

Icebreaker

When it comes to creating more affordable housing in Bellevue, what makes you hopeful?

Write your answer in the chat!





Affordable Housing Strategy C-1

Incentive for Public, Non-Profit Housing and Faith-Based Properties

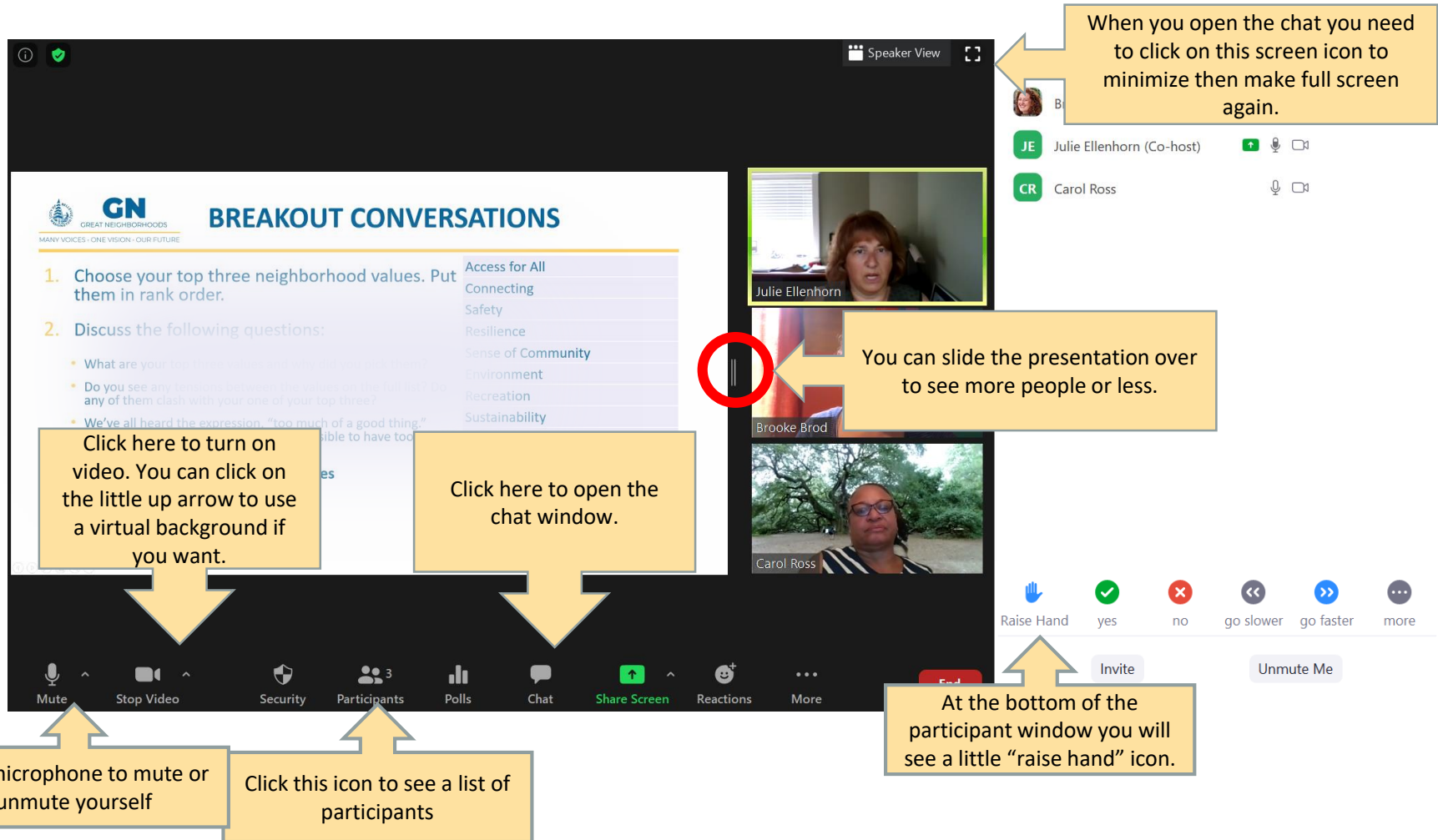
Thara Johnson, Planning Manager

Janet Lewine, Senior Planner

Brooke Brod, Community Engagement Lead
Community Development

September 3, 2020

USING ZOOM



When you open the chat you need to click on this screen icon to minimize then make full screen again.

