

## Housing Element

Policy #	Existing Policy or New Topic	Analysis/Assessment	Staff Proposed	PC Review	
	Housing Vision Statement	A new housing vision statement will be drafted through the Vision update process.	Tbd		
	Housing Goal	It may be appropriate to rewrite the Housing Goal to better tie it to the new housing vision statement. A revised goal could be presented in a later draft.	Tbd		
<b>Section 1: Neighborhood Quality &amp; Vitality</b>					
1	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	
2	HO-2	Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.	<ul style="list-style-type: none"> <li>Proposed edits support walking, accessibility and safety in all neighborhoods.</li> <li>Encourages Family Friendly Housing.</li> </ul>	Promote quality, community-friendly <u>single family, multifamily and mixed use</u> development, through features such as enhanced open space and pedestrian connectivity.	Concur
3	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"> <li>Proposed edits acknowledge completed SF infill code updates, and new SF compatibility concerns, e.g. SF room rentals.</li> <li>Planning Commission edits to provide clearer direction.</li> </ul>	<p><u>Maintain the character of established single family neighborhoods, through application of appropriate development regulations.</u> <del>Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.</del></p>	PC edit 4/9/14: <u>Maintain the character of established single family neighborhoods, through adoption and enforcement application of appropriate development regulations.</u>
4	NEW (#5a)	Student Housing	<ul style="list-style-type: none"> <li>Proposed edits in this section (Neighborhood Quality and Vitality) address compatibility of room rentals, as well as need for affordable housing.</li> <li><i>See also New Student Housing Policy #5b in Housing Opportunity section.</i></li> <li>Planning Commission edit to focus policy on issue of single-family room rentals.</li> </ul>	<p><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></p>	PC edit 4/9/14: <u>Monitor and appropriately regulate room rentals in single family areas.</u>

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5	HO-4	Initiate and encourage neighborhood and community involvement to foster a positive civic and neighborhood image through the Neighborhood Enhancement Program, or similar program.	Move Policy to Land Use element.	Concur
6	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
7	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
8	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
9	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
10	HO-9	Explore opportunities to implement alternative neighborhood design concepts. Involve residents and other stakeholders in this process.	Repeats HO-15. Delete.	Concur
<b>Section 2: Housing Opportunities</b>				
11	Move from LU	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"> <li>Recognize the range of needs in the community, and in particular the housing needs of lower income households.</li> <li>Addresses Housing CPP H-3, H-13</li> </ul>	Move from Land Use to Housing Element Concur

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12 New Policy (#1)	Fair Housing	<p>Bellevue is one of 14 jurisdictions in the Puget Sound Region that receive federal housing funds (CDBG) and are required to not only abide by fair housing law, but also to go a step further and include real and effective fair housing strategies that affirmatively further fair housing.</p> <ul style="list-style-type: none"> <li>• Addresses Housing CPP H-13</li> <li>• Planning Commission's edit was to reduce the number of times "fair housing" is used in one sentence.</li> </ul>	<p><u>Employ effective fair housing strategies that support the Fair Housing Act and affirmatively further fair housing.</u></p>	<p>PC edit 4/9/14: <u>Employ effective strategies that support the Fair Housing Act and affirmatively further fair housing.</u></p>
13 HO-10	Support housing with appropriate amenities for families with children.	<ul style="list-style-type: none"> <li>• Encourage Family Friendly Housing</li> <li>• 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 2<sup>nd</sup> sentence to a sidebar.</li> </ul>	<p><del>Support housing with</del> <u>Encourage appropriate development of amenities for families with children in new housing throughout the City through city investments, development regulations and incentives.</u></p> <p><i>Discussion: Amenities for families with children may include school access, walkable streets, accessible open space and community facilities.</i></p>	<p>PC edit 4/9/14: <del>Support housing with</del> <u>Encourage development of appropriate amenities for families with children throughout the City through investments, development regulations and incentives.</u></p> <p><i>Discussion sidebar: Amenities for families with children may include school access, walkable streets, accessible open space and community facilities.</i></p>
14 NEW (#5b)	Student Housing	<ul style="list-style-type: none"> <li>• Proposed edits support Bellevue College housing on-campus and off-campus in adjacent transit served mixed use zones (part of Eastgate plan)</li> <li>• Promotes affordable housing in proximity to transit hubs and corridors, CPP H-10.</li> <li>• See also New Policy #5a in Neighborhood Quality and Vitality section.</li> </ul>	<p><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></p>	<p>Concur</p>
15 HO-11	Encourage housing opportunities in mixed residential/ commercial settings throughout the city.		<p>No change</p>	<p>Concur</p>

