



City of Bellevue

# Supportive and Emergency Housing LUCA

## Planning Commission Recommendation

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February 23, 2022



# Direction

Provide direction to:

- Incorporate staff recommendations for Options 1A and 1B
- Recommend to the City Council approval of the proposed LUCA.

# AGENDA

1. Housing Types
2. Potential Modifications
  - Stakeholder Suggestions
  - Additional Modifications
3. Public Hearing Follow-Up
4. LUCA Process and Schedule
5. Decision Criteria and Recommendation



# Housing Types Defined

Duration/Use	Housing Types	Notes
<b>Long-term/ Supportive Housing</b>	<b>Permanent Supportive Housing</b>	Comprehensive, Individualized Services
	<b>Transitional Housing</b>	
	<b>Emergency Housing (Non-Transient)</b>	Basic and/or Comprehensive Services
<b>Transient/ Homeless Services Uses</b>	<b>Emergency Housing (Transient)</b>	Basic and/or Comprehensive Services
	<b>Emergency Shelter</b>	

# 1. Stakeholder Suggested Modifications

Stakeholder Suggested Modifications		
Option		Description
1A.	Amend Supportive Housing Definition	Revise definition to exactly match the RCW definition
1B.	Amend Supportive Services Definition	Revise definition to clarify which supportive services <i>may</i> be provided with Supportive Housing

- 1A. Recommended with modifications:
  - don't match RCW definition exactly
  - include people "...at imminent risk of homelessness"
- 1B. Recommended

# 1. Stakeholder Suggest Modifications Cont'd

Stakeholder Suggested Modifications	
Option	Description
<b>1C.</b> Remove transient and non-transient distinction for Emergency Housing	<ul style="list-style-type: none"><li>• Emergency Housing residents are not typically given time limits for their length of stay</li><li>• Distinction intended to control intensity of use, consistent with LUC structure</li></ul>
<b>1D.</b> Allow Emergency Housing as permitted use in Hotel districts	Remove CUP requirement for all Emergency Housing (transient and non-transient) where hotels are allowed

- Not recommended
- Inconsistent with LUC structure

## 2. Additional Modifications to Consider

- **Summary table of options to address public comment concerns raised**

<b>Summary of Additional Modifications to Consider</b>	
<b>Topic Areas</b>	<b>Potential Requirements</b>
Public Safety and Security	<ul style="list-style-type: none"><li>•<b>2A.</b> Safety and Security Plan</li><li>•<b>2B.</b> Resident Code of Conduct</li><li>•<b>2C.</b> Standard Operating Procedures</li></ul>
Community Engagement	<ul style="list-style-type: none"><li>•<b>2D.</b> Community meeting requirement</li></ul>
Neighborhood Compatibility	<ul style="list-style-type: none"><li>•<b>2E.</b> Buffer/Separation Requirement</li><li>•<b>2F.</b> Limit number of bedrooms</li></ul>

# Public Safety and Security

Public Safety and Security Options	
Option	Description
<b>2A.</b> Require Safety and Security Plan	Plan describing ways to promote the safety of occupants and surrounding neighbors
<b>2B.</b> Require Resident Code of Conduct	Applicable to residents and staff to ensure everyone is subject to the same rules
<b>2C.</b> Require SOPs	Documentation of the operations, policies, and procedures – beyond current LUCA draft requirements

- Not recommended
- May result in increased time and cost to applicant



# Community Engagement

Option	Description
2D. Community Meeting	<ul style="list-style-type: none"><li>• Required before opening</li><li>• Establishes a dialogue between neighbors and the operator</li></ul>

- Not recommended
- Inconsistent with previous direction
- May result in increased time and cost to applicant

# Neighborhood Compatibility

Neighborhood Compatibility Options	
Option	Description
<b>2E.</b> Require Buffer/Separation Between Supportive Housing Locations	Establish <u>one-quarter mile</u> separation requirement between supportive housing locations to prevent concentration of Supportive Housing
<b>2F.</b> Limit Number of Bedrooms	Establish a <u>six-bedroom</u> limit for Supportive Housing locations in single-family Land Use Districts (R-1 through R-7.5)

- Not recommended
- May limit opportunities for people to be housed

# Public Hearing Follow-Up

## Planning Commission Questions

- *What public outreach strategies were employed for this LUCA?*
- *Are the housing types in RCW 35A.21.430 only intended for people experiencing homelessness?*
- *What is the intent of the transient and non-transient Emergency Housing framework?*

# LUCA Process and Schedule

Action	Date
Planning Commission Study Session 1	September 8, 2021
Planning Commission Study Session 2	September 22, 2021
Planning Commission Study Session 3	December 8, 2021
EBCC Courtesy Hearing	February 1
Planning Commission Public Hearing and Recommendation	February 9
<b>Planning Commission Recommendation</b>	<b>February 23</b>
City Council Study Session	(to be scheduled)
City Council Action	(to be scheduled)
EBCC Public Hearing and Action	(to be scheduled)

# Decision Criteria

- **LUC 20.30J.135.** City may amend Land Use Code if:
  - Consistent with Comprehensive Plan
  - Enhances public health, safety, and welfare
  - Not contrary to best interests of citizens and property owners in Bellevue
- Commission may recommend individual modifications by motion



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