You can slide the presentation over to see more people or less.

Click here to turn on video. You can click on the little up arrow to use a virtual background if you want.

Click here to open the chat window.

Click microphone to mute or unmute yourself

Click this icon to see a list of participants

At the bottom of the participant window you will see a little "raise hand" icon.

Breakout Conversations Content:

GN GREAT NEIGHBORHOODS
MANY VOICES • ONE VISION • OUR FUTURE

BREAKOUT CONVERSATIONS

1. Choose your top three neighborhood values. Put them in rank order.
2. Discuss the following questions:
 - What are your top three values and why did you pick them?
 - Do you see any tensions between the values on the full list? Do any of them clash with your one of your top three?
 - We've all heard the expression, "too much of a good thing." Is it possible to have too much of a good thing?

Access for All

- Connecting
- Safety
- Resilience
- Sense of Community
- Environment
- Recreation
- Sustainability

Participants: Julie Ellenhorn (Co-host), Carol Ross

Participant Windows: Julie Ellenhorn, Brooke Brod, Carol Ross

Bottom Bar Icons: Mute, Stop Video, Security, Participants, Polls, Chat, Share Screen, Reactions, More

Bottom Bar Buttons: Raise Hand, yes, no, go slower, go faster, more, Invite, Unmute Me



Agenda

1. Background
2. C-1 Approach
3. Proposed Qualifying Properties
4. C-1 CPA and LUCA
5. How You Can Be Involved
6. Work Program/Timeline
7. Discussion
8. Q & A



Background

July 20: City Council provided direction to initiate work on an incentive-based approach for increasing affordable housing potential on eligible land consistent with 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.

- **Comprehensive Plan Amendment (CPA) to allow for density increase incentives on eligible properties**
- **Land Use Code Amendment (LUCA) with development regulations and criteria for the incentives**



Dec. 12, 2017 groundbreaking at Imagine Housing's 30Bellevue apartments at St. Luke's Church. 30Bellevue provides 63 homes that primarily support low-income individuals and families, including seniors and veterans, with half of the units designated for those exiting homelessness.

Affordable Housing Strategy



Create More Affordable Housing

- Council Approved AHS June 2017
- Council Priority – Phase I Implementation
- 5 Strategies + 21 Actions
- Goal of 2,500 more affordable homes in 10 years
- Bold actions with measurable results
- ***C-1 potential to provide more housing for low-income households***



City of Bellevue Affordable Housing Strategy



Approved by City Council
June 5, 2017



Community Interest

Community conversations supporting affordable housing:

- Faith community, churches
- School District
- Businesses
- Sound Transit
- Affordable Housing Non-Profits



Community Benefits

- Connects public, faith and non-profit entities working together for the common good
- Provides greater housing accessibility to Bellevue neighborhoods
- Makes Bellevue a more diverse and welcoming community



Current Situation/ Issues to Resolve

Affordable housing developers with limited access to property in Bellevue partner with the faith community or public entities for surplus property.

If affordable housing bonus could be achieved through code it would:

- Provide more certainty for property owners, non-profits and neighborhoods
- Avoid multi-year CPA and rezone processes
- Reduce the risk and cost of housing
- Start with a process to right-size bonus

State House Bill 1377

- Directs cities to provide a density bonus for affordable housing on faith-owned properties.
- Cities can establish the amount of density bonus consistent with local needs.





Action C-1 Approach

- Single process for Comprehensive Plan and Land Use Code amendments – more predictable and efficient.
- Apply bonus the same as existing citywide affordable housing incentive (not needed in BelRed, Downtown & Eastgate).
- Housing could achieve greater density increase on faith, non-profit housing and public surplus properties.
- Eligible properties meet City policy and recent state legislation.
- Only applies to eligible properties developing affordable housing.



