

On June 27, 2017, TAG wrote: "This Strategy should be viewed as the beginning of a concerted and sustained effort by Bellevue...The TAG believes it is necessary to unlock city resources to fund this effort. We encourage the City Council, as stewards of the public trust in Bellevue, to implement all of the strategies in order to bring bold leadership and actions that will make a difference for current and future residents of Bellevue."

I also recall the section on Preferred Urban Design Framework, in the Wilburton Commercial Area Study on Affordable Housing. Key to economic development.

A recent Virtual Lunch and Learn provided feedback from over 40 individuals who have been and are deeply engaged in matters of housing for all. In each instance of comment the crescendo was "Yes" and let us move forward through the process which can be celebrated in the next years with quality and care for our city, our region, and the current deficit of over 5500 housing units for those earning less than 50 percent AMI.

Thank you for reading. I am here to serve in any way that I am asked, in partnership with each of you.

Be-welling, Jim McEachrann

From: Eric Campbell <eric@mspgroupllc.com>

Sent: Thursday, August 27, 2020 8:54 PM

To: Hal Ferris <hal@spectrumdevsolutions.com>; dwightS30@comcast.net; Lewine, Janet <JLewine@bellevuewa.gov>; KimL@dashhousing.org; timw@kcha.org; jim@salchome.org; wagnerr@baylisarchitects.com; jan.k.laskey@baml.com; gpetrie@goodmanre.com; asato@kantortaylor.com; sharon@earlybirdproperties.com; smartin@rhawa.org

Subject: RE: Help Bellevue Create More Affordable Housing

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Janet,

Since Dwight and Hal have started the conversation, I would like to add some additional constructive insights for the group.

If I recall correctly, there was no actionable tactics that the City of Bellevue agreed upon for the properties that were Faith-based locations. I remember some of us lobbying that the City should adopt policy language that would promote affordable housing at significantly higher densities at these locations. From a historical perspective, many of parcels used to have significant traffic on weekends.

Unfortunately, a great opportunity was lost for the community just recently when **Grace Lutheran Church** was sold to a single-family developer. This property was located on NE 8th Street and just three blocks west of 100th Ave NE. Fortunately, the Lutheran church donated its sales proceeds to many of our local non-profit organizations. Nevertheless, an opportunity to put affordable housing on a transit line and within walking distance to numerous services and everyday shopping necessities was lost. (The site would have easily created over 200 additional housing units.)

My concern that there are numerous locations within the City that meet the criteria that would be ideally situated for affordable housing. I understand the City has dealt with neighborhood backlash over locating shelters and other intensive homeless projects in residential communities. However, building affordable housing for those targeted between 30% to 80% of AMI would greatly increase the number of affordable units within the City of Bellevue.

Thank you for your time,

Eric Campbell, CEO
Main Street Property Group
Cell phone 425-922-9228
eric@mspgroupllc.com

From: James McEachran <mceachranj5@gmail.com>

Sent: Friday, August 28, 2020 9:45 AM

To: Lewine, Janet <JLewine@bellevuewa.gov>

Cc: Eric Campbell <eric@mspgroupllc.com>; Hal Ferris <hal@spectrumdevsolutions.com>; dwightS30@comcast.net; KimL@dashhousing.org; timw@kcha.org; wagnerr@baylisarchitects.com; jan.k.laskey@baml.com; gpetrie@goodmanre.com; asato@kantortaylor.com; sharon@earlybirdproperties.com; Kyle Woodring <KWoodring@rhawa.org>; Johnson, Thara <TMJohnson@bellevuewa.gov>

Subject: Re: Help Bellevue Create More Affordable Housing

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Love and appreciate the focus and reset.

Affordable/Attainable Housing is an out of the center concern of every municipality for effective human services.

When nominated a year or so ago to stand for Bishop (Oh, I lost thank God:)), I reviewed all of the congregations in our region that are branded "ELCA."

I review their program and their potential for growth as a faith community. Around 50 of them had no chance to sustain. That is so much more the case today!

