

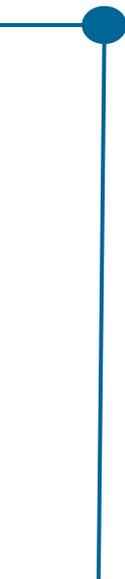


City of Bellevue

Supportive and Emergency Housing LUCA

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Development Services Department

June 21, 2022



Direction

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

AGENDA



Background/Context



LUCA Components



Study Session 1 Q&A



Engagement and Process

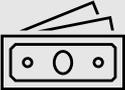
State Legislation

- 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
- IOC will expire on July 12

Policy Tools

Tool	Policy
 Land Use Code	<ul style="list-style-type: none">• Regulations for <u>all</u> Supportive Housing and Homeless Services Uses (not only for funding partners)• Requirements for siting and development standards• Must be consistent with RCW 35A.21.430
 Best Practice Guide	<ul style="list-style-type: none">• Best practices and tools for community outreach• Overview of City resources to help engagement• Tailored to specific projects
 Funding Agreements	<ul style="list-style-type: none">• City funding to support development of housing• Services included can be tailored to specific projects• Working relationships between City and recipient

Land Use Code Context

Meeting	Date
IOC Adoption	July 12, 2021
IOC Public Hearing, LUCA Initiated	August 2, 2021
Planning Commission Process Begin	September 8, 2021
IOC Extension	December 13, 2021
Planning Commission Recommendation	April 27
City Council Study Session 1	May 23
City Council Study Session 2	June 21
City Council Adoption	TBD
IOC Expires	July 12

Best Practice Context

Meeting	Date
Work Program Around Impact Mitigation for Permanent Supportive Housing	July 26, 2021
Work Program Around Supportive Housing Best Practices	August 2, 2021
Council Review of Recommended Best Practices	January 24



Funding Agreements Context

Meeting	Date
Illahee Apartments Plymouth Permanent Supportive Housing Congregation for the Homeless (CFH) Eastgate	July 12, 2021
LifeWire Hope Starts Here (HSH)	January 24



Supportive Housing

Recommended LUCA	
Duration of stay	<ul style="list-style-type: none">• 30 days or longer
Use	<ul style="list-style-type: none">• New “Supportive Housing” designation
Permitted	<ul style="list-style-type: none">• In all districts where <u>residential and hotel uses</u> are allowed
Required Facility	<ul style="list-style-type: none">• On-site kitchen
Design Standards	<ul style="list-style-type: none">• In Single-Family Districts:<ul style="list-style-type: none">○ Must maintain residential character○ On-site services for residents only
Sites with more than 25% floor area for services	<ul style="list-style-type: none">• Registration:<ul style="list-style-type: none">○ Safety/Security Plan○ Code of Conduct○ Standard Operating Procedures• Notice to 500’ mailing radius

Homeless Services Uses

Recommended LUCA	
Duration of stay	<ul style="list-style-type: none">• Less than 30 days
Use	<ul style="list-style-type: none">• Add “Transient Emergency Housing” and “Indoor Emergency Shelter”
Permitted	<ul style="list-style-type: none">• In all districts where <u>hotel uses</u> are allowed
Required Process	<ul style="list-style-type: none">• No change (CUP, additional procedures and submittal requirements)



Study Session 1 Q&A

Why a CUP for Transient Emergency Housing?

- Existing requirement for Homeless Services Uses **(no change)**
- Non-Transient versus Transient framework
 - Transient Emergency Housing akin to Homeless Shelter
 - Controls for intensity



Study Session 1 Q&A

How does LUCA address intensity of use?

Least Intense

Most Intense



Exempt Supportive Housing

Non-Exempt Supportive Housing

Homeless Services Uses

Study Session 1 Q&A



Can a lease agreement satisfy the Code of Conduct requirement?

- Code of Conduct is required for non-exempt Supportive Housing
- Lease agreements may cover same subject matter as Code of Conduct

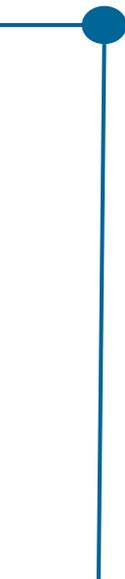
LUCA Public Engagement

Completed three modes of outreach:

- Process IV Requirements – noticing and public hearings
- 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

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	TBD
IOC Expires	July 12
City Council Future Policy Discussions	TBD



Direction

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





Topics for Potential Consideration

Supportive Housing	
A. Process Requirements	1. Applicability (Remove Exemptions)
	2. Submittal Requirements and Review
	3. Community Relations Plan
	4. Resident Prioritization
	5. Operational Performance Standards
B. Land Use Requirements	1. Density Standards
	2. Separation Requirement
	3. Occupancy Limit
	4. Operational Performance Standards

A. Process Requirements Topics

Topics	Planning Commission LUCA	Councilmember Proposal
1. Applicability (Remove Exemptions)	Exempt: <ul style="list-style-type: none"> • 0-25% floor area for services • Confidentiality needs 	Exempt only for: <ul style="list-style-type: none"> • Confidentiality needs
2. Submittal Requirements and Review	<ul style="list-style-type: none"> • Safety and Security Plan • Code of Conduct • Std. Operating Procedures 	Also, require: <ul style="list-style-type: none"> • Form/substance req'ments • Development, review and approval from various City department
3. Community Engagement	<ul style="list-style-type: none"> • Notice (500' radius) • Registration 	Also, require: <ul style="list-style-type: none"> • Community Relations Plan
4. Operational Performance Standards	N/A	<ul style="list-style-type: none"> • On-site staff 24/7 • Operational Agreement, requiring review and approval
5. Resident Prioritization	N/A	<ul style="list-style-type: none"> • Identify/referral of eligible homeless persons who are living in, near, or with City-ties

B. Land Use Requirements Topics

Topics	Planning Commission LUCA	Councilmember Proposal
1. Density Standards	FAR (instead of DU/acre) for density in nonresidential land use districts	DU/acre for density (like for residential) in nonresidential land use districts
2. Separation Requirement	N/A	One-half mile between Supportive Housing uses
3. Occupancy Limit	N/A	<ul style="list-style-type: none"> • Maximum: 100 residents (unless with mitigation) • Maximum: Eight (8) adult residents in Single Family Districts (R-1 to R-7.5)
4. Operational Performance Standards	N/A	<ul style="list-style-type: none"> • Property maintenance standards