



City of Bellevue

# Supportive and Emergency Housing LUCA

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# Direction

Direct staff to bring the LUCA Ordinance as drafted for final action at a future meeting

# AGENDA



Background



Planning Commission Recommendation



LUCA Components



Public Engagement



LUCA Process and Schedule

# 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
- This LUCA will replace IOC

# Housing Types Addressed

## Permanent Supportive Housing

*Supportive services intended to keep tenants in housing permanently*

## Emergency Housing

*Intended to address basic daily needs of residents, such as water, food, hygiene, etc.*

## Transitional Housing

*Transition tenants into independent housing (2 years per RCW)*

## Emergency Shelter

*Short-term, such as day centers, overnight shelters, etc.*



# Interim Official Control



- Ordinance No. 6585
  - Adopted July 12, 2021
  - Public Hearing August 2, 2021
  - Amends Land Use Tables
  - Refers to RCW definitions
- Extended by Ord. 6637
  - Public Hearing and Adoption on December 13, 2021
- Expires July 12, 2022
- LUCA to repeal, replace IOC

# 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
<b>City Council Study Session</b>	<b>May 23</b>
City Council Action	(to be scheduled)

# Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Dialogue with service providers and supportive housing operators
- Online Presence – City webpage including:
  - Information on staying informed, providing comments
  - Staff contacts
  - LUCA schedule and progression



# PC Recommendation



- 3 Study Sessions before Public Hearing
- Public Hearing February 9
- 2 additional Study Sessions
- Recommends adoption of the LUCA with modifications

# LUCA Topics

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## Topic 1

Housing Uses Defined



## Topic 2

Land Use Tables



## Topic 3

Supportive Housing Requirements

# 1. Housing Types Defined

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

# 2. Land Use Tables

<i>Land Uses</i>	
<b>Supportive Housing</b>	<b>Homeless Services Uses</b>
<p><u>Permitted Use</u> in all Residential and Hotel/Motel Districts</p> <p>New requirements (LUC 20.20.845)</p>	<p><u>Conditional Use</u> in all Hotel/Motel Districts (no change)</p> <p>No changes to procedures/requirements</p>

# 3. Supportive Housing Requirements

## Exemptions

- Facilities with <25% floor area for services
- Facilities with no on-site services
- Facilities needing confidentiality

## Registration

- Submittal requirements:
  - Safety/Security Plan
  - Code of Conduct
  - Standard Operating Procedures
- Submitted to DS before opening facility

## Notice

- Registration information
- Mailed to property owners within 500 feet



# 3. Supportive Housing Requirements

## General Requirements

- Kitchen(s) must be provided on site

## Single-Family Districts

- On-site services available only to residents
- No alterations to residential character of structure





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