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16	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"> <li>Proposed edits reflect that new housing growth will be in MF and mixed use areas.</li> <li>Addresses Housing CPP H-9</li> </ul>	Provide incentives to encourage residential development for a range of household types and income levels in <u>multifamily and mixed use</u> commercial zones.	Concur
17	HO-13 Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.		No change	Concur
18	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
19	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(s) project through methods such as</u> an interim ordinance enabling a demonstration project(s) that would serve as a model for housing choices currently not being built in Bellevue.	Concur
20	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"> <li>Proposed edits to ADU policy increase neighborhood compatibility and consistency with subarea plans.</li> <li><b>Human Services Commission Comment:</b> ADUs should be allowed where compatible.</li> </ul>	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
21	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

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22	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
23	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
24	HO-20	Evaluate the housing cost and supply implications of proposed regulations and procedures.	No change	Concur
25	HO-21	Promote working partnerships with housing developers to help create opportunities for housing in the community.	<ul style="list-style-type: none"> <li>Proposed edits to address the range of housing needs of the community.</li> <li>Planning Commission concerned that Policy language is too nebulous to accomplish goal of achieving housing diversity.</li> </ul>	<p>Promote working partnerships with housing developers to help create <del>opportunities for housing</del> <u>a diversity of housing types</u> in the community.</p> <p>PC edit 4/9/14: Promote working partnerships with housing developers to help create <del>opportunities for housing a variety of</del> <u>housing types</u> in the community.</p>
26	New Policy(# 4)	Universal Design / Aging in Place	<ul style="list-style-type: none"> <li>Proposed policy supports housing options, programs and services to seniors and education to development community.</li> <li>Addresses Housing CPP H-5</li> </ul> <p><b>Planning Commission:</b> Do not propose added requirements that increase the cost of housing.</p>	<p><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></p> <p>Concur</p>
<b>Section 3: Affordable Housing</b>				
27	HO-34	Address the entire spectrum of housing needs in the city's affordable housing programs.	<ul style="list-style-type: none"> <li>Planning Commission directed that this policy move to the beginning of the Affordable Housing section.</li> </ul>	No change Concur
28	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

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29	New Policy (#2a) Housing Strategy Plan	<ul style="list-style-type: none"> <li>Proposed policy supports implementation strategies and monitoring results.</li> <li>Proposed policy recognizes the range of housing needs in the community, especially lower income households.</li> <li>Housing Strategy Plan approach is employed by most ARCH jurisdictions, and supported in Housing CPPs</li> <li>Addressing housing need of low and very low income households supported in Housing CPPs</li> <li>Planning Commission concern that policy support for Housing Strategy Plan supports specific programs.</li> </ul>	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 households and persons with special needs. Monitor amount and affordability of housing achieved.	PC edit 4/9/14: <u>Promote a strategy to provide a diverse supply of affordable housing. Monitor amount, types and affordability of housing achieved.</u>  <i>Policy language from approved minutes.</i>
30	HO-23 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. <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>	<ul style="list-style-type: none"> <li>Proposed edits provide continued support for affordable housing incentives, and for review and update of regulations that might hinder affordable housing.</li> <li>Addresses Housing CPP H-7</li> <li>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.</li> <li>A Sullivan: legislation clarified that both voluntary and mandatory incentives are legal, per WAC 365-196-870 (2010) and RCW 36.70A.540 (2006).</li> </ul>	<u>Encourage the development of affordable housing through incentives and by removing regulatory barriers. 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>	PC edit 6/11/14: <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>  <i>Policy language from approved minutes.</i>
31	HO-24 Ensure that all affordable housing development is consistent with currently adopted building codes and design standards.		Proposed to delete and address in Land Use element compatibility section.	Concur

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32	HO-25	Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.	<ul style="list-style-type: none"> <li>Proposed edits support affordable housing opportunities in proximity to transit corridors.</li> <li>Addresses Housing CPP H-10</li> <li>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.</li> </ul>	<p>Ensure that affordable housing opportunities are <u>available not concentrated, but rather are dispersed</u> throughout the city <u>including multifamily and mixed use/commercial areas served by transit.</u></p> <p>PC edit 6/11/14: Ensure that affordable housing opportunities are <u>available not concentrated, but rather are dispersed</u> throughout the city. <i>Policy language from approved minutes.</i></p>
33	New Policy (#2b)	Barriers to group facilities	<ul style="list-style-type: none"> <li>Proposed policy supports code assessment to remove unintended barriers to group facilities in commercial and mixed use areas.</li> <li>Bellevue shelters tend to be located temporarily in inappropriate places, e.g. churches in SF districts, because permanent, more appropriate locations do not exist.</li> <li>Addresses Housing CPP H-7</li> <li>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.</li> <li>Planning Commission thought this issue better addressed in Subarea Plans, as this issue most affects Bel Red and Eastgate.</li> </ul>	<p><u>Remove unintended barriers to group facilities in commercial and mixed use areas, while retaining appropriate land use controls.</u></p> <p>PC edit 6/11/14: <del>Remove unintended barriers to group facilities in commercial and mixed use areas, while retaining appropriate land use controls.</del></p>
34	HO-26	Involve both the public and private sectors in the provision of affordable housing.	<ul style="list-style-type: none"> <li>Proposed edits better describes city’s relationship with affordable housing partners.</li> <li>Planning Commission: Policy oversteps Council decisions; repeats HO-28.</li> </ul>	<p><del>Involve</del> <u>Support and collaborate with</u> both the public and private sectors in the provision of affordable housing.</p> <p>PC edit 6/11/14: <del>Involve both the public and private sectors in the provision of affordable housing.</del></p>

