

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

Background

LUCA Overview

Review Process

Decision Criteria

Direction



House Bill 1998

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

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.



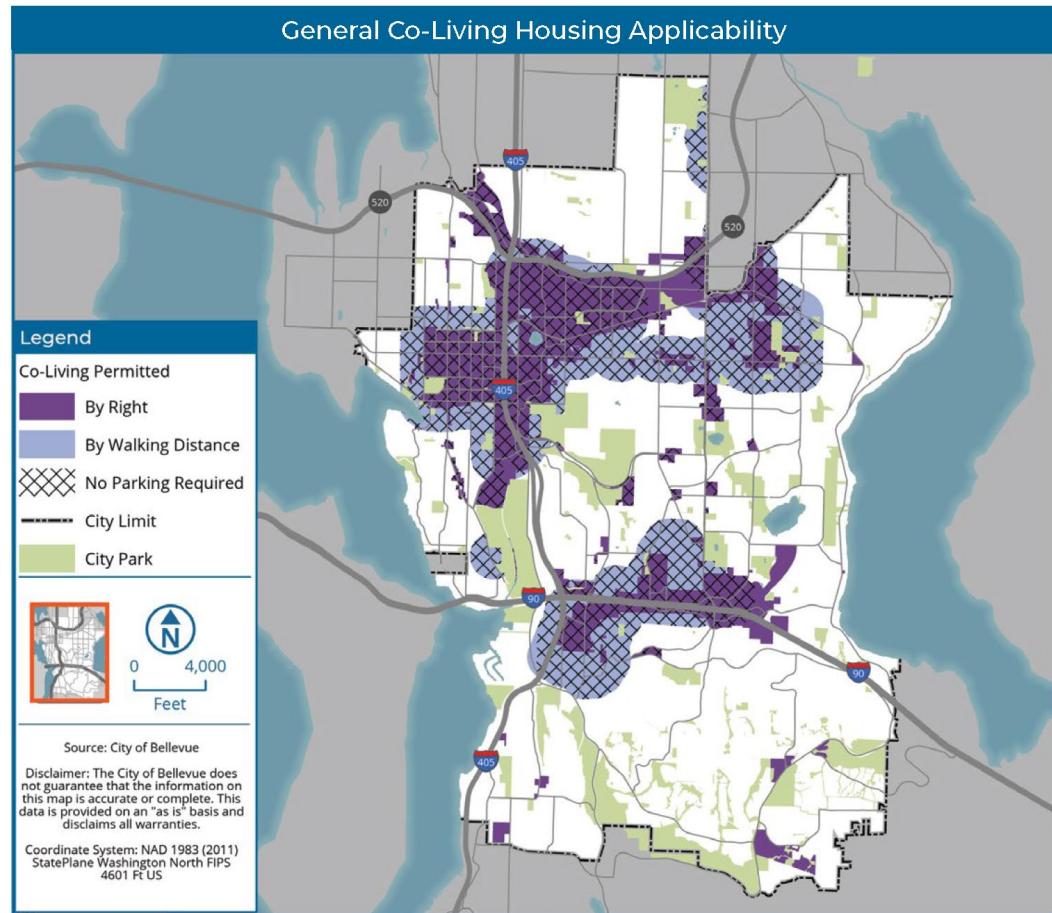
LUCA Overview

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

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



PROCESS IV
NOTICE
REQUIREMENTS



PROJECT
WEBPAGE



PUBLIC
INFORMATION
SESSION



CO-LIVING ONE
PAGER



LUCA Process

Process IV – City Council Legislative Action

**HB 1998
Becomes Law
2024**

**Council
Initiation &
Study Session
November 12**

**State
Deadline
December
31**

**Information
& Awareness
Sept. – Oct.**

**Council
Public
Hearing &
Action
December 2**



Decision Criteria

- 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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