



City of Bellevue

# Supportive and Emergency Housing LUCA

Planning Commission  
Public Hearing

Nick Whipple, Planning Manager  
Caleb Miller, Senior Planner  
*Development Services Department*

February 9, 2022



# Direction

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA.


# AGENDA



Background



LUCA Components



Study Session #3 Follow-Up



Public Engagement



LUCA Process and Schedule



Planning Commission Direction

# State Legislation

RCW 35A.21.430 (HB 1220) requires cities to allow the following:

- 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
- Adopted IOC Ordinance No. 6585 to bring LUC into immediate compliance
- This LUCA will replace IOC

# Housing Types Addressed

## Permanent Supportive Housing

*Supportive services intended to keep tenants in housing permanently*

## Transitional Housing

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

## Emergency Housing

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

## Emergency Shelter

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



# LUCA Components

- Housing types defined under LUC
  - Supportive Housing
  - Homeless Services Uses
- Uses inserted into Land Use Tables
  - Residential and Hotel/Motel uses
  - East Main Land Use Districts added
- Supportive Housing Requirements
  - Registration and Notice
  - Kitchen requirement
  - Compatibility with Single-Family Districts



# Study Session 3 Follow-Up



- **5-Room Limit for Supportive Housing (SF Districts)**
  - Removed from proposed LUCA
  - Requirement to maintain residential character
- **Notice and Registration Requirements**
  - Procedures modified for clarity and consistency
  - Added provision for up-to-date registration

# Public Engagement

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Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Dialogue with representatives of the affordable housing development community, service providers and supportive housing operators
- Online Presence – City webpage including:
  - General information on LUCA and how to comment
  - Staff contacts
  - LUCA schedule and progression



# LUCA Process and Schedule

Action	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 and Recommendation	February 9
Planning Commission Recommendation	February 23 (if needed)
City Council Study Session	(to be scheduled)
City Council Action	(to be scheduled)
EBCC Public Hearing and Action	(to be scheduled)



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