I shared with an elected person that two of them, in Bellevue, were ripe for a clear conversation about "getting right for stewarding the land. As in, you can raise money, but you can't create land.

Grace was turned loose with a failed pastor who simply thought it well to sell the land and create a foundation to serve the community. A group of lay folk chatted it and the precious land was sold and the pastor now serves a failing congregation in Texas.

A similar path was set for a Unitarian Church that thought to do the same. Even, at the point of some saying "we need affordable senior housing." I commended they sell the 3 acres and create housing in a place I heard was well zoned. They could create a viable faith community in the east of Bellevue growth area.

It takes folk like some of you all to figure the "how to" and a few others to plan a path for conversation with faith communities (My specialty!) which commends their past health, discusses their future (or not) to grow, and presents the opportunity for bold collaboration like the Glendale work from the Wilburton CAC.

I have a sense the BOLD, BOLD, BOLD is the key to housing out of these scrambled times.

Thanks for reading, best of this day to each of you, Jim

From: Hal Ferris <hal@spectrumdevsolutions.com>

Sent: Thursday, August 27, 2020 7:50 PM

To: dwightS30@comcast.net; Lewine, Janet <JLewine@bellevuewa.gov>; KimL@dashhousing.org; timw@kcha.org; jim@salchome.org; wagnerr@baylisarchitects.com; jan.k.laskey@baml.com; gpetrie@goodmanre.com; eric@mispgrouppllc.com; asato@kantortaylor.com; sharon@earlybirdproperties.com; smartin@rhawa.org

Subject: Re: Help Bellevue Create More Affordable Housing

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I agree with Dwight. How can our ideas be enacted? We can include that in our discussion.

Hal Ferris

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From: dwightS30@comcast.net <dwightS30@comcast.net>

Sent: Thursday, August 27, 2020 6:08 PM

To: Lewine, Janet <JLewine@bellevuewa.gov>; KimL@dashhousing.org;
hal@spectrumdevsolutions.com; timw@kcha.org; jim@salchome.org; wagnerr@baylisarchitects.com;
jan.k.laskey@baml.com; gpetrie@goodmanre.com; eric@mispgroupllc.com; asato@kantortaylor.com;
sharon@earlybirdproperties.com; smartin@rhawa.org

Subject: RE: Help Bellevue Create More Affordable Housing

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Janet, Greetings! We did all this in 2017 but nothing happened. Please take the steps recommended 3 years ago and tell City Council to get on with it. They failed to act. Thousands more housing units could have been available by now. Faith without action is nothing. People matter.

City of Bellevue/City Manager has failed those constituents who needed affordable housing. Why? Who decided?

We can do far, far better. Stand up for our residents who need this housing to survive. Lives matter.

Stay Safe! Thanks, Dwight Schrag

Chris Buchanan
Director of Real Estate Development
Downtown Action to Save Housing
Direct: (425) 659-1756
Cell: [\(206\) 459-7715](tel:2064597715)
chrisb@dashhousing.org

8/26/2020- email

Hi Janet -

I can't tell you how happy we are to see some forward movement on the City of Bellevue's Affordable Housing Strategy C-1! This has been a long time coming. Kim forwarded me an invite to your Lunch & Learn next Thursday. I have a quick question - is that only for members of the TAG, or are you seeking a broader audience and input from stakeholders at that meeting (like the PLUSH committee)?

8/28/2020 phone call

Notes that the 2 years that DASH has been working on their rezone application shows for need for a by-right density incentive for development of low-income housing.

Suggested ways that the incentive amount could be targeted e.g. an additional bonus in proximity to transit; in a development node such as BelRed; or where the % of affordable units is greater.

Suggested that the qualifying properties could include level of affordability and term of affordability. Did not see an issue with coordinating this with funding.

