

Co-Living Housing LUCA

HB 1998

Study Session

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City of Bellevue



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



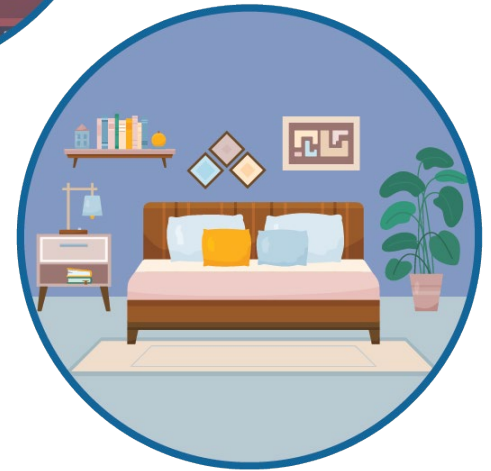
What is Co-Living Housing?

“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



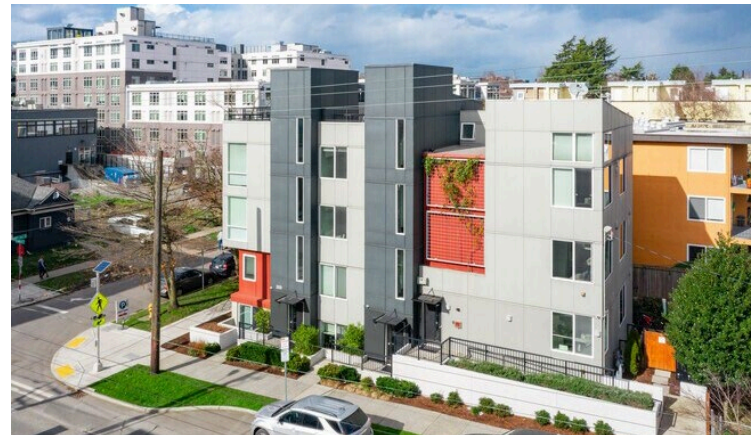
State Compliance Deadline: Dec. 31, 2025



