

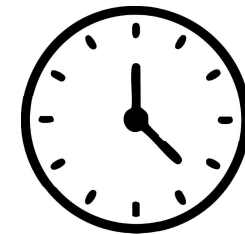
Affordable Housing on Faith-owned Land

City Council Meeting
May 5, 2026



Context & State Law

- RCW 36.70A.545 requires cities to allow density bonus on religious organization-owned property or its lessee if:
 - 50% of units are reserved for households earning at or below 80% AMI; or
 - 20% of units are reserved for households earning at or below 50% AMI
- Law is effective June 11, 2026



City Opportunity & Alignment

- Adds affordable housing on underused faith-owned land
- Provides infill housing without pushing out existing households
- Adds housing in desirable neighborhoods with access to good schools, parks and services
- Aligns with City Policy H-1.6:
 - Offers flexible development standards in exchange for creating affordable housing



Examples from Other Jurisdictions

Seattle: Code allows greater height, FAR, and streamlined area-wide standards for 100% affordable developments on faith sites

Redmond: Code allows 2x base density plus a height bonus of one-story

Bellevue: Rezoned properties near existing multifamily housing with transit access to allow for densities between 10-30 units per acre

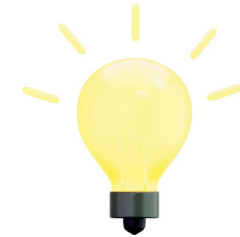


Key Best Practices

- Make mixed-income housing allowed by-right
- Standardized development regulations (such as allowed height, setbacks, density) for mixed-income housing
- Provide financial, technical, and feasibility support via fee waivers, permitting and development assistance



Pilot Program Proposal



Give special zoning incentives for different levels of affordable housing

Adjust incentives based on a site's existing zoning

Provide technical help to applicants

Track program effects on development costs and timelines, neighborhood character, and City budget



Pilot Program Options to Consider

- **By-right/administrative (option 1)**
 - Faster and more predictable, supports development
 - Does not include approval process in Policy H-1.6
- **Site-specific legislative approval (option 2)**
 - Allows project-by-project customization
 - Fits Policy H-1.6 better but takes more time and resources, which may reduce participation



Next Steps

- Staff will brief the Planning Commission on May 14, 2026
- City and ARCH staff will draft zoning and program detail based on Council and Commission guidance
- Staff will keep working with stakeholders and the public
- Staff will bring draft zoning and program details to Council and Commission at future meetings