7/23/2020

Mail - Chris Johnson - Outlook

 Reply all   Delete  Junk  Block 

Chamber Support for AFH Strategy C-1

CJ

Chris Johnson

Mon 7/20/2020 2:45 PM

To: council@bellevuewa.gov

Cc: Kate Berens; Cummins, Mac <MCummins@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>

Bcc: Johnson, Thara <TMJohnson@bellevuewa.gov>; Lewine, Janet <JLewine@bellevuewa.gov>; Joe

Mayor Robinson - Tonight, Council will undertake a study session relating to Affordable Housing Strategy Action C-1. The Bellevue Chamber applauds Council for considering next steps under this strategy, and we offer our support for allowing density on government and church owned properties to help alleviate the affordable housing crisis, when the impacts of additional density can be mitigated.

We ask Council to consider a Comprehensive Plan amendment and associated code changes in support of Strategy C-1. The Chamber looks forward to participating in any public engagement opportunities relating to these initiatives.

Thanks for taking into account our views. - Chris

Chris Johnson | Director of Government Relations

Bellevue Chamber of Commerce

P: 425.213.1208 | F: 425.462.4660 | E:

cjohnson@bellevuechamber.org 330 112th

Ave. NE, Suite 100, Bellevue, WA 98004



July 20th, 2020

Bellevue City Council
Bellevue City Hall
450 110th Avenue NE
Bellevue, WA 98004

RE: Support for Increasing Development Potential on Suitable Land Owned by Public, Non-profit Housing, and Faith-Based Entities for Affordable Housing.

Dear Mayor Robinson & Bellevue Councilmembers,

As a nonprofit member association representing over 180 organizations working within the affordable housing sector, the Housing Development Consortium (HDC) is fortunate to work alongside partners within our sector and beyond to address the affordability crisis many households in Bellevue are navigating. Faith-Based organizations, Housing Authorities, and Non-profit housing developers/providers have been ideal partners to move this work forward. Faith communities in Bellevue have demonstrated a commitment to improving the housing and shelter conditions for people living, working, and playing in Bellevue.

We are grateful to see the City of Bellevue continue to make progress on its Affordable Housing Strategy plan, and encouraged by the proactive steps council and city staff are taking to explore the possibilities for land that may be utilized to accommodate more affordable homes. The scarcity of land and price of acquisition are two perimeters which act as impediments for our members who are committed to preserving and producing affordable homes. **Broadly approaching land-use code amendments to address underlying density will increase administrative efficiency and reduce the burden of pursuing onerous spot rezones by the owning entity. Employed locally, SHB1377 will further incentivize organizations that are interested in pursuing on-site affordable housing by increasing the total number of allowed units for a development on Faith-owned property.**

Our work with Faith communities across the county will yield multiple sub-regional conversations that mirror much of the efforts Bellevue is making. HDC remains a committed partner to the City of Bellevue and stand ready to support this critical work as needed. Our members and staff are here to offer support as you continue to meet the needs of the people who call the vibrant city of Bellevue home.

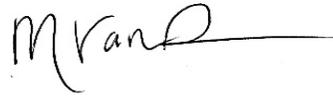
With Gratitude,

Marty Kooistra

A handwritten signature in blue ink that reads "Marty Kooistra". The signature is written in a cursive, flowing style.

Executive Director

Mallory Van Abbema

A handwritten signature in black ink that reads "M Van Abbema". The signature is written in a cursive, flowing style.

Policy & Advocacy Manager

Microsoft Corporation
One Microsoft Way
Redmond, WA 98052-6399

Tel 425 882 8080
Fax 425 706 7329
www.microsoft.com



July 20, 2020

Hon. Bellevue City Council 450
110th Ave NE Bellevue, WA 98004

Re: Affordable Housing Strategy Action C-1: Increase development potential on suitable land owned by public, non-profit housing, and faith-based entities for affordable housing

Dear Council Members,

We applaud the Bellevue City Council and staff for their continued prioritization of policy work that will advance middle- and low-income housing opportunities around the city. Data from our ongoing collaboration with Zillow shows a staggering gap of around 34,000 middle-and-low income housing units in Bellevue in late 2019 – it will take sustained, bold leadership to help close this gap and meet this need for our city’s workers and families.

With this in mind, and as the City of Bellevue’s largest employer, we support the city’s advancement of its Affordable Housing Strategy Action C:1, which will increase density on land owned by public, non-profit housing and faith-based entities for affordable housing. We recommend that the Council should prioritize this work in areas where the impacts of additional density can be mitigated.