Co-Living Housing Examples



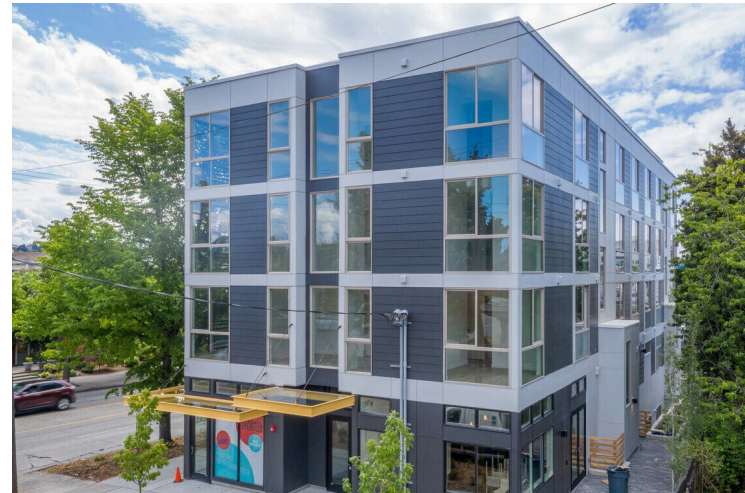
Historic Wilson Hotel, Anacortes



Ramiro's Place, Seattle



Tudor Apartments, Redmond



The Karsti, Seattle

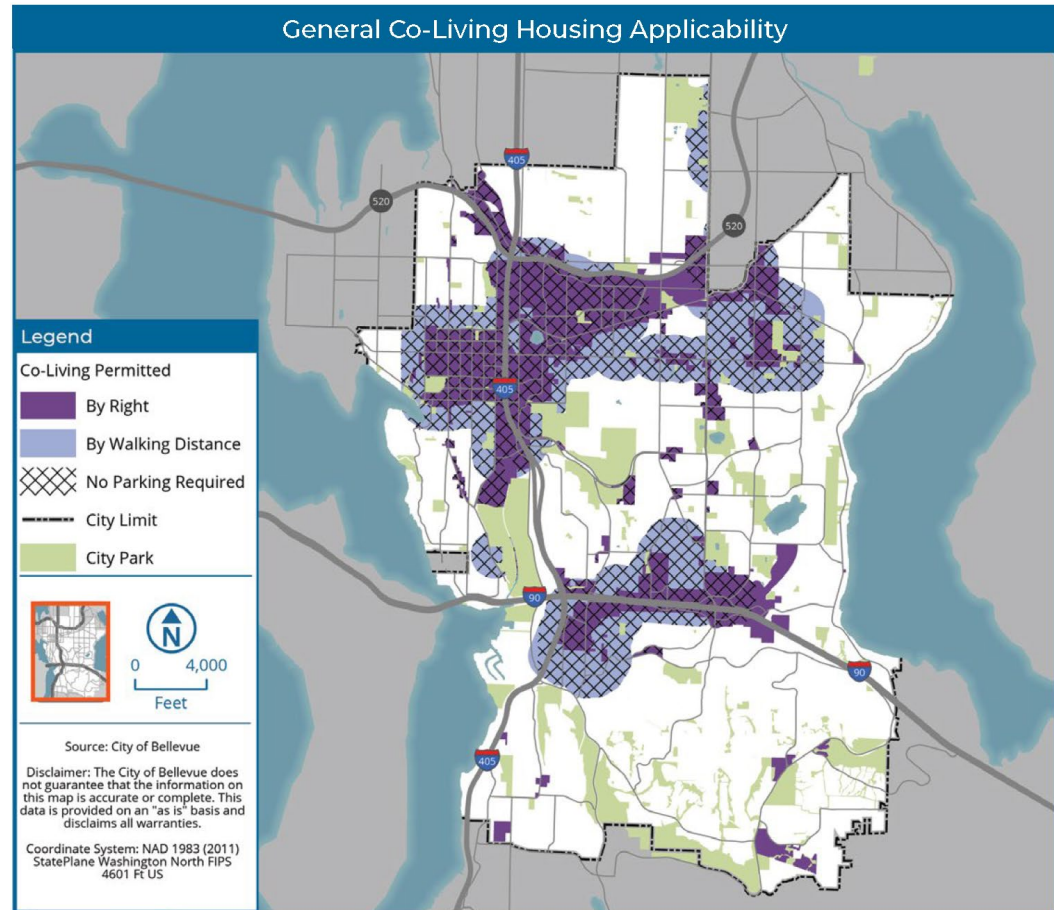


Where must we allow it?

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?

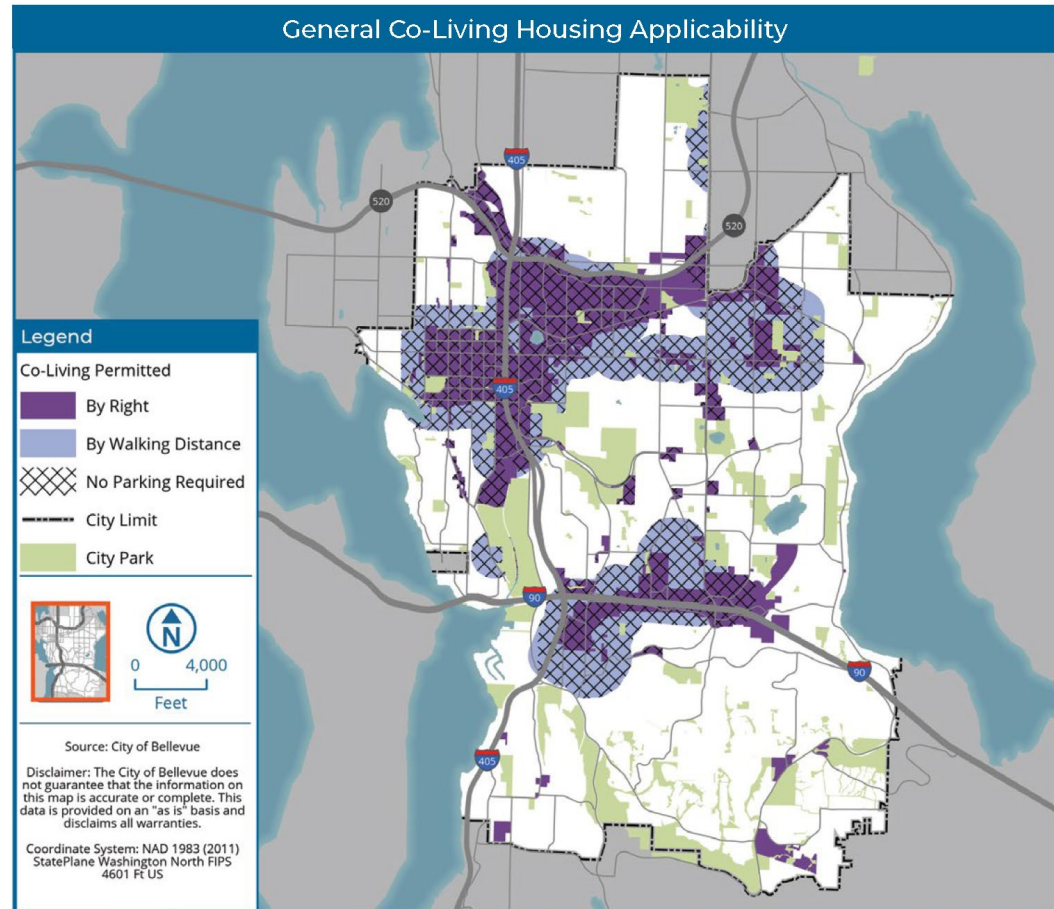
Parking

No parking required within 0.5 miles of a major transit stop

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

Parking Ratio

0.25 spaces: sleeping unit



What is required?

