



Increasing capacity for affordable housing on faith-owned properties

Affordable Housing Strategy Action C-1 Phase 2 Introduction

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**Community
Development**





Meeting Purpose

To provide information about the Action C-1 Phase 2 initiative including background and specifics on scope schedule, and opportunities for engagement.

To listen and learn from attendees what questions or comments you have about the initiative.





Agenda

1. Affordable Housing Strategy Overview
2. Action C-1 Phase 1 Background
3. Action C-1 Phase 2 Scope and Timeline
4. Opportunities to Engage and Next Steps
5. Questions and Answers



Hopelink Place – Family Housing & Daycare – West Bellevue
11 one, two and three bedroom affordable flats and 9 two and three bedroom affordable townhomes in two multifamily buildings; average unit size = 1,099 sqft; 15+ dwellings per acre; R-20 zone.



Addressing Affordable Housing Challenges



Vasa Creek Woods – Senior Housing – Eastgate
52 studio, one and two bedroom affordable
apartments in two multifamily buildings; average
unit size = 628 sqft; 39 dwellings per acre.

- 2016 Housing Needs Assessment
- 2017 Affordable Housing Strategy adopted by Council in June
- 2016-2026 Ten year housing target = 2500 affordable homes based on anticipated outcomes of 21 actions in the Strategy
- Annual Council-approved work programs direct implementation



Housing Gap / Need

	Bellevue Housing Data: Existing Households (2017)		Bellevue Housing Data: Existing Units (2016)		Regulated Units: Bellevue (2020)*
Unit Range	# of Households	% of Households	# of Units	% of Units	# of Units (Rental)
0-30% AMI	5670	10%	1735	3%	335
31-50% AMI	4875	9%	3035	6%	971
51-80% AMI	4850	9%	8070	15%	1670
>80% AMI	39285	72%	41295	76%	991



21 Actions under 5 Strategies

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

Cambridge Court – Senior Housing –
Church of the Resurrection – Lake Hills
12 affordable units in 6 duplexes; average
unit size = 1,837 sqft; 2.6 dwellings per acre





Current and Future Work

- Land Use Code Amendment for Supportive Housing
- **Affordable Housing Strategy Action C-1 Phase 2**
- Affordable Housing Next Right Work
- Housing Needs Assessment Update
- Comprehensive Plan Periodic Update





Action C-1



Satomi – Ownership – Cougar Mountain/Lakemont; 9 affordable units; 4 triplexes, 7 fourplexes, 4 sixplexes, and 3 sevenplexes; average unit size = 1,520 sqft; 8.7 dwellings per acre; R-7.5 zone.

Strategy C. Create More Affordable Housing

Increase the amount of housing affordable to people at lower and moderate income levels.

Action C-1. Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing.



C-1 Phase One

- 2020 – CPA adopted adding three policies to implement bonuses for affordable housing and a pilot demonstration project.
- 2021 – LUCA adopted providing a “by-right” 50% bonus with flexibility for dimensional standards and allowance for duplexes and triplexes.



30Bellevue at St. Luke's Church, Imagine Housing – Northwest Bellevue; 62 one, two and three bedroom affordable apartments, average unit size 605 sqft.; 14.3 dwellings per acre; R-20 zone.



Public Stakeholder Interests

- Go beyond 50 percent density bonus in single-family districts to support creation of affordable housing.
- Accommodate multifamily housing on parcels in single family districts situated near transit and other higher intensity uses.



Harrington House – Family rentals – Crossroads
8 affordable units.



Council Direction → C-1 Phase Two

Create additional capacity for affordable housing on faith-owned properties in single family land use districts, which are located in areas well-suited to multifamily.





Phase 2 Objectives

- Amend Comprehensive Plan policy and map to allow multifamily affordable housing within single family districts on certain faith-owned properties.
- Amend the Land Use Code to establish qualifying criteria for allowing a greater variety and number of affordable homes to be built on certain faith-owned properties.
- Consider surrounding context when defining qualifying criteria and land use district density and dimensional standards.



Evergreen Court – Senior Housing – DASH – Wilburton;
84 studio, one, and two bedroom affordable apartments,
average unit size 639 sqft.; 22 dwellings per acre; R-20
zone.

