

Comprehensive Plan Policy Development – Housing Element

Planning Commission review of the housing policies primarily occurred on 4/9/14, 6/11/14 and 1/28/15.

Line #	Policy #	Existing Policy or New Topic	Analysis/Assessment	Staff Proposed	PC Recommendation
1		Housing Goal: To maintain the strength, vitality, and stability of single family and multifamily neighborhoods and to promote a variety of housing opportunities to meet the needs of all members of the community.		To maintain the strength vitality and stability of single family, multifamily <u>and mixed-use</u> neighborhoods, and promote a variety of housing opportunities to meet the needs of all members of the community.	Concur
Neighborhood Quality & Vitality					
2	HO-1	Encourage investment in and revitalization of single family and multifamily neighborhoods where private investment patterns are not accomplishing this objective.		No change	Concur
3	HO-2	Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.	<ul style="list-style-type: none"> Proposed edits support walking, accessibility and safety in all neighborhoods. Encourages Family Friendly Housing. 	Promote quality, community-friendly <u>single family</u> , multifamily <u>and mixed use</u> development, through features such as enhanced open space and pedestrian connectivity.	Concur
4	HO-3	Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.	<ul style="list-style-type: none"> Proposed edits acknowledge completed SF infill code updates, and new SF compatibility concerns, e.g. SF room rentals. Planning Commission edits to provide clearer direction. 	<u>Maintain the character of established single family neighborhoods, through application of appropriate development regulations.</u> Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.	<u>Maintain the character of established single family neighborhoods, through adoption and enforcement application of appropriate development regulations.</u> Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.
5	NEW HO-X5a	Student Housing	<ul style="list-style-type: none"> Proposed edits in this section (Neighborhood Quality and Vitality) address compatibility of room rentals, as well as need for affordable housing. <i>See also New Student Housing Policy #5b in Housing Opportunity section.</i> Planning Commission edit to focus policy on issue of single-family room rentals. 	<u>Monitor and appropriately regulate room rentals in single family areas to balance potential impacts to neighborhood character with need for affordable housing opportunity.</u>	<u>Monitor and appropriately regulate room rentals in single family areas.</u>

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6	HO-4	Initiate and encourage neighborhood and community involvement to foster a positive civic and neighborhood od image through the Neighborhood Enhancement Program, or similar program.		Move Policy to Land Use element.	Concur
7	HO-5	Assure that site and building design guidelines create an effective transition between substantially different land uses and densities.		Delete Policy. Address in Urban Design element.	Concur
8	HO-6	Anticipate the future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions. Report results of such surveys to residents.		No change	Concur
9	HO-7	Provide financial assistance to low-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar program.		No change	Concur
10	HO-8	Protect residential areas from illegal land use activities through enforcement of city codes.	<i>Address in Land Use Policy LU-19: Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's land use regulations.</i>	Delete. Address in Land Use Policy LU-19.	Concur
11	HO-9	Explore opportunities to implement alternative neighborhood design concepts. Involve residents and other stakeholders in this process.	Repeats HO-15.	Delete.	Concur
Housing Opportunities					
12	LU-23	LU-23 Provide the potential for a broad range of housing choices to meet the changing needs of the community.	<ul style="list-style-type: none"> Recognize the range of needs in the community, and in particular the housing needs of lower income households. Addresses Housing CPP H-3, H-13 	<u>Provide the potential for a broad range of housing choices to meet the changing needs of the community.</u>	Concur
13	New HO-X1	Fair Housing	Bellevue receives federal housing funds (CDBG) and is required to not only abide by fair housing law, but also to go further	<u>Employ effective fair housing strategies that support the Fair Housing Act and affirmatively further fair housing.</u>	<u>Employ effective fair housing strategies that support the Fair Housing Act and affirmatively further fair housing.</u>