Proposed Qualifying Properties

- Multifamily and mixed-use residential districts
 - Public surplus property
 - Non-profit housing property
 - Faith-owned property
- Single family residential districts
 - Faith-owned property

Excludes: Parks & Community Services Department owned property
 Property owned by public utilities (except vacant)
 Downtown, BelRed, and Eastgate TOD Areas

C-1 Distribution of Sites North of I-90, including EBCC



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family

East Bellevue Community Council

City Limit

School Property

City Park

Generalized Zoning

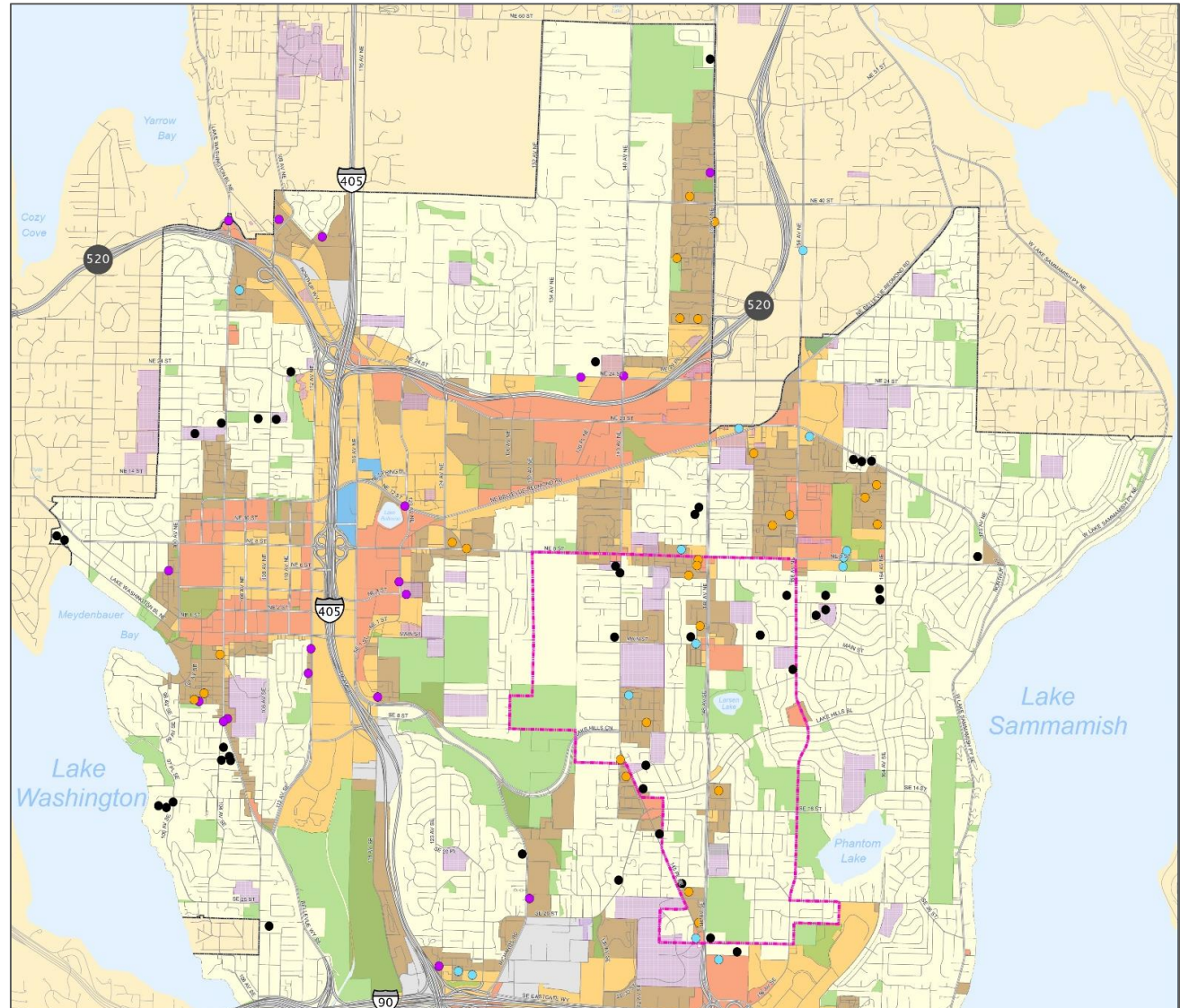
- Single Family
- Multi-Family
- Office
- Commercial
- Light Industrial
- Evergreen Highlands
- Medical Institution



