



City of Bellevue

Supportive and Emergency Housing LUCA

Planning Commission Study Session

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December 8, 2021



Direction

Direct staff to finalize the LUCA components and schedule the public hearing

AGENDA



Background



Housing Types Addressed



LUCA Components



Public Engagement



LUCA Process and Schedule

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
- 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 Topics

Topic 1

Housing Uses Defined



Topic 2

Land Use Tables



Topic 3

Supportive Housing Requirements

1. Housing Uses Defined

LUC Use	RCW Use	Duration of Stay	Services Available
Supportive Housing	Permanent Supportive Housing	Long-Term, Permanent	Comprehensive Services
	Transitional Housing	Up to 2 years	
	Emergency Housing (Non-Transient)	More than 30 days	Basic Services
Homeless Services Uses	Emergency Housing (Transient)	Up to 30 days	Basic and/or Comprehensive Services
	Emergency Shelter	24 hours or less	

2. Land Use Tables



Supportive Housing

- Allowed in all districts where Residential and Hotel/Motels are allowed
- New LUC 20.20.845

Homeless Services Uses

- Conditional Use in all districts where Hotels/Motels allowed
- No changes to requirements

3. Supportive Housing Requirements

Exemptions

- Facilities with <25% floor area for services
- Facilities with no on-site services
- Facilities needing confidentiality

Registration

- Basic contact and operating information
- Submitted to DS before opening facility

Notice

- Registration information
- Mailed to property owners within 500 feet



3. Supportive Housing Requirements

General Requirements

- Kitchen(s) must be provided on site

Single-Family Districts

- Maximum 5 rooms
- On-site services available only to residents
- No alterations to residential character of structure



Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Dialogue with 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	(to be scheduled)
Planning Commission Public Hearing	(to be scheduled)
Planning Commission Recommendation	(to be scheduled)
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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