We also ask the Council to consider the following:

- Enact tiers of housing density relative to the property’s underlying zoning and nearby uses.
- Ensure both height and FAR are considered in rezoning as necessary to accommodate the most efficient construction types.
- Consider right-sizing parking requirements for affordable units.
- Align timing for this legislation with the City’s MFTE expansion so as to allow for-profit development partners to maximize the opportunity for additional middle-income and affordable housing.

The unknown impacts of COVID-19 will surely deepen Bellevue’s affordable housing divide in Bellevue and across King County for years to come. We must continue to put housing affordability and supply at the top of our collective policy work in Bellevue for the foreseeable future.

We look forward to continuing this work together to advance this mission. Thank you for the opportunity to provide these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Broom". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jane Broom
Senior Director, Microsoft Philanthropies
Microsoft Corporation

July 20, 2020

Dear Bellevue City Council:

We applaud the City for taking steps to implement its 2017 Affordable Housing Plan, and we support its efforts to advance strategies in Action C-1 related to potential density increases on land owned by the public, non-profit housing and faith-based entities for affordable housing.

With the impacts of COVID-19 still unfolding, now is the time to enact legislation that will build more affordable housing, while also maximizing underutilized properties in the City in a manner that avoids going parcel-by-parcel. Council should also prioritize this work in areas where the impacts of additional density can be mitigated.

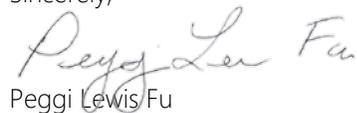
In addition, State Bill 1377 requires cities planning under the Growth Management Act (GMA) to provide an increased density bonus consistent with local needs for any affordable housing development for real property owned or controlled by a religious organization. We support the City's goal of working with property owners to determine the amount of density right for a viable project. Proximity to frequent transit areas should also be considered when evaluating height and FAR.

We respectfully ask the City to consider the following when advancing this legislation, which we believe will help increase a project's overall affordability:

- Enact tiers of housing density relative to the property's underlying zoning and nearby uses.
- Ensure both height and FAR are considered in rezoning as necessary to accommodate the most efficient construction types.
- Implore the city to include downtown, BelRed and Eastgate TOD areas. Although other affordable housing incentives apply in these areas, providing multiple paths toward redevelopment is attractive for owners.
- Consider waiving parking requirements for affordable units.
- Consider Land Use Code Amendments concurrent with necessary Comprehensive Plan Amendments to speed up implementation.
- Align timing for this legislation with the City's MFTE expansion so as to allow for-profit development partners to maximize the opportunity for additional middle-income and affordable housing.
- Clarify that for-profit developers can partner with churches to realize the density bonus.

Thank you again for your consideration of our comments and we look forward to working with you as this legislation moves forward.

Sincerely,



Peggi Lewis Fu
Executive Director, NAIOP WA

From: [Mallory Van Abbema](#)

To: [Council](#)

Cc: [Robinson, Lynne](#)

Subject: Written Communications – July 20

Date: Monday, July 20, 2020 1:26:40 PM

Attachments: [Bellevue Comment Letter Increasing Development Potential on Faith-Based, Non-profit & Public Land .docx](#)

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Good Afternoon Mayor Robinson and Bellevue Councilmembers,

HDC is grateful for the council's efforts around exploring land-use amendments and utilizing state legislation to increase development potential on faith-based, non-profit, and public land. While we recognize this issue will be discussed during tonight's study session and likely ineligible for the public comment period, we want to ensure you are aware of our support for item 20-353 and all the energy the city is putting into pursuit of the Affordable Housing Strategy.

Take good care,

Mallory Van Abbema, MSW

Advocacy & Policy Manager (She/Her)

Housing Development Consortium of Seattle-King County

(206) 636-1253 | 1326 5th Avenue, Suite 230 | Seattle, WA 98101

To mitigate transmission of COVID-19 and in response to school closures, I'm working remotely. Thanks for being patient with my response. Sign up for King County Public Health's updates [here](#).