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			and include real and effective strategies that further fair housing. <ul style="list-style-type: none"> • Addresses Housing CPP H-13 • Planning Commission’s edit was to reduce the number of times “fair housing” is used in one sentence. 		
14	HO-10	Support housing with appropriate amenities for families with children.	<ul style="list-style-type: none"> • Encourage Family Friendly Housing • Planning Commission supports policy that does not require anything new of developers, but encourages appropriate amenities which could be brought about through incentives; suggested moving the 2nd sentence to a sidebar. 	Support housing with <u>Encourage appropriate development of amenities for families with children in new housing throughout the city through city investments, development regulations and incentives.</u> <u>Discussion: Amenities for families with children may include school access, walkable streets, accessible open space and community facilities.</u>	Support housing with <u>Encourage development of appropriate-amenities for families with children throughout the city through investments, development regulations and incentives.</u> <u>Discussion moved to sidebar: Amenities for families with children may include school access, walkable streets, accessible open space and community facilities.</u>
15	NEW HO-X5b	Student Housing	<ul style="list-style-type: none"> • Proposed edits support Bellevue College housing on-campus and off-campus in adjacent transit served mixed use zones (part of Eastgate plan) • Promotes affordable housing in proximity to transit hubs and corridors, CPP H-10. • <i>See also New Policy #5a in Neighborhood Quality and Vitality section.</i> 	<u>Work with colleges, including Bellevue College, and private developers to support housing for students on-campus and in adjacent transit served mixed use/ commercial areas.</u>	Concur
16	HO-11	Encourage housing opportunities in mixed residential/ commercial settings throughout the city.		No change	Concur
17	HO-12	Provide incentives to encourage residential development for a range of household types and income levels in commercial zones.	<ul style="list-style-type: none"> • Proposed edits reflect that new housing growth will be in MF and mixed use areas. • Addresses Housing CPP H-9 	Provide incentives to encourage residential development for a range of household types and income levels in <u>multifamily and mixed use commercial zones.</u>	Concur
18	HO-13	Ensure that mixed-use development complements and enhances the character		No change	Concur

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		of the surrounding residential and commercial areas.			
19	HO-14	Encourage housing development Downtown including innovative, affordable housing.	<i>Policy HO-14 and HO-29 are repetitious.</i>	Delete and merge with HO-29.	Concur
20	HO-15	Adopt an interim ordinance enabling a demonstration project(s) that would serve as a model for housing choices currently not being built in Bellevue. <i>Discussion: The interim ordinance would set factors such as number of demonstration projects, size of project, types of housing to be demonstrated, ability to vary from certain standards, compatibility with surrounding development, review by the affected neighborhood, etc.</i>	Proposed edit broadens city’s application of demonstration projects. For example, feasibility studies for Newport Hills Commercial Center have shown there is potential for mixed use redevelopment including housing. If redevelopment moves forward, an innovative housing ordinance is one tool that could be explored.	<u>Provide opportunity to allow a demonstration project through methods such as an interim ordinance</u> enabling a demonstration project(s) that would serve as a model for housing choices currently not being built in Bellevue.	Concur
21	HO-16	Allow attached and detached accessory dwelling units in single family districts subject to specific development, design, and owner occupancy standards.	<ul style="list-style-type: none"> Proposed edits to ADU policy increase neighborhood compatibility and consistency with subarea plans. Human Services Commission Comment: ADUs should be allowed where compatible. 	Allow attached and detached accessory dwelling units in single family districts subject to specific development, design, <u>location</u> , and owner occupancy standards, <u>where consistent with neighborhood subarea plans.</u>	Concur
22	HO-17	Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.		Delete; no longer needed.	Concur
23	HO-18	Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.		No change	Concur
24	HO-19	Periodically review land use regulations to assure that regulations and permit processing requirements are reasonable.		Address in Land Use element compatibility section.	Concur

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25	HO-20	Evaluate the housing cost and supply implications of proposed regulations and procedures.		No change	Concur
26	HO-21	Promote working partnerships with housing developers to help create opportunities for housing in the community.	<ul style="list-style-type: none"> Proposed edits to address the range of housing needs of the community. Planning Commission concerned that Policy language is too nebulous to accomplish goal of achieving housing diversity. 	Promote working partnerships with housing developers to help create <u>opportunities for housing a diversity of housing types</u> in the community.	Promote working partnerships with housing developers to help create <u>opportunities for housing a variety of housing types</u> in the community.
27	New HO-X4	Universal Design / Aging in Place	<ul style="list-style-type: none"> Proposed policy supports housing options, programs and services to seniors and education to development community. Addresses Housing CPP H-5 	<u>Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Promote awareness of Universal Design improvements that increase housing accessibility.</u>	Concur with recommendation. Do not add requirements that increase the cost of housing.
38	New HO-X10	Senior	Staff 1/28/15: Current housing element does not address housing needs specific to seniors. This policy may be important as the city's demographic continues to get older.	Staff 1/28/15: <u>Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, assisted living, and skilled nursing care facilities.</u>	<u>Encourage a range of housing types for seniors affordable at a variety of income levels.</u>
Affordable Housing					
29	HO-34	Address the entire spectrum of housing needs in the city's affordable housing programs.	<ul style="list-style-type: none"> Planning Commission directed that this policy move to the beginning of the Affordable Housing section. 	No change	Concur
30	HO-22	Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing.		No change	Concur
31	New HO-X2a	Housing Strategy Plan	<ul style="list-style-type: none"> Housing Strategy Plan approach is employed by most ARCH jurisdictions, and supported in Housing CPPs 	<u>Employ a housing strategy plan to promote housing supply, affordability and diversity, including strategies that address the need for housing affordable to very-low, low and moderate income</u>	Merged into HO-25

