Co-Living Housing LUCA HB 1998

Study Session

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Direction Needed From Council

Enter a finding of necessity for Council to process this LUCA and direct staff to schedule the public hearing.

Agenda

Overview: What is Co-Living Housing?

HB 1998 Background

Geographic Scope

Bill Requirements

Outreach

Schedule

What is Co-Living Housing?

"Co-Living Housing"

Individual, lockable rooms that include private living and sleeping areas.

Residents share common kitchen facilities with others.

Affordable rental options without public funding (50% AMI)



House Bill 1998

- HB 1998 passed in 2024
- New law requires cities to allow for co-living housing
- Intended to encourage additional housing choices
- Ideal for people who wish to trade off space for location – high opportunity neighborhoods



State Compliance Deadline: Dec. 31, 2025

Co-Living Housing Examples



Historic Wilson Hotel, Anacortes



Tudor Apartments, Redmond



Ramiro's Place, Seattle



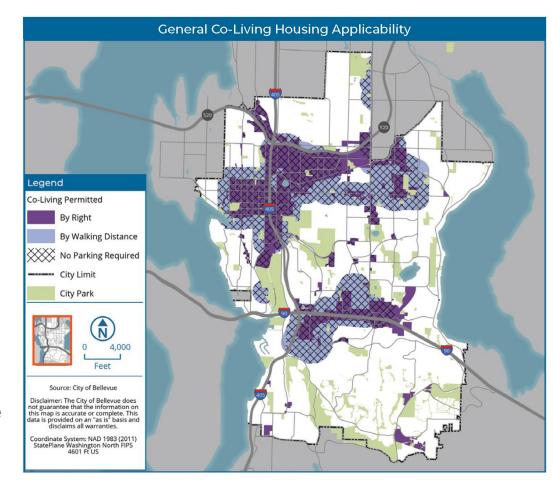
The Karsti, Seattle

Where must we allow it?

Required to be allowed on lots where 6+ multifamily units are permitted.

- Dark purple: existing mixed-use and multifamily areas
- Light purple: within ¼ mile walk distance of major transit stops and growth centers (middle housing)

NOTE: Co-living is not allowed when 6 units are only possible with affordable housing bonus.



What is required?

Development Standards

- Building code sets room size requirements
- Standards may not be more strict than other multifamily uses in the same district
- Cannot require specific unit mixes or bedroom counts
- Cannot require other uses in the building (i.e. commercial)



What is required?

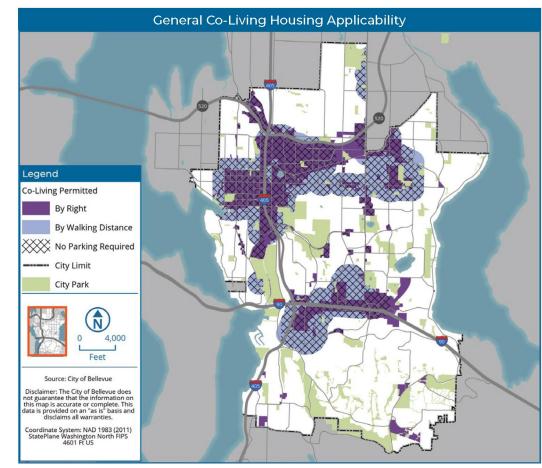
Parking

No parking required within 0.5 miles of a major transit stop

- Light rail stops
- Bus rapid transit stops
- Transit stops with 15minute headways during peak hours

Parking Ratio

0.25 spaces: sleeping unit



What is required?

Other Regulations

- Dwelling unit density ratio:
 - 0.25 dwelling unit: sleeping unit
 - 6 dwelling units: max. 24 sleeping units
- No extra review, notice, or public meetings

- Allowed to participate in affordable housing incentive programs
- Not intended for short term rentals
- Sewer connection fees capped at 50%

Outreach approach

Project webpage

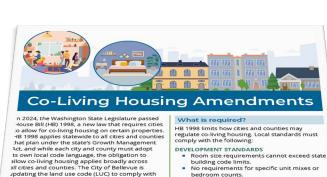
- Background
- Bill requirements
- Opportunities to engage
- Contact information

Lunch and Learn

- October 28
- Presentation of bill requirements
- Q&A opportunity
- Recorded and uploaded to project webpage

One Pager

- High-level bill requirements
- Digitally distributed to interested parties



:his new state law. What is it?

Co-living developments consist of individual, ockable rooms that include private living and sleeping areas. Residents share common kitchen acilities with others in the building

Co-living housing offers affordable rental options or people with moderate to low incomes without elying on public funding.

n Bellevue, new market-rate co-living units have he potential to be affordable to households earning as little as 50% of the area median income.

1. Major transit stop includes stops on bus rapid ransit routes, light rail stops, and transit stops providing service at intervals of at least 15 minutes or at least five hours during peak hours on veekdays.

information shown is not representative of the entire bill, rather it is a high-level summary with key points.

- bedroom counts.
- · No mandates for other uses in the building, such as commercial space.

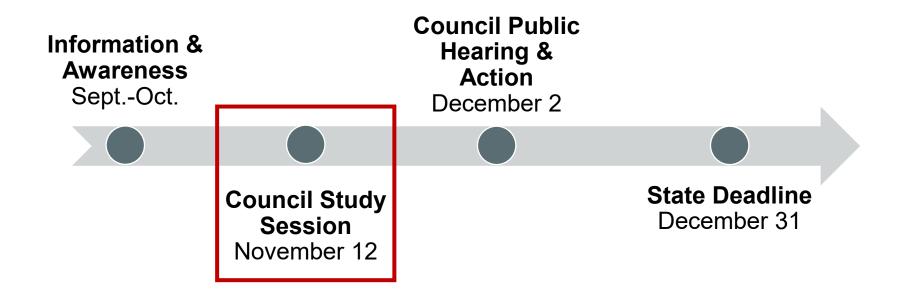
PARKING

- No parking required within 0.5 miles of a major transit stop1. This half-mile buffer is shown on the map on page 2.
- Beyond 0.5 miles, parking is limited to 0.25 off-street spaces per sleeping unit.

OTHER REGULATIONS

- Standards cannot be stricter than those for other multifamily uses in the same zone.
- No excluding co-living housing from participating in affordable housing incentive programs.
- No extra review, notice, or public meetings beyond what's required for other residential projects.
- Each sleeping unit counts as 0.25 of a dwelling unit for density purposes.
- Sewer connection fees per sleeping unit are capped at 50% of those for a standard dwelling unit.

Anticipated Schedule





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