



Affordable Housing Strategy C-1

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

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Community Development

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USING ZOOM

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WHO ARE WE TALKING TO



DIVERSITY IS OUR STRENGTH



Agenda

1. Intro to the Affordable Housing Strategy
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. Q & A





Poll Question #1

What kind of affordable housing does Bellevue need?



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





Affordable Housing Strategy

Why an Affordable Housing Strategy

- Council initiated to address City's affordable housing need
- Council Vision Priority to create an affordable housing *strategic action plan*
- Affordable housing need key issue in City's Survey for Human Services Needs Update and Survey of Businesses
- Implements City's Comprehensive Plan



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Current Situation/ Issues to Resolve

Affordable housing groups and faith organizations want to partner to help create housing on their land.

But right now the process takes too long and that:

- Creates uncertainty
- Creates risk
- Drive up overall cost of building affordable housing



Proposed Solution

On July 20 City Council directed staff to develop an incentive program that would increase the potential to build affordable housing on land owned by faith-based and public entities and non-profit housing organizations.



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.



Why Now

State House Bill 1377

- Directs cities to provide bonus density bonus for affordable housing on faith-owned properties.
- This would allow for more height or more units if the housing is affordable.
- This bill also says that the units must remain affordable for at least 50 years.
- Cities have flexibility to create an incentive that fits their needs.



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





Questions

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



What is Being Considered

- Update the Comprehensive Plan and Land Use Code to apply to all eligible properties.
- Look at the using the existing citywide incentive as a start.
- Eligible properties must meet city policy and recent state legislation requirements
- Would only apply to eligible properties developing affordable housing



What Types of Properties Could Qualify

- 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 Transit Oriented
Development Areas

Potential 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

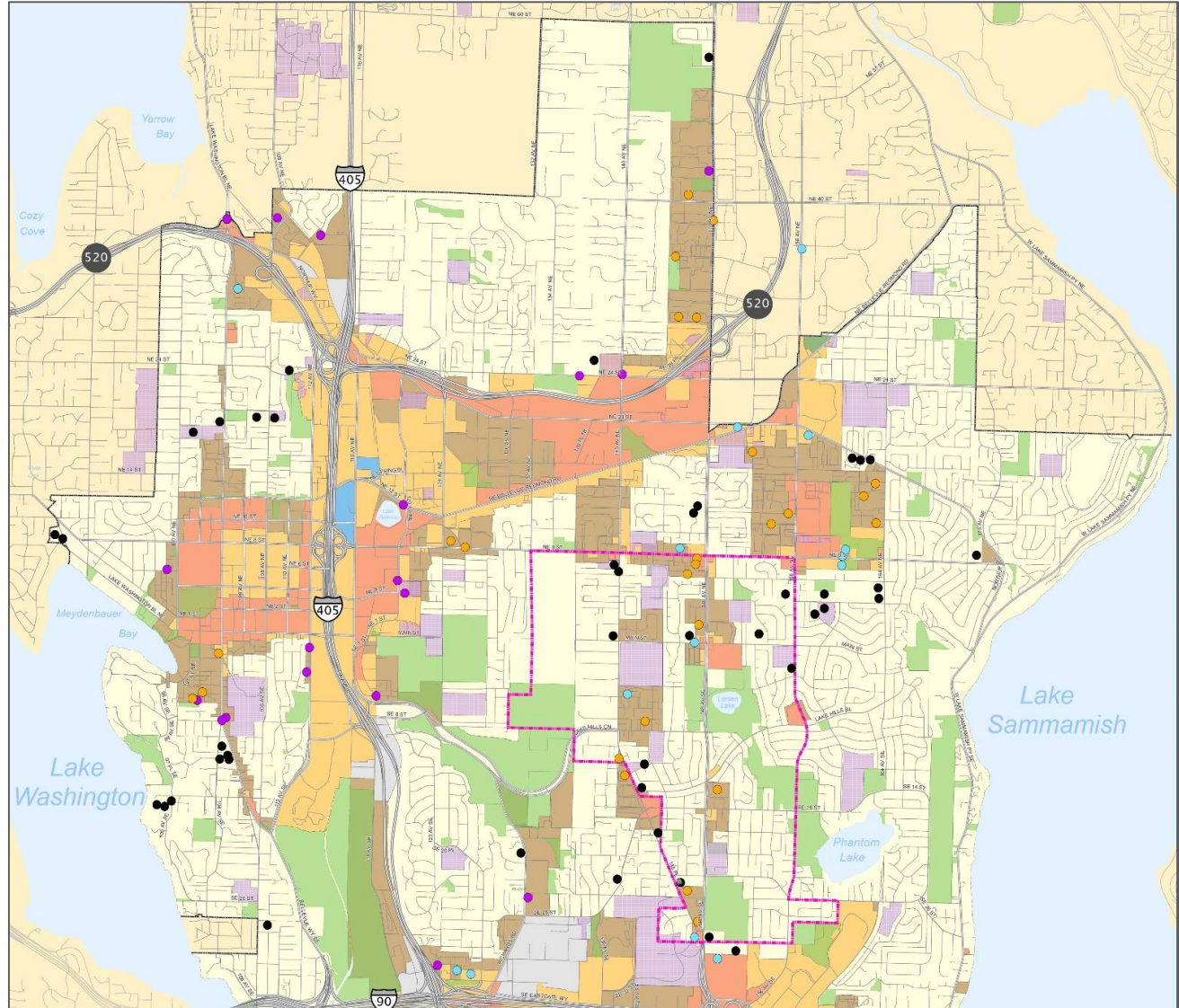
- Single Family
- Multi-Family
- Office
- Commercial
- Light Industrial
- Evergreen Highlands
- Medical Institution



