

Craig Spiezle

From: Craig Spiezle
Sent: Wednesday, February 23, 2022 11:03 AM
To: PlanningCommission; Robertson, Jennifer S.
Cc: Brod, Brooke; Thara Johnson; Nicholas Whipple; cmiller@bellevuewa.gov; Craig Spiezle
Subject: Study Session 22-220 LUCA - Establish regulations for Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelter

In advance of tonight's study session 22-220, the Lochleven Community Association (LCA) is submitting the following comments and requesting the Commission to postpone a vote on the LUCA for a minimum of 90-days.

LCA recognizes and supports the need for the City of Bellevue to expand housing options as outlined in RCW 35A.21.430, but are requesting the Commission postpone a vote on the LUCA for a minimum of 90-days. The reschedule would provide time for Planning Department to develop a plan for permitting, monitoring and compliance to support the LUCA, while expanding outreach to all stakeholders, minimizing the adverse impact to neighborhoods and the city at-large.

Since the staff memo dated February 9, 2022 was completed, nearly 100 comments have been submitted in opposition. Delaying the vote will afford City staff ample time to proactively incorporate feedback and develop a more comprehensive plan and include "circuit-breakers" to address community concerns. As a multi-stakeholder effort, we are suggesting feedback should include all stakeholders, not only focused on the affordable housing development community and Supportive Housing and Service Providers. Such outreach should include but not be limited to engaging the Bellevue neighborhood associations that are registered with the city. As confirmed by the authors of the staff report on February 22nd, the City has until July 12th to take action and City Council may extend this deadline for six months. As such there is no rush and we believe it is in the City's best interests to delay a vote.

It is important to understand our recommendations are not to impede such housing opportunities or materially add friction in the approval process, but to simply establish guardrails and remediation processes to help protect the neighborhoods from mismanagement and/or unintended consequences. Considering the long-term impact of the LUCA, these simple requirements and minimal if any costs, are in the long-term interest of both the community and the affordable housing community.

We are requesting the Planning Commission to direct the planning department to draft and present a plan within 90-120 days to include but not be limited to the following:

1. Establish a permitting process and criteria as part of the Conditional Use permit.
2. Establish standard operating procedures including monitoring criteria and revocation process for non-compliance (including but not be limited to staffing, property and yard maintenance requirements, noise, parking, abandoned vehicles, garbage, 911 calls, other code violations....)
3. Establish a Safety & Security Plan
4. Establish Resident Code of Conduct
5. Require semi-annual approval / re-certification

Thank you in advance for your time and consideration.

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