



City of Bellevue

Supportive and Emergency Housing LUCA

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July 25, 2022



Action

Adopt Ordinance No. 6672

AGENDA



Background/Context



Housing Types Addressed



Councilmember Amendments



Action

State Legislation

- RCW 35A.21.430 requires cities to allow:
 - Permanent Supportive, Transitional Housing in all land use districts where residential dwellings or hotels are allowed
 - Emergency Housing and Emergency Shelter in all land use districts where hotels are allowed



- Effective July 25, 2021
- IOC Ord. Nos. 6585, 6637, 6668
- This LUCA will replace IOC

Policies and Council Priorities

- **Comprehensive Plan**

- *Policies LU-15, HO-38, HS-18*
- Combat homelessness with housing choice, regional collaboration, and housing/services

- **Countywide Planning Policies**

- *Policies H-4, H-11, H-12*
- Inventory of supportive/emergency housing needs
- Increase housing supply for low-income households

- **Council Vision & Priorities 2021-2023**

- Achieving Human Potential
- Equitable Communities

LUCA Process and Schedule

Meeting	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	February 9
Planning Commission Study Session 4	February 23
Planning Commission Study Session 5	April 27
City Council Study Session 1	May 23
City Council Study Session 2	June 21
City Council Adoption	July 25
IOC Expires	January 12, 2023

Housing Types Addressed

Permanent Supportive Housing

- *Long-term or permanent residency*
- *Individualized services*

Transitional Housing

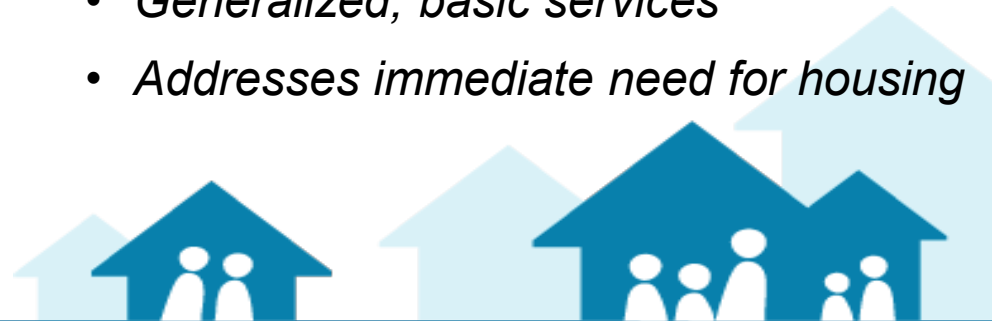
- *Medium-term residency (up to 2 years per RCW)*
- *Individualized services*
- *Transition to independence*

Emergency Housing

- *Short to Medium-term residency*
- *Generalized, basic services*
- *Addresses immediate need for housing*

Emergency Shelter

- *Very short-term (24 hours or less)*
- *Generalized, basic services*
- *Addresses immediate need for housing*



Housing Types Addressed

LUC Use	RCW Use	Duration of Stay
Supportive Housing <i>Long-Term</i>	Permanent Supportive Housing	Permanent
	Transitional Housing	Up to 2 years
	Emergency Housing (Non-Transient)	30 days or longer
Homeless Services Uses <i>Short-Term</i>	Emergency Housing (Transient)	Less than 30 days
	Emergency Shelter	24 hours or less

Councilmember Amendments

Supportive
Housing
(CM Robertson)

A1. Maximum 8 residents in SF districts

A2. Remove density exception (du/ac) in nonresidential districts

A3. Separation requirements (1/4 to 1/2 mile)

A4. Minimum standards for Safety/Security Plan

A5. Minimum standards for Code of Conduct

A6. Operational Agreement and Performance Standards

A7. Maximum 100 residents in mixed-use districts

A8. Registration requirement for less-intensive Supportive Housing

A9. Community Relations Plan submittal requirement

Emergency
Housing
(CM Barksdale)

B1. Emergency Housing as Supportive Housing

B2. Emergency Housing permitted in all hotel/motel districts

Councilmember Robertson's Amendments

Topics	Planning Commission LUCA	Councilmember Proposal
A1. Occupancy Limit – Single-Family Districts	N/A	Maximum 8 residents in SF districts
A2. Density Standards	FAR (instead of DU/acre) for density in mixed use land use districts	DU/acre for density (like for residential) in mixed use land use districts
A3. Separation requirement	N/A	One-half mile separation between non-exempt sites; One-quarter mile between exempt sites
A4. Safety/Security Plan	Safety/Security Plan required for submittal	Minimum standards for content in Safety/Security Plan
A5. Code of Conduct	Code of Conduct required for submittal	Minimum standards for content in Code of Conduct

Councilmember Robertson's Amendments (cont.)

Topics	Planning Commission LUCA	Councilmember Proposal
A6. Operational Agreement	N/A	<p>Operational agreement between City and provider required.</p> <p>Includes performance measures:</p> <ul style="list-style-type: none"> • 24/7 on-site staffing • On-site services required • Resident prioritization
A7. Occupancy Limit – Mixed-Use Districts	N/A	Maximum 100 residents in mixed-use districts
A8. Registration Requirement for Less-Intensive Sites	<p>Exempt from registration:</p> <ul style="list-style-type: none"> • 0-25% floor area for services • Confidentiality needs 	Sites with 0-25% floor area for services must register with the City.
A9. Community Relations Plan	N/A	Community Relations Plan required with minimum standards for content

Councilmember Barksdale's Amendments

Topics	Planning Commission LUCA	Councilmember Proposal
<p>B1. (Option 1) Emergency Housing regulated as Supportive Housing</p>	<p>Distinction between transient and non-transient Emergency Housing (EH):</p> <ul style="list-style-type: none"> • Transient EH = <u>Homeless Services Uses</u> • Non-Transient EH = <u>Supportive Housing</u> 	<ul style="list-style-type: none"> • <u>All</u> Emergency Housing is permitted in residential and hotel/motel districts • Subject to exceptions, notice, and registration applicable to Supportive Housing
<p>B2. (Option 2) Emergency Housing regulated as its own use</p>		<ul style="list-style-type: none"> • <u>All</u> Emergency Housing is permitted in hotel/motel districts • No notice or registration required



Action

Adopt Ordinance No. 6672



Interim Official Control

- Adopted July 12, 2021
 - Ord. 6585
- Extended July 5
 - Ord. 6668
- Expires **Jan. 12, 2023**

Supportive/ Transitional Housing

- *Permitted as residential uses*
- *No registration/notice*

Emergency Housing & Shelter

- *Homeless Services Uses*
- *Conditional Use Permit,
Good Neighbor Agreement*