

## MEMO

DECEMBER 8, 2020

### LAND USE & LIVABILITY COMMITTEE APPROACH TO HOUSING ISSUES

#### Subject

Establish a BDA housing advisory group to support Land Use & Livability Committee work.

#### Contact

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#### HOUSING CHALLENGE OVERVIEW

The [2019 Bellevue Business Survey](#) identified the limited range of housing options for employees as the City's topmost escalating issue, with 42% of the businesses noting access to affordable housing impacting talent attention and retention. Over the last three years, the City of Bellevue and businesses community have made investments to understand the issues and fund housing initiatives. Increasing affordable and workforce housing has demonstrated to be a complicated issue that demands a lot of attention.

Since this July, the City of Bellevue has initiated four separate updates to existing housing policies/projects with 2021 targets for adoption. Additionally, the Bellevue Chamber of Commerce's PLUSH committee has been actively reviewing the MFTE for improvements with multiple check ins from City staff since early summer.

#### Policies Under Review

- (July) Council direction to update Section C1 of the Affordable Housing Strategy ([info](#))
- (Oct) Council direction to update the Multi-family Tax Exemption (MFTE) ([info](#))
- (Dec) Planning Commission LUC amendments to achieve Section B of the Affordable Housing Strategy ([info](#))
- (Dec) Planning Commission of Comp Plan Amendment → DASH property for density increase ([info](#))

Tracking and engaging housing issues within the Land Use & Livability Committee has become increasingly difficult. The Committee needs an approach that allows its members to engage housing issues and build capacity to address other priorities.

#### STAFF RECOMMENDED APPROACH

Due to the volume of housing policy updates, staff recommends the Land Use & Livability Committee form an advisory group of BDA committee members to track affordable/workforce housing issues, report findings, and provide guidance to the BDA Land Use & Livability Committee. This group will work with BDA staff review policy details, program meetings, and strategically plan engagement opportunities that align with the committee's work with BDA Board and City calendars.

#### BDA Land Use & Livability Committee

Staff Memo Re: Committee Housing Approach

## 2020 COMMITTEE WORK TO DATE

The BDA Land Use & Livability was briefed on the Affordable Housing Strategy Section C1 update twice and informed about the City’s plan to refine the MFTE. BDA Members were surveyed in October for level of support on these policy updates.

Policy Update	Support
Affordable Housing Strategy Section C1	Yes 11 (79%); Undecided 3 (21%)
Multi-family Tax Exemption	Yes 11 (79%); Undecided 3 (21%)

Additionally, committee members shared feedback about Bellevue’s housing challenges to establish a baseline on shared positions. See [October Survey Findings](#) (password: **HousingBDA**) for full details. Below are thematic questions posed by members to consider for future discussion prompts.

Demand	Supply	Feasibility
<ul style="list-style-type: none"> <li>How is demand quantified?</li> <li>What are the needs based on percentage of AMI?</li> <li>What is the political will?</li> </ul>	<ul style="list-style-type: none"> <li>What is the housing inventory?</li> <li>Who can do a housing inventory?</li> <li>What public properties can be utilized?</li> </ul>	<ul style="list-style-type: none"> <li>What does it take for developers to participate?</li> <li>What are the proper incentives for developers?</li> <li>How can 0-60% affordable housing be supported?</li> </ul>

## STATUS UPDATES ON BELLEVUE HOUSING POLICIES

Updates	Info	Status	Anticipated Adoption
Section C1 Affordable Housing Strategy Require LUCA	Improve density incentives for non-profits, faith-based, and public groups	Planning commission <i>In review</i>	Q1 2021
Section B: update #1 Affordable Housing Strategy Require two LUCA	Establish Unit Lot Subdivisions to support townhome ownership	Planning commission <i>Starting review</i>	February 22, 2021
Section B: <i>update #2</i> Affordable Housing Strategy Require two LUCA	Allows for construction and permitting of ADUs	Planning commission <i>Starting review</i>	February 22, 2021
Comp Plan Amendment DASH two-parcel zone change to Neighborhood Mixed Use	DASH seeks a density increase on the Wilburton property to match Rel-Red	Planning commission <i>Starting review</i>	2021
Multi-Family Tax Exemption	Update the requirements to incentivize more participation	City staff <i>Evaluating</i>	2021