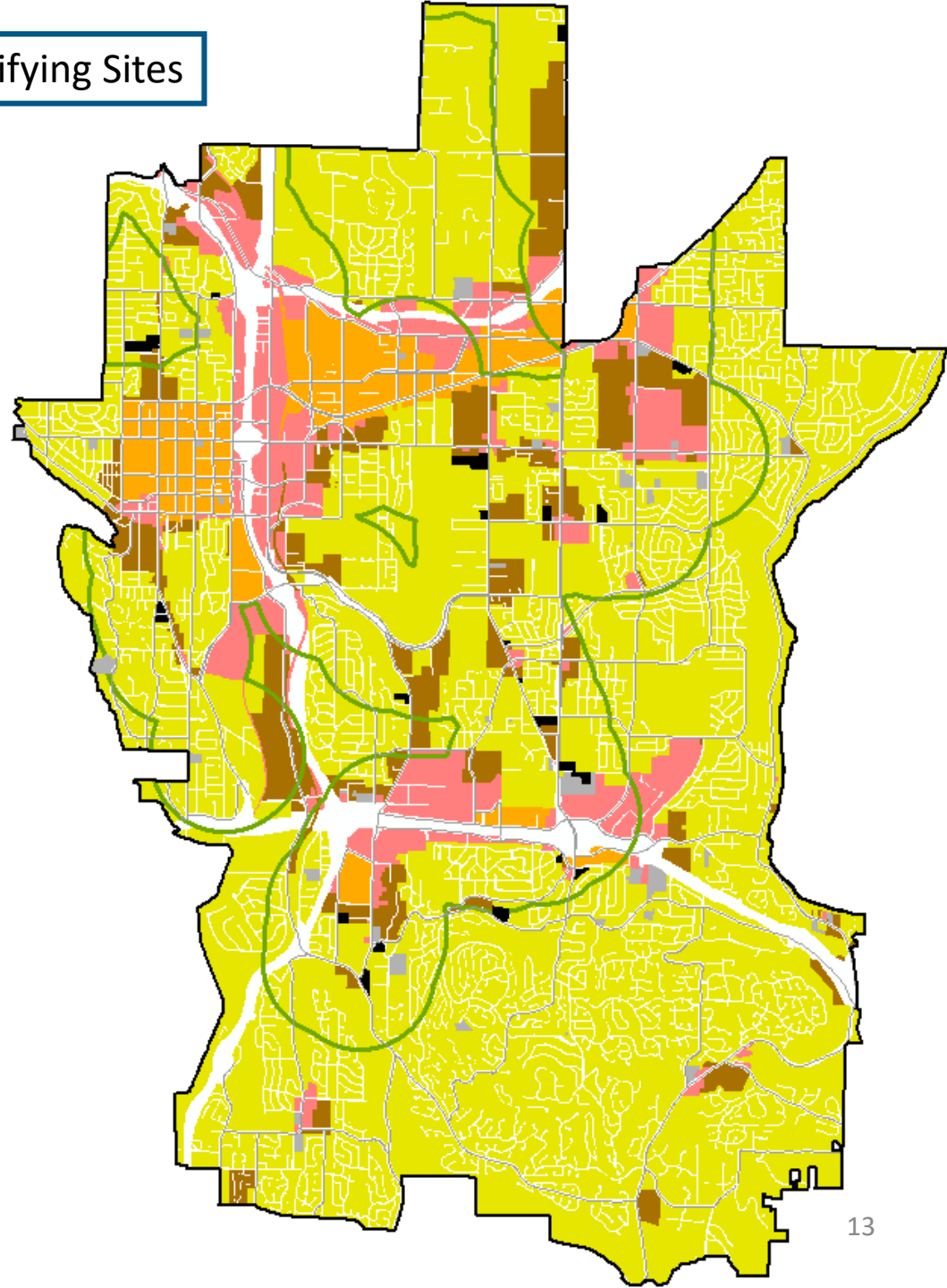
Criteria

Ownership:

1. Religious organization owned property

Location:

2. In a single-family district
3. On an arterial
4. Within half a mile of a frequent transit stop, including future light rail or bus rapid transit
5. Within 300 feet of a land use district where multifamily housing is permitted.



