

# Supportive and Emergency Housing LUCA

Planning Commission Recommendation

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April 27, 2022

# **Direction**

Recommend to the City Council approval of the proposed LUCA

#### **AGENDA**

- 1. LUCA Approach
- 2. Housing Types Defined
- 3. Potential LUCA Modifications
  - 1. Stakeholder-Suggested Modifications
  - 2. Supplemental Submittal Requirements
  - 3. Additional Supportive Housing Requirements
- 4. LUCA Process and Schedule
- Decision Criteria and Recommendation



#### **LUCA Approach**

- Responds to RCW 35A.21.430
  - Regulations cannot prohibit siting
- Transient vs. Non-Transient framework in LUC
- Supportive Housing historically regulated as a residential use in Bellevue



# **Housing Types Defined**

LUC Use and Duration	RCW Housing Types	LUC Approval Process	
Cumpontive Housing	Permanent Supportive Housing		
Supportive Housing  Long-Term	Transitional Housing	Permitted Use	
	Emergency Housing (Non-Transient)		
Homeless Services Uses	Emergency Housing (Transient)	Conditional Use Permit	
Short-Term	Emergency Shelter	o o i o i i i i	

### **Potential LUCA Modifications**

	Provisions/Requirements	<u>Staff</u>	<u>PC</u> Support
1	Supportive Housing Definition - "At risk of homelessness"	Yes	Yes
2	Supportive Services Definition – "May include"	Yes	Yes
3A	Remove Transient/Non-Transient Emergency Housing Distinction	No	No
3B	Emergency housing allowed in all hotel districts	No	TBD
4A	Safety/Security Plan	No	Yes
4B	Police review of Safety/Security Plan	No	TBD
5	Resident Code of Conduct	No	Yes
6	Standard Operating Procedures	No	Yes
7	Community Meeting Requirement	No	TBD
8	Buffer/Spacing Requirement – 1/4 mile	No	No
9	Maximum 6 bedrooms in SF districts	No	TBD

#### 1. Stakeholder Suggested Modifications

	Potential Modification	PC 2/23/22
1	Definition—Supportive Housing: Include "individuals at risk of homelessness"  Recommended: Better alignment with the RCW	Supported
2	Definition—Supportive Services: Add "may include, but not limited to, services such as"  Recommended: Clearer language	Supported
3A	Emergency Housing: Remove transient vs. non-transient distinction  Not Recommended: Inconsistent with LUC structure	Not Supported
3B	Emergency Housing: Permitted use in hotel/motel districts  Not Recommended: Inconsistent with LUC framework and current approach	Bring back

#### 2. Supplemental Submittal Requirements

Potential Modification		PC 2/23/22
4A*	Safety and Security Plan  Not Recommended: Inconsistent with current approach	Supported
4B*	Safety and Security Plan: Bellevue Police to review/approve  Not Recommended: Inconsistent with current approach; longer permitting timeline/cost	Bring back
5*	Resident Code of Conduct  Not Recommended: Inconsistent with current approach	Supported
6*	Standard Operating Procedures  Not Recommended: Inconsistent with current approach	Supported

<sup>\*</sup>Note: These requirements apply only to non-exempt Supportive Housing

## 3. Additional Requirements

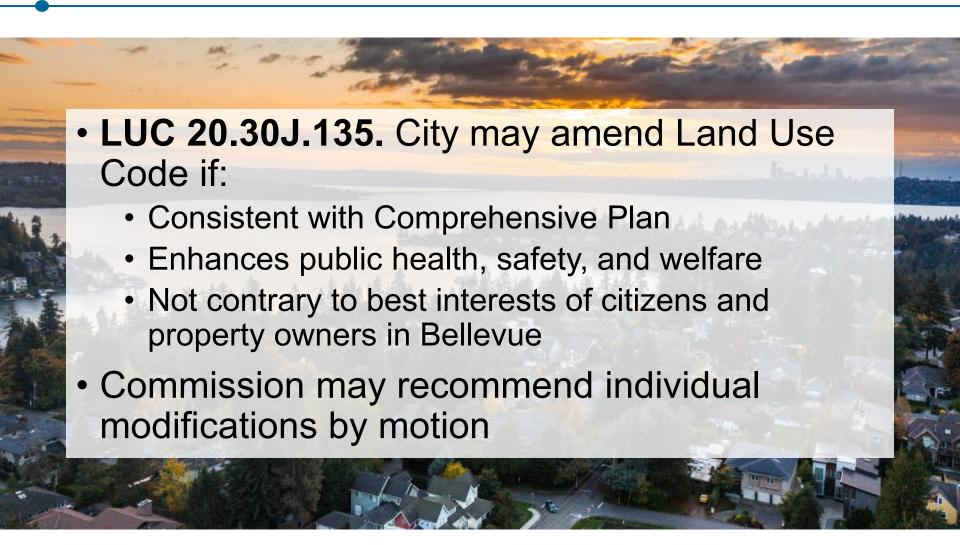
Potential Modification		PC 2/23/22
7*	Community Meeting Prior to Opening  Not Recommended: Inconsistent with current approach	Bring back
8*	Buffer/Spacing Requirement (1/4 mile)  Not Recommended: Inconsistent with current approach; limit siting	Not Supported
9	Maximum 6 bedrooms in Single-Family Districts  Not Recommended: Inconsistent with current approach; limit siting	Bring back

<sup>\*</sup>Note: These requirements apply only to non-exempt Supportive Housing

#### **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
<b>Planning Commission</b> Public Hearing and Recommendation	February 9
Planning Commission Study Session 4	February 23
Planning Commission Study Session 5	April 27
City Council Study Session	(to be scheduled)
City Council Action	(to be scheduled)

#### **Decision Criteria**



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