

# Co-Living Housing LUCA

## HB 1998

### Public Hearing

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**Development Services Department**

December 2, 2025



City of Bellevue



# Direction Needed From Council

Hold the public hearing on Ordinance No. 6891 and, following the public hearing, consider adoption of Ordinance No. 6891



# Agenda

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Background

LUCA Overview

Review Process

Decision Criteria

Direction



# House Bill 1998

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## Introduced in 2024

- Requires cities to allow for co-living where 6+ multifamily units are permitted
- Goal to encourage additional housing choices at more affordable rates than traditional rentals
- State Compliance Deadline: **Dec. 31, 2025**



# House Bill 1998

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## Key Components

- Requires building code to set the minimum room size requirements
- Restricts cities from requiring specific unit mixes, bedroom counts, and other uses in the building
- Requires co-living to align with the same dimensional standards required for other multifamily uses
- Establishes ratios for calculating dwelling unit density, required parking, and sewer connection fees
  - No parking required near major transit stops





# November 12 Study Session

- Direction to schedule the public hearing
- Questions and responses provided in agenda memo





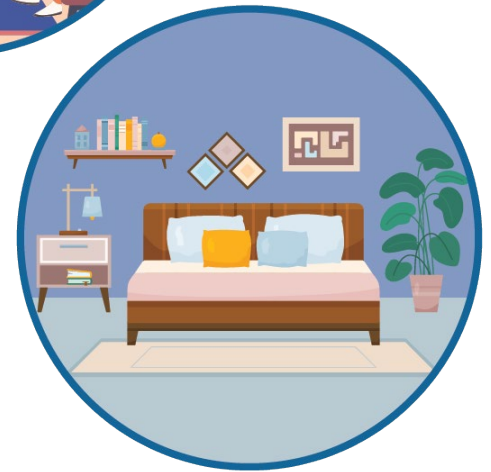
# LUCA Overview



# LUCA Overview

## LUCA Codifies Co-Living to mean:

- Individual, lockable rooms that include private living and sleeping areas.
- Residents share common kitchen facilities with others.