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			<ul style="list-style-type: none"> Addressing housing need of low and very low income households supported in Housing CPPs Planning Commission concern that policy support for Housing Strategy Plan supports specific programs. 1/28/15 Staff recommended retaining “plan” which is key to CPP shift from housing targets to a commitment to a housing strategy plan. Adding language about “housing type” better defines affordable housing. PC 1/28/15: Planning Commission moved last line regarding monitoring and merge strategy to Policy HO-25. 	<p><u>households and persons with special needs. Monitor amount and affordability of housing achieved.</u></p> <p>Staff 1/28/15: Promote a strategy plan to provide a diverse supply of <u>housing types and affordability</u> levels. Monitor amount, types and affordability of housing achieved.</p>	
32	HO-23	<p>Review Land Use Code regulations to remove barriers or unnecessary standards that discourage affordable multifamily housing and to refine affordable housing incentives so they are more successful.</p> <p><i>Discussion: The city has spent considerable time revising processes and standards to remove barriers. This policy encourages continuation of this work with an emphasis on housing affordability.</i></p>	<ul style="list-style-type: none"> Proposed edits provide continued support for affordable housing incentives, and for review and update of regulations that might hinder affordable housing. Addresses Housing CPP H-7 Planning Commission: regulations, made to look like incentives, shift the burden of providing affordable housing onto new development or redevelopment, and are not supported by case law. A Sullivan: legislation clarified that both voluntary and mandatory incentives are legal, per WAC 365-196-870 (2010) and RCW 36.70A.540 (2006). Staff 1/28/15: new language to address Commission’s concern and would be consistent with the city’s MFTE proposal. 	<p><u>Encourage the development of affordable housing through incentives and by removing regulatory barriers.</u></p> <p>Staff 1/28/15: Encourage the development of affordable housing <u>through incentives and other tools</u> consistent with state-enabling legislation.</p>	<p><u>Encourage the development of affordable housing consistent with state-enabling legislation. Review Land Use Code regulations to remove barriers or unnecessary standards that discourage affordable multifamily housing and to refine affordable housing incentives so they are more successful.</u></p>
33	HO-24	<p>Ensure that all affordable housing development is consistent with currently adopted building codes and design standards.</p>		<p>Proposed to delete and address in Land Use element compatibility section.</p>	<p>Concur</p>

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34	HO-25	Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.	<ul style="list-style-type: none"> Proposed edits support affordable housing opportunities in proximity to transit corridors. Addresses Housing CPP H-10 Planning Commission concerned that proposed language supports rezoning SF neighborhoods near transit centers for MF housing; not consistent with CP vision to preserve existing SF neighborhoods. Staff 1/28/15: HO-25 and HO-29 address the distribution of affordable housing throughout the city. With growth of BelRed and other mixed use areas, staff recommended policy to recognize those areas in addition to DT. 	<p>Ensure that affordable housing opportunities are <u>available</u> throughout the city <u>including multifamily and mixed use/commercial areas served by transit</u>.</p> <p>Staff 1/28/15: Ensure that affordable housing opportunities are <u>available</u> throughout the city <u>including Downtown and mixed residential/ commercial areas planned for growth</u>.</p>	<p><u>Develop an effective strategy to ensure that affordable housing opportunities are not concentrated, but rather are dispersed available in Downtown and throughout the city at a range of affordability levels.</u></p> <p><u>Monitor quantity, types and affordability of housing achieved and for potential unintended consequences.</u></p>
35	New HO-X2b	Barriers to group facilities	<ul style="list-style-type: none"> Proposed policy supports code assessment to remove unintended barriers to group facilities in commercial and mixed use areas. Bellevue shelters tend to be located temporarily in inappropriate places, e.g. churches in SF districts, because permanent, more appropriate locations do not exist. Addresses Housing CPP H-7 Planning Commission did not support language to “remove unintended barriers”. If intent was to ease zone restrictions for shelters, it should be a clear that policy is about shelters. Planning Commission thought this issue better addressed in Subarea Plans, as this issue most affects Bel Red and Eastgate. 	<p><u>Remove unintended barriers to group facilities in commercial and mixed use areas, while retaining appropriate land use controls.</u></p>	Do not add policy.