Source: City of Bellevue

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Coordinate System: NAD 1983 (2011) StatePlane
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C-1 Distribution of Sites South of I-90



Legend

Public, Housing Non-profit, and Faith Owned Properties

- Public Multifamily
- Housing Non-profit Multifamily
- Faith Owned Multifamily
- Faith Owned Single Family

 East Bellevue Community Council

City Limit

School Property

City Park

Generalized Zoning

Single Family

Multi-Family

Office

Commercial

Light Industrial

Evergreen Highlands

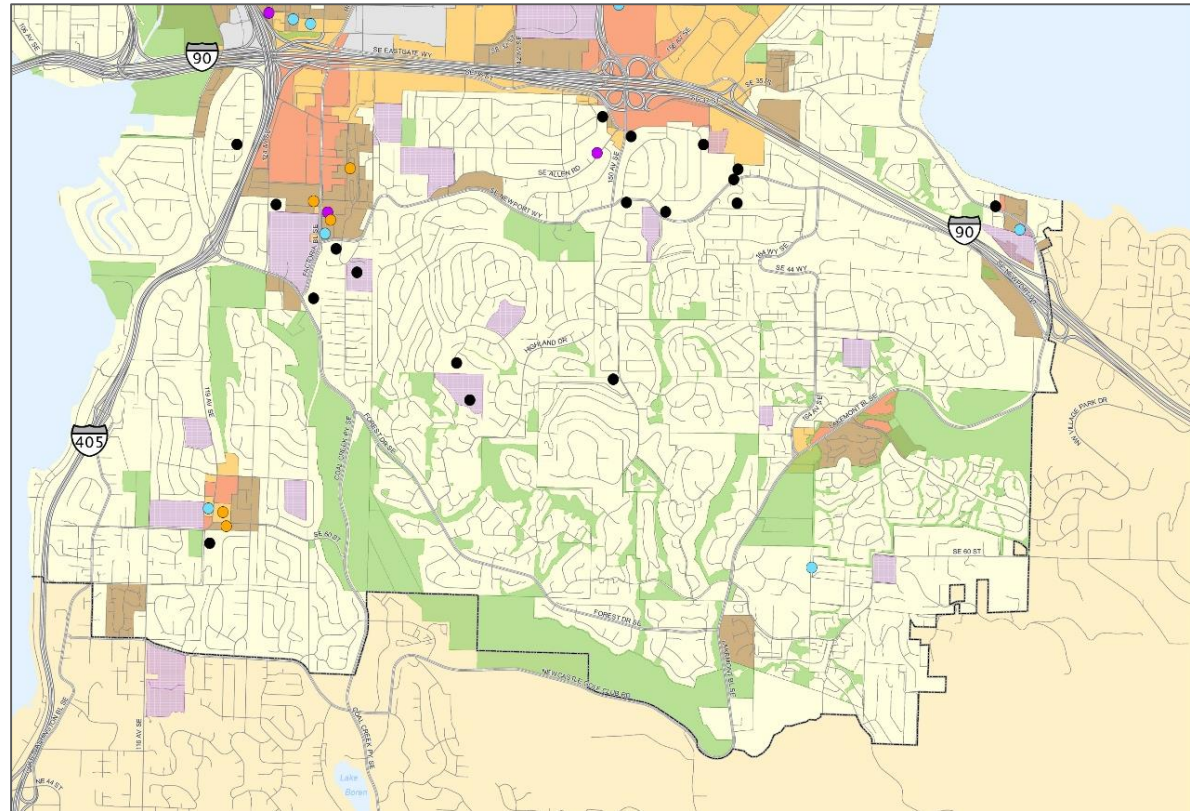
Medical Institution



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C-1 Comprehensive Plan Amendment

- Action C-1 is in the City's Affordable Housing Strategy.
- Currently, no specific Comprehensive Plan policy for density incentive on faith, housing non-profit and public surplus land.
- Council-initiated CPA as part of 2020 annual process.
- New policy to Comprehensive Plan Housing Element.