Criteria

Ownership:

1. Religious organization owned property

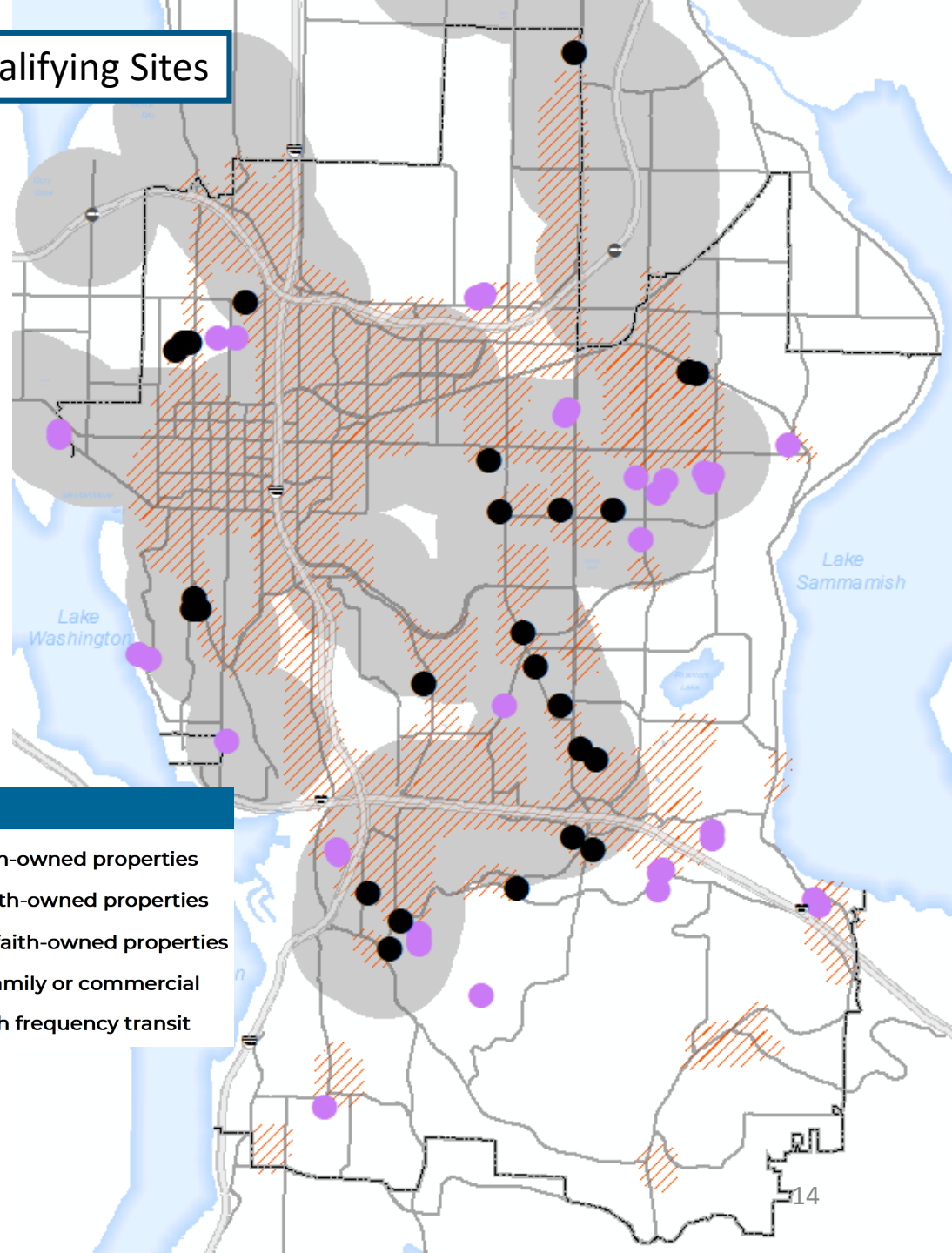
Location:

2. In a single-family district
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5. Within 300 feet of a land use district where multifamily housing is permitted.