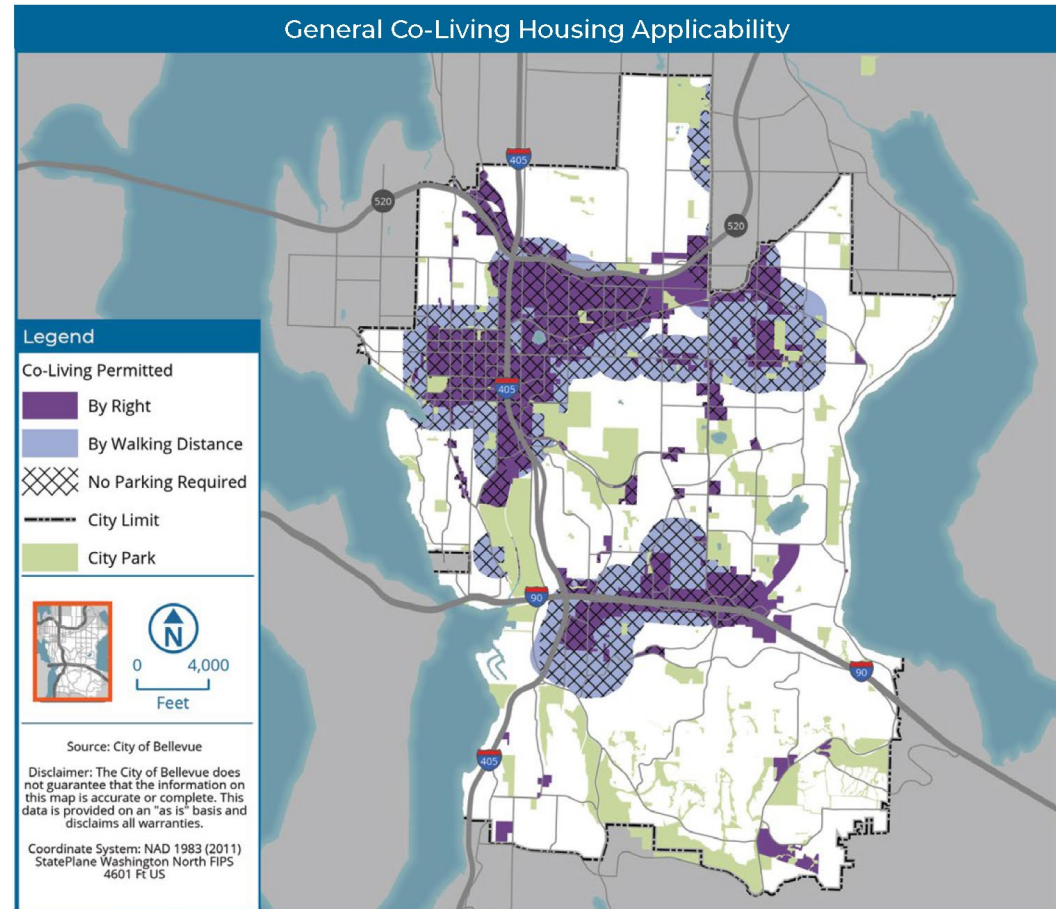
# LUCA Overview

## Permitted Use

- Allowed where 6+ multifamily units are permitted
  - Except in cases where 6 units only possible with affordable housing bonus

## Parking

- No parking required within 0.5 miles of a major transit stop
- Establishes parking ratio
  - 0.25 spaces: sleeping unit



# LUCA Overview

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## Development Standards

- Aligns standards with existing residential development standards (e.g., height, setbacks, etc.)
- Establish standards for calculating dwelling unit density
  - 0.25 dwelling unit : sleeping unit
  - 6 dwelling units : max. 24 sleeping units
- Enable co-living to participate in affordable housing incentive programs (LUC 20.20.128)
- Restricts co-living from serving as short-term rentals



# Outreach and Engagement

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PROCESS IV  
NOTICE  
REQUIREMENTS



PROJECT  
WEBPAGE



PUBLIC  
INFORMATION  
SESSION

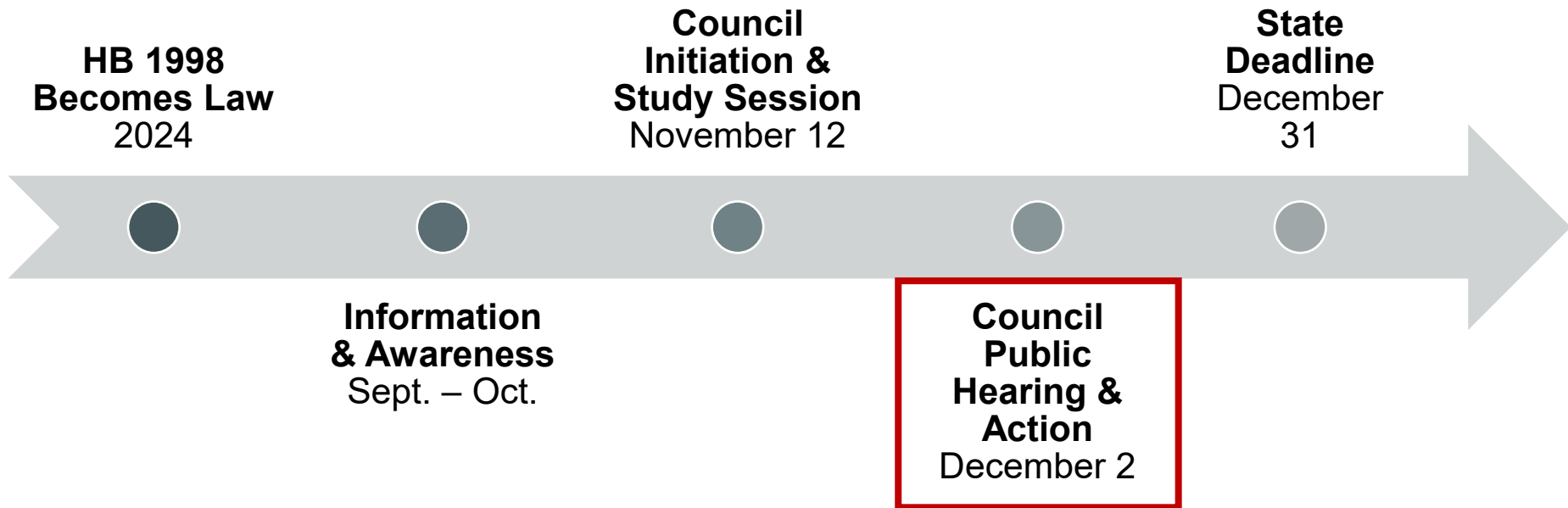


CO-LIVING ONE  
PAGER



# LUCA Process

## Process IV – City Council Legislative Action



# Decision Criteria

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- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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