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36	HO-26	Involve both the public and private sectors in the provision of affordable housing.	<ul style="list-style-type: none"> Proposed edits better describes city's relationship with affordable housing partners. Planning Commission: Policy oversteps Council decisions; repeats HO-28. 	Involve <u>Support and collaborate with</u> both the public and private sectors in the provision of affordable housing.	Involve both the public and private sectors in the provision of affordable housing.
37	HO-27	Re-assess city guidelines approximately every five years for use of the Housing Trust Fund to ensure they are consistent with changing community needs and priorities.	<ul style="list-style-type: none"> Existing Policy directs review of Bellevue's priorities for Housing Fund, changed in 2008 to be consistent with ARCH consortium-wide funding guidelines. Proposed edits support funding to address housing need for low and very low income households. Addresses Housing CPP H-1, H-2 Planning Commission did not want policy directing funding. Planning Commission edits reflect assessment of the ARCH guidelines. 	<u>Provide funding to support housing need, especially for low and very low income households. Re-assess city Assess housing fund guidelines approximately every five years for use of the Housing Trust Fund to ensure they are consistent with changing community needs and priorities.</u>	Provide Consider funding to support housing need, especially for low and very low income households. <u>Re-assess city Assess housing fund guidelines on a regular basis approximately every five years for use of the Housing Trust Fund to ensure they are consistent with changing community needs and priorities.</u>
38	HO-28	Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.	<ul style="list-style-type: none"> Planning Commission: HO-26 and HO-27 should be one policy. 	No change	Concur
39	HO-29	Encourage the building of affordable housing Downtown.	<ul style="list-style-type: none"> Proposed edits to show that City's housing growth will be in DT <u>and</u> in mixed use areas. Addresses Housing CPP H-9 Planning Commission: DT Livability should address this issue, also Policy is redundant to HO-25. Staff 1/28/15: See discussion of HO-25. 	Encourage the building of new affordable housing Downtown and in mixed use centers planned for housing growth.	Duplicative with HO-25. Encourage the building of new affordable housing Downtown and in mixed use centers planned for housing growth.

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40	HO-30	Encourage preservation, maintenance, and improvements to existing affordable housing.		No change	Concur
41	HO-31	Encourage the development of long-term management strategies for affordable housing in cooperation with not-for-profit housing organizations.		Delete and address as a strategy (usually a condition of funding).	Concur
42	HO-32	Explore all available federal, state, and local programs and private options for financing affordable housing.		No change	Concur
43	HO-33	Explore financial incentives to encourage affordable multifamily housing, such as partial exemptions from city permit fees and use of the state property tax exemption program.	<ul style="list-style-type: none"> • Staff proposed changes address Planning Commission direction to implement programs enabled by the state to increase affordable housing. • Planning Commission noted that MFTE is specific to MF, but not necessarily all financial incentives. 	Explore financial incentives to encourage affordable multifamily housing, such as partial exemptions from city permit fees, and use of the state property tax exemption program, <u>and other state enabled programs.</u>	Explore financial incentives to encourage affordable multifamily housing, such as partial exemptions from city permit fees, and use of the state property tax exemption program, <u>and other state enabled programs.</u>
44	HO-35	Ensure that all affordable housing created in the city with public funds or by regulation remains affordable for the longest possible term.		No change	Concur
45	HO-36	Participate in relocation assistance to low-income households whose housing may be displaced by condemnation or city-initiated code enforcement.		No change	Concur
46	HO-Z1	Surplus Land	Staff 1/28/15: Current housing element does not address surplus land. Commonly, cities have policy that prioritizes looking at surplus public lands for potential housing. In light of Sound Transit's light rail project that may result in surplus public land, it could be valuable to add policy.	<u>Evaluate surplus public land for use for affordable housing.</u>	Concur
Special Needs Housing					
47	New HO-X9	Adult family homes and special needs housing	<ul style="list-style-type: none"> • Policy proposed to recognize that adult family homes and other special needs 	<u>Recognize that adult family homes and other state regulated special needs</u>	<i>Move to front of Housing Element Special Needs section.</i>