25 Qualifying Sites

Legend

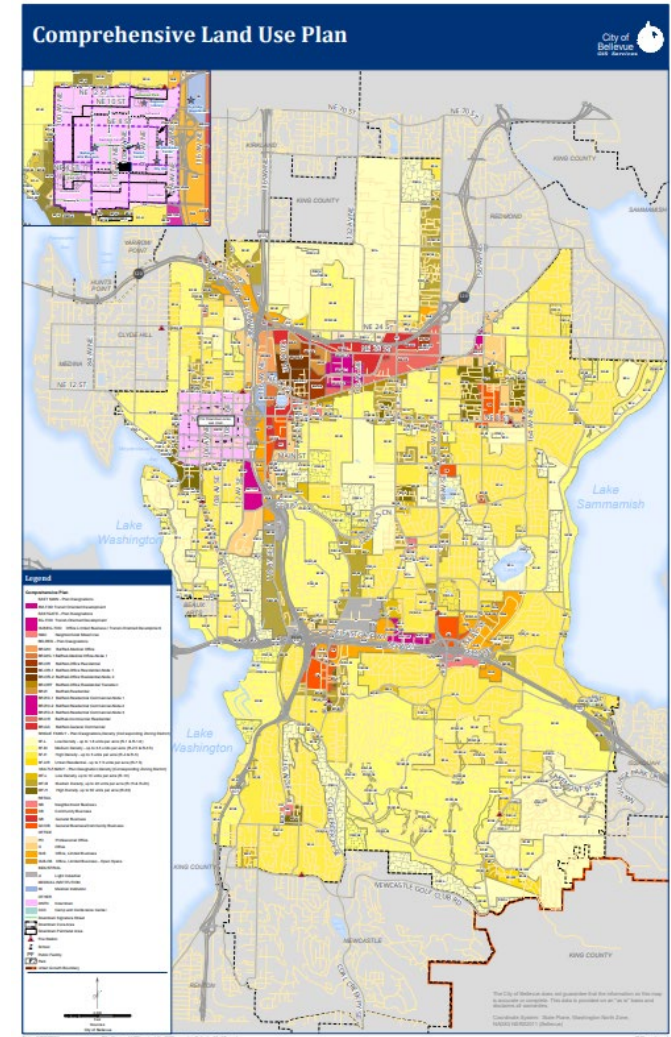
- Single-family faith-owned properties
- Qualifying faith-owned properties
- Non-eligible faith-owned properties
- /// 300' of multifamily or commercial
- 1/2 mile of high frequency transit