Source: City of Bellevue

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Washington North FIPS 4601 Feet US



Potential Sites South of I-90



Legend

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Generalized Zoning

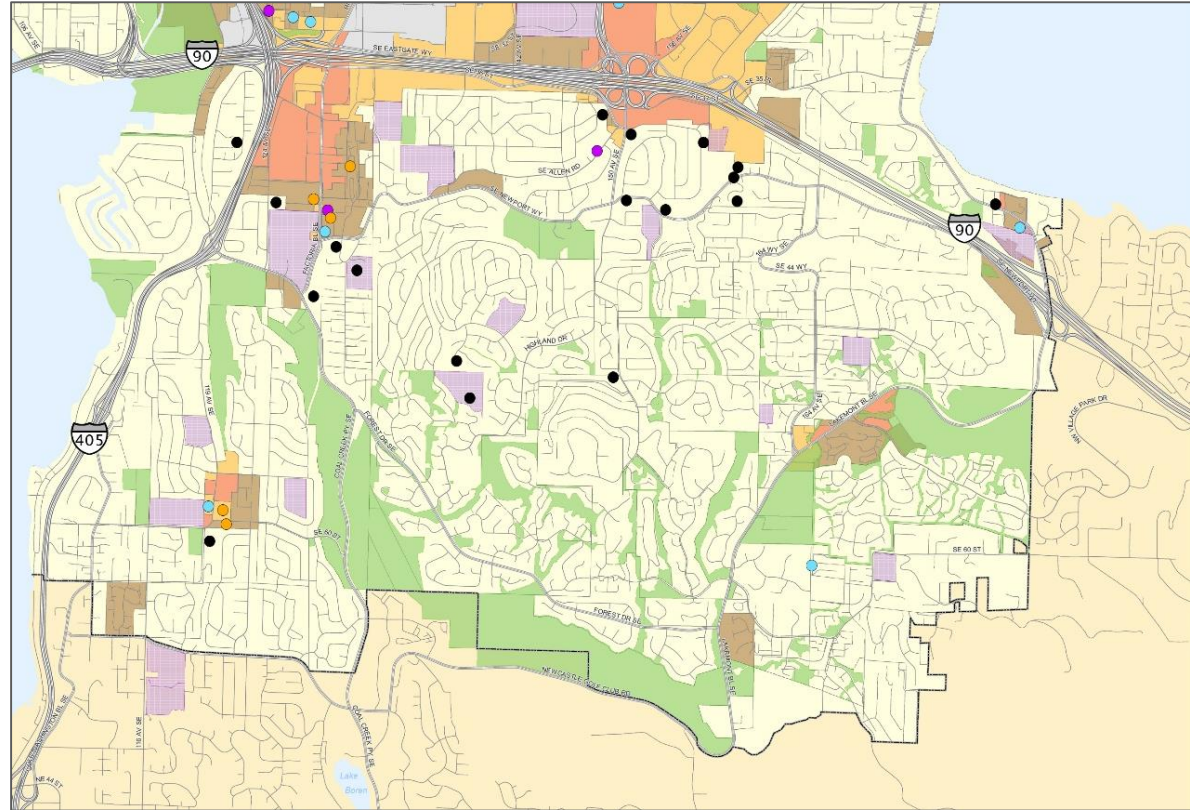
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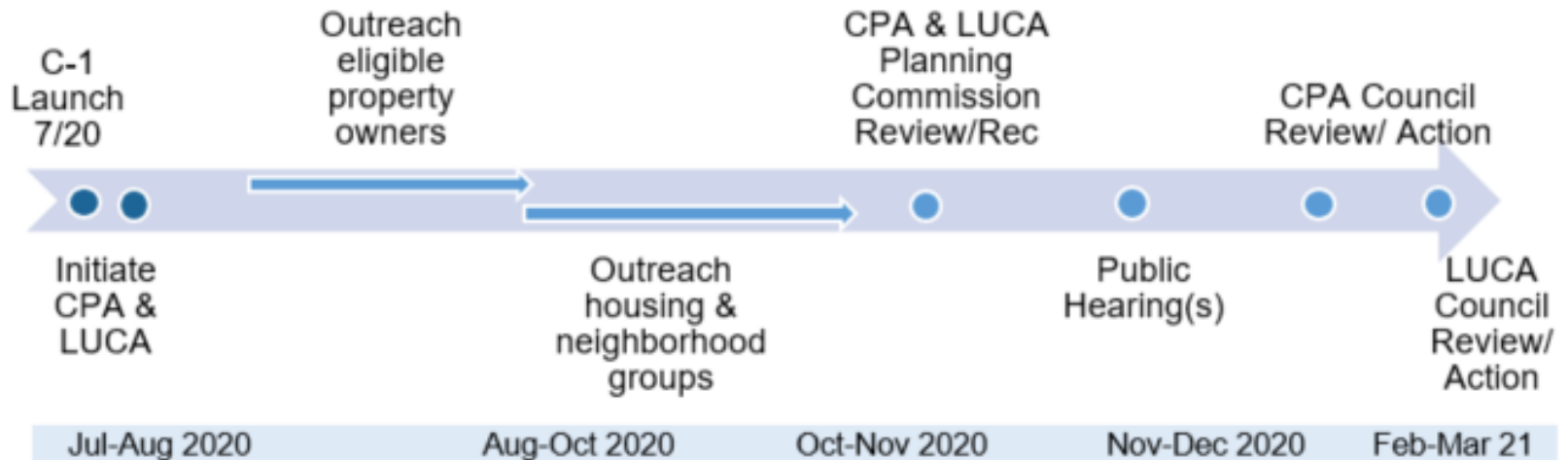


Strategy C-1 Implementation

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



Timeline





How to stay involved

- Submit questions and comments at www.engagingbellevue.com
- Attend EBCC meeting – October 6
- Attend next Planning Commission meeting and public hearing - October 14 & 28
- Sign-up to be notified of future community engagement opportunities.

Poll Question #2

What should the city consider as we craft this policy?



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.



Questions

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Thank you

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