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			housing are generally state regulated, and bring a certain demand on services.	<u>housing provide stable, neighborhood housing options for elderly and disabled residents. Work to address needs for services, emergency response and other potential accommodation.</u>	
48	HO-37	Plan for housing for people with special needs. Avoid concentrations of such housing and protect residential neighborhoods from adverse impacts. Encourage ongoing stable family living situations for people with special needs. Provide in all areas for the siting of facilities devoted to the care of people with handicaps.	<ul style="list-style-type: none"> Proposed edits support special needs housing that is not concentrated (per existing HO-37), and supports accommodating people with special needs (per existing HO-41, proposed for deletion). 1/28/15 Staff suggested that the combination of removing HO-41 and modifying HO-37 would create a gap in policy supporting special needs housing. 	Plan for <u>and provide reasonable accommodation for</u> housing for people with special needs. <u>Provide in all areas and avoid</u> concentrations of such housing and protect residential neighborhoods from adverse impacts. Staff 1/28/15: <u>Work to address the housing needs and provide reasonable accommodation for</u> people with special needs in all areas, and avoid concentrations of such housing while protecting residential neighborhoods from adverse impacts.	Plan <u>Provide reasonable accommodation for housing for people with special needs in all areas, and avoid</u> concentrations of such housing <u>while protecting</u> residential neighborhoods from adverse impacts.
49	HO-38	Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community.	<ul style="list-style-type: none"> Staff proposed changes address Planning Commission direction that assistance move homeless persons towards financial independence. Also, clearly define homeless housing responses. Proposed edits reflect changes in homelessness including regional efforts and city's role in 10-year plan to end homelessness. 	<u>Support regional efforts to prevent homelessness. Provide a range of affordable housing options as well as support to move homeless persons and families to long-term financial independence. Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community.</u>	<u>Support regional efforts to prevent homelessness. Provide a range of affordable housing options as well as and support efforts to move homeless persons and families to long-term financial independence.</u>
50	HO-39	Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional housing in the community.	<ul style="list-style-type: none"> Proposed edits reflect changes in homelessness including regional efforts and city's role in 10-year plan to end homelessness Addresses Housing CPP H-14 1/28/15 Staff recommended adding "housing" to the language to clarify the 	<u>Work with other jurisdictions and social service organizations to fund and operate emergency shelters and day centers consistent with regional planning efforts to address homelessness.</u> Staff 1/28/15: Collaborate with other jurisdictions and social service	<u>Collaborate with other jurisdictions and Assist-social service organizations in their efforts to obtain funds and to operate emergency and transitional shelters and day centers that address homelessness housing in the community.</u>

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			broader definition of permanent and transitional housing in addressing homelessness.	organizations in their efforts to obtain funds and operate emergency homeless shelters, and day centers and housing that address homelessness.	
51	New HO-X8	Direction for Temporary Encampments	<ul style="list-style-type: none"> Proposed policy to provide direction for temporary encampments consistent with State HB1956. Bellevue's current Temporary Encampment Ordinance includes a Consent Decree that will sunset 1-27-16. Planning Commission edit to ensure that policy is not construed to allow encampments on property not owned by a religious institution. 	<u>Allow hosting of Temporary Encampments within or outside religious facilities as a form of religious expression and consistent with state law pertaining to religious use.</u>	<u>Allow hosting of Temporary Encampments at religious facilities as a form of religious expression and consistent with state law pertaining to religious use.</u>
52	HO-40	Support and plan for assisted housing using federal or state aid and private resources.		No change	Concur
53	HO-41	Encourage a variety of local incentives and support activities that help provide housing that is affordable and accommodates people with special needs.	<ul style="list-style-type: none"> 1/28/15: Staff suggested that the combination of removing HO-41 and modifying HO-37 would create a gap in policy supporting special needs housing. 	Delete, repeats edited HO-37.	Concur (delete)