C-1 Land Use Code Amendment

- Land Use Code Amendment to be reviewed with 2020 CPA.
- Consider a new section to existing affordable housing incentive LUC 20.20.128.
- Additional analysis to propose density increase for qualifying properties and determine appropriate density.
- Analysis would include outreach with non-profit housing developers and faith-based property owners, housing and neighborhood groups.



How you can be involved

- Spread the word to your housing advocacy groups and congregations
- Request an update or presentation
- Engaging Bellevue website
- Help City define what properties should be eligible for incentive and what type and amount of incentive is “consistent with local needs”.
- Provide comments to
 - Planning Commission
 - East Bellevue Community Council
 - City Council

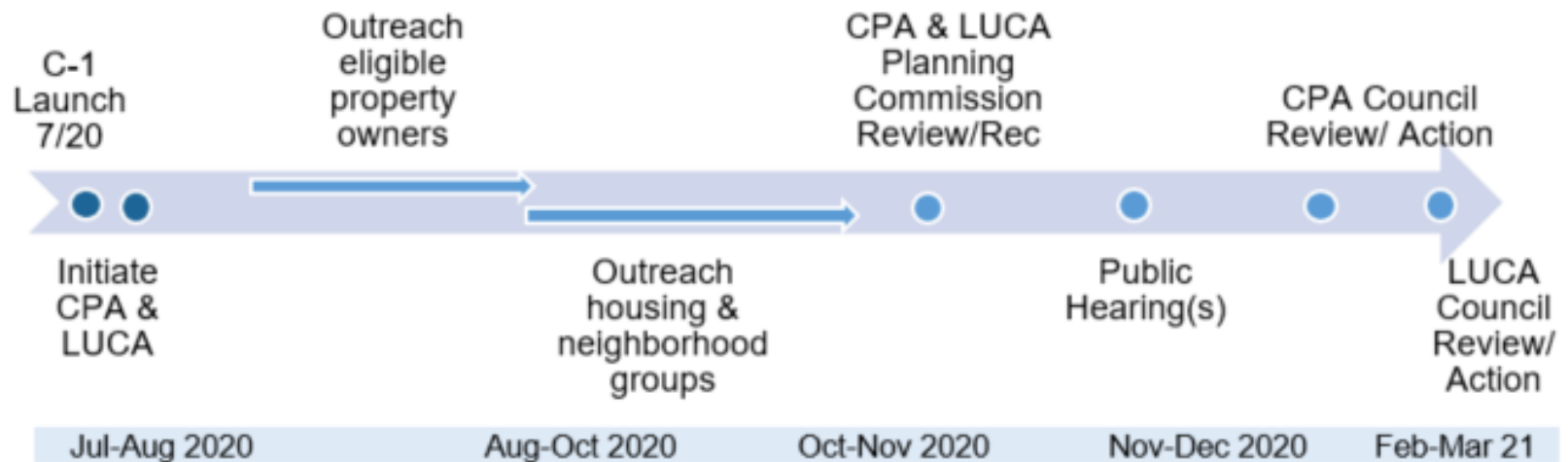


Strategy C-1 Implementation

Today	Stakeholder outreach and initial conversation
Ongoing	Staff analysis of incentive and potential sites Outreach to eligible property owners, faith-based organizations, non-profit housing developers and neighborhood groups
Oct/Nov	Planning Commission review, public hearings, recommendation <u>1st Planning Commission 9/9</u>
Dec 2020	Council action on C-1 CPA
Early 2021	Council action on Land Use Code Amendment



Timeline



Discussion

What change is needed to city regulations to build more affordable housing?

How can we build support from community and decision makers for new housing?



June 4, 2019 ribbon cutting at Imagine Housing's 30Bellevue apartments at St. Luke's Church. 30Bellevue provides 63 homes that primarily support low-income individuals and families, including seniors and veterans, with half of the units designated for those exiting homelessness.



Thank you

**C-1 - Incentive for Public, Non-Profit Housing
and Faith Owned Properties**