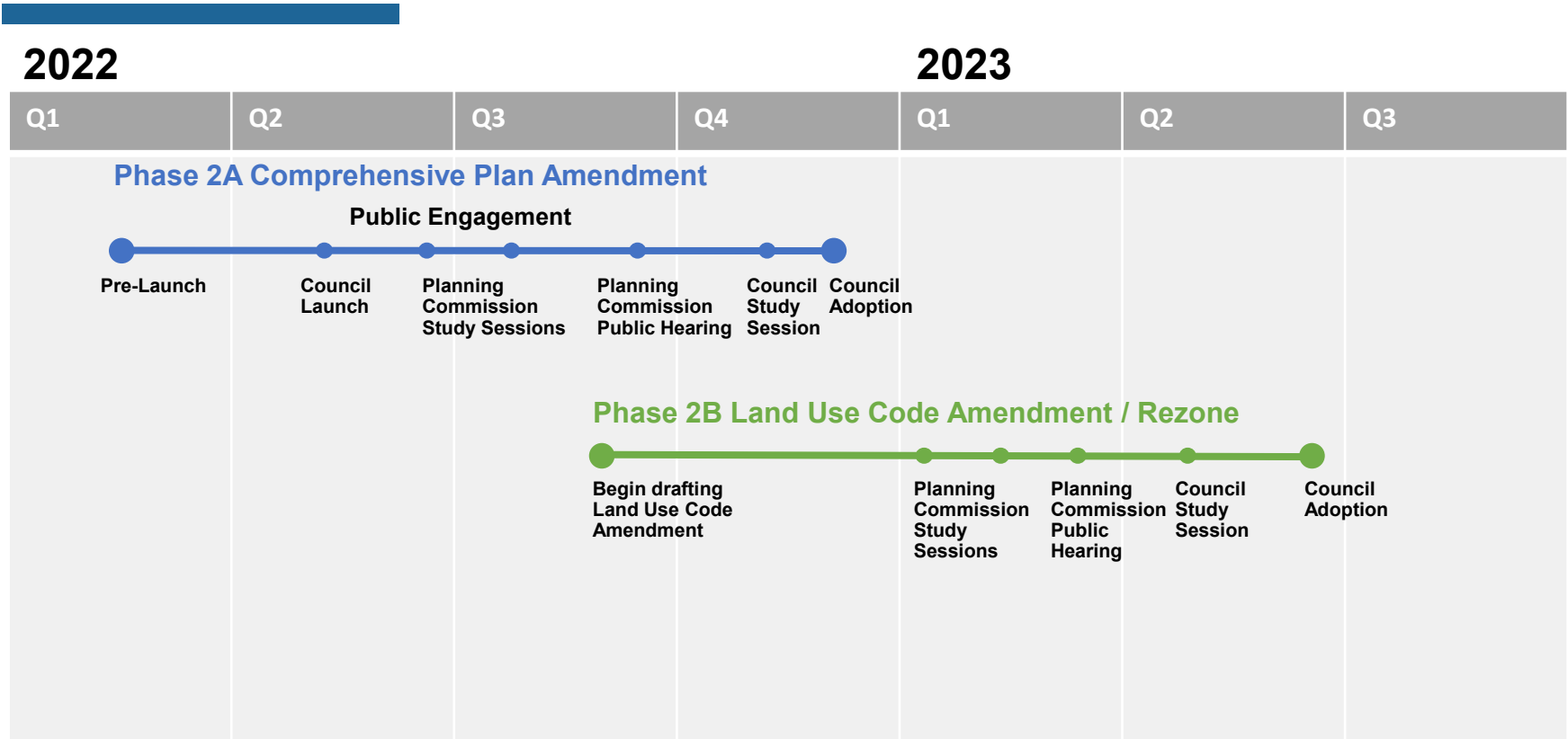
Policy Approach

1. Add a note to the Future Land Use Map to allow affordable multifamily housing within single-family land use districts.
2. Expand policy language to include rezones to multifamily for development of affordable housing.
3. Consider adding broad policy guidance for additional considerations of surrounding context.





Timeline



- May 9 – Council Launch
 - Jun/July – PC Study Sessions
 - Sept 14 – PC Hearing on CPA
 - Nov/Dec – CC Action on CPA
- Jan/Feb – PC Study Sessions on LUCA
 - March – PC Hearing on LUCA
 - April – CC Introduction to LUCA/Rezone



Engagement & Next Steps

- Virtual information session June 29 at 6:30
- Engaging Bellevue webpage
- Stakeholder meetings
- Comprehensive Plan Amendment proposal development
- Planning Commission Study Session July 27
- Public Hearing (September)
- Land Use Code Amendment public engagement Q4





Questions?



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2022 Fair Market Rents and Income Limits

Final FY 2022 FMRs By Unit Bedrooms

[Efficiency](#) [One-Bedroom](#) [Two-Bedroom](#) [Three-Bedroom](#) [Four-Bedroom](#)

\$1,674

\$1,739

\$2,044

\$2,796

\$3,285

[FY 2022 Fair Market Rent Documentation System — Calculation for Seattle-Bellevue, WA HUD Metro FMR Area \(huduser.gov\)](#)

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Seattle- Bellevue, WA HUD Metro FMR Area	\$134,600	Very Low (50%) Income Limits (\$) Click for More Detail	45,300	51,800	58,250	64,700	69,900	75,100	80,250	85,450
		Extremely Low Income Limits (\$)* Click for More Detail	27,200	31,050	34,950	38,800	41,950	45,050	48,150	51,250
		Low (80%) Income Limits (\$) Click for More Detail	66,750	76,250	85,800	95,300	102,950	110,550	118,200	125,800

[FY 2022 Income Limits Documentation System -- Summary for King County, Washington \(huduser.gov\)](#)