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35	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"> <li>Existing Policy directs review of Bellevue's priorities for Housing Fund, changed in 2008 to be consistent with ARCH consortium-wide funding guidelines.</li> <li>Proposed edits support funding to address housing need for low and very low income households.</li> <li>Addresses Housing CPP H-1, H-2</li> <li>Planning Commission did not want policy directing funding.</li> <li>Planning Commission edits reflect assessment of the ARCH guidelines.</li> </ul>	<p>Provide funding to support housing need, especially for low and very low income households. <del>Re-assess city</del> 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.</p>	<p>PC edit 6/11/14: <del>Provide</del> Consider funding to support housing need, especially for low and very low income households. <del>Re-assess city</del> 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.</p>
36	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"> <li>Planning Commission: HO-26 and HO-27 should be one policy.</li> </ul>	No change	Concur
37	HO-29	Encourage the building of affordable housing Downtown.	<ul style="list-style-type: none"> <li>Proposed edits to show that City's housing growth will be in DT and in mixed use areas.</li> <li>Addresses Housing CPP H-9</li> <li>Planning Commission: DT Livability should address this issue, also Policy is redundant to HO-25.</li> </ul>	<p>Encourage the building of <u>new</u> affordable housing Downtown and in mixed use centers planned for housing growth.</p>	<p>PC edit 6/11/14: Encourage the building of <u>new</u> affordable housing Downtown and in mixed use centers planned for housing growth.</p>
38	HO-30	Encourage preservation, maintenance, and improvements to existing affordable housing.		No change	Concur
39	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
40	HO-32	Explore all available federal, state, and local programs and private options for financing affordable housing.		No change	Concur

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41	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"> <li>Staff proposed changes address Planning Commission direction to implement programs enabled by the state to increase affordable housing.</li> <li>Planning Commission noted that MFTE is specific to MF, but not necessarily all financial incentives.</li> </ul>	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, and other state enabled programs.	PC edit 6/11/14: 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, and other state enabled programs.
42	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	
43	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	
<b>Section 4: Special Needs Housing</b>					
44	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"> <li>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).</li> <li>Planning Commission: general support for proposed edits, but wording is clunky.</li> </ul>	Plan for <u>and provide reasonable accommodation</u> for housing for people with special needs. <u>Provide in all areas and 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.</u>	PC edit 6/11/14: <u>Plan</u> Provide reasonable accommodation for housing for people with special needs <u>in all areas, and avoid concentrations of such housing while protecting</u> residential neighborhoods from adverse impacts.

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45 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"> <li>Staff proposed changes address Planning Commission direction that assistance move homeless persons towards financial independence. Also, clearly define homeless housing responses.</li> <li>Proposed edits reflect changes in homelessness including regional efforts and city's role in 10-year plan to end homelessness.</li> </ul>	<p><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></p>	<p>PC edit 6/11/14: <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></p>
46 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"> <li>Proposed edits reflect changes in homelessness including regional efforts and city's role in 10-year plan to end homelessness</li> <li>Addresses Housing CPP H-14</li> </ul>	<p><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. Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional housing in the community.</u></p>	<p>PC edit 6/11/14: <del>Work</del> <u>Collaborate with other jurisdictions and social service organizations in their efforts to obtain funds to fund and operate emergency shelters and day centers consistent with regional planning efforts to that address homelessness.</u></p>
47 New Policy (#8)	Direction for Temporary Encampments	<ul style="list-style-type: none"> <li>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.</li> <li>Planning Commission edit to ensure that policy is not construed to allow encampments on property not owned by a religious institution.</li> </ul>	<p><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></p>	<p>PC edit 6/11/14: <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></p>
48 HO-40	Support and plan for assisted housing using federal or state aid and private resources.		No change	Concur

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49 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"> <li>Proposed edits to HO-37 support accommodations for persons with special needs</li> </ul>	Delete, repeats edited HO-37.	Concur
50 New Policy (#9)	Adult family homes and special needs housing	<ul style="list-style-type: none"> <li>Policy proposed to recognize that adult family homes and other special needs housing are generally state regulated, and bring a certain demand on services.</li> </ul>	<u>Recognize that adult family homes and other state regulated special needs housing provide stable, neighborhood housing options for elderly and disabled residents. Work to address needs for services, emergency response and other potential accommodation.</u>	PC comment 6/11/14: <i>Move to front of Housing Element Special Needs section.</i>