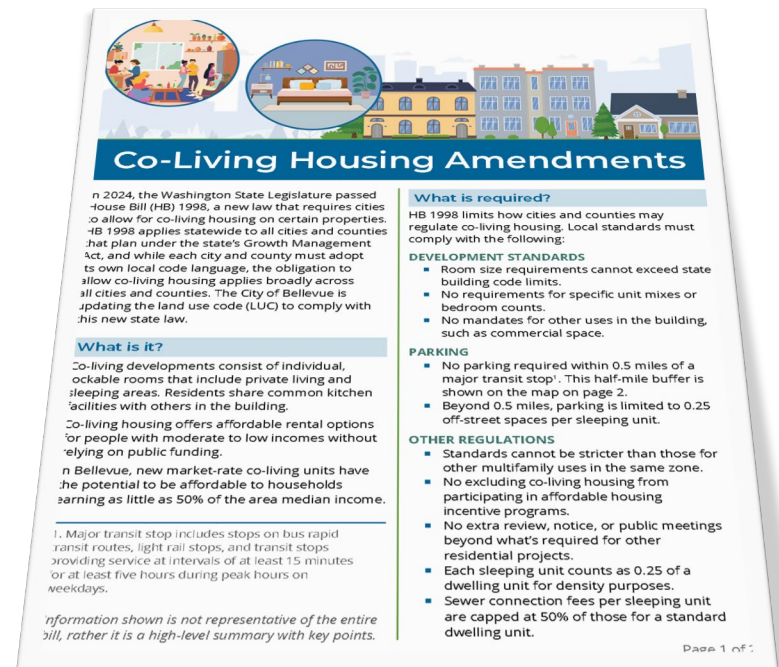
Other Regulations

- 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%

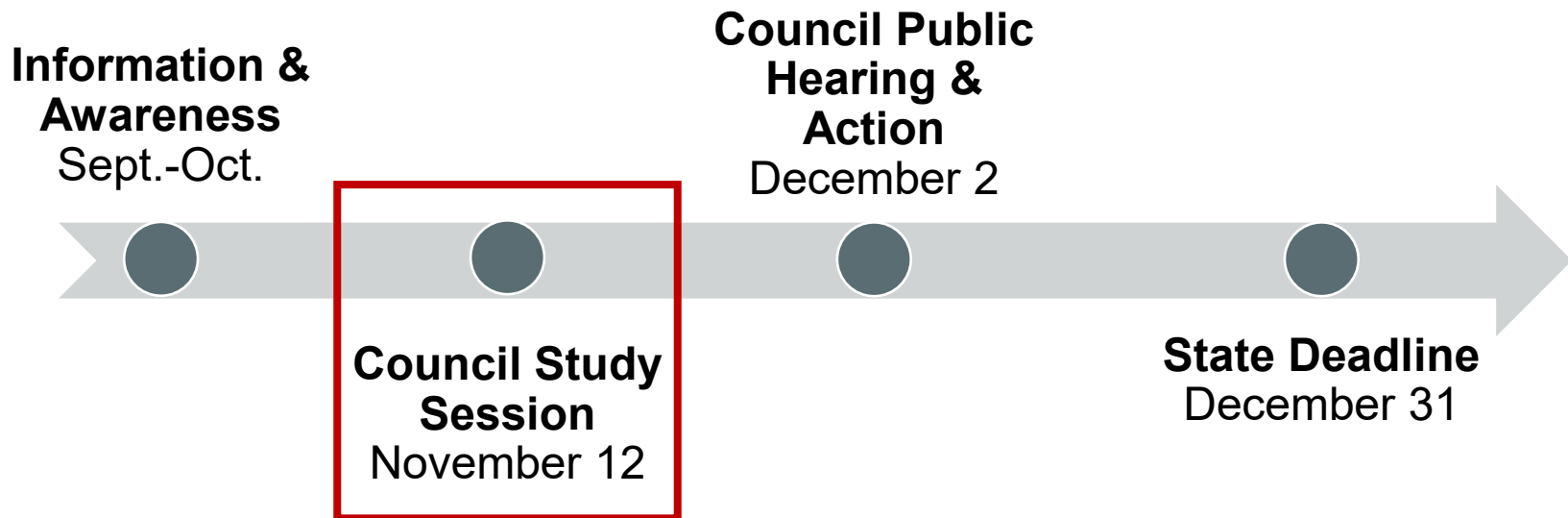


Outreach approach

- **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



Anticipated Schedule





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