



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: July 20, 2021
To: Planning Commission
From: Jenn Kester, Planning Manager, and Neil Tabor, Associate Planner
Subject: Supportive Housing Facilities Code Amendments (HB 1220)

Purpose:

The Planning Commission will review draft code language regulating supportive housing facilities consistent with HB 1220. Supportive housing facilities include emergency housing, emergency shelters, transitional housing, and permanent supportive housing. Staff is seeking direction from Planning Commission on any changes desired prior to the public hearing scheduled on August 3, 2021.

Proposed Regulatory Approach and Draft Code Language:

In efforts to align with the comments and direction to staff at the July 6, 2021, Planning Commission meeting, staff provides the following regulatory approach to supportive housing facilities, as detailed in the attached draft code. This approach and draft code have been reviewed by the Legal Department for consistency with HB 1220 and State Law.

1. New uses and definitions for “emergency shelters,” “emergency housing,” and “permanent supportive housing” will be added to the zoning code to be consistent with HB 1220. The “overnight shelters” use and definition will be removed from the zoning code. The “transitional housing” use and definition will be amended to be consistent with HB 1220. *(See Items 1, 3, 4, and 6 in the draft code)*
2. Emergency housing and indoor emergency shelters will be permitted in all zones that allow hotels. These are indoor uses and require a major conditional use permit (Hearing Examiner approval). *(See Items 7, 8, 9, 10, and 15 in the draft code)*
3. Permanent supportive housing and transitional housing will be permitted in all zones that allow hotels and residential uses. A minor conditional use permit will be required (Director approval). *(See Items 7, 8, 9, 10, and 15 in the draft code)*
4. Permanent supportive housing and transitional housing serving 5 residents or less (“small-scale”) will be classified at Community Residential Facilities Category I to allow such uses in the Urban Low Density Residential (UL) zones. Larger such supportive housing facilities will not be allowed in the UL zones. No conditional permit approval required. *(See Items 2, 4, 6, and 14 in the draft code)*
5. Performance standards for public health and safety, intensity, occupancy, and spacing/separation will be established through a new Supportive Housing Standards section. *(See Item 13 in the draft code)*
6. Landscape and Parking requirement charts will be updated for the new and amended uses. *(See Items 11 and 12 in the draft code)*

7. Current outdoor homeless encampment standards in SMC 15.475.050 will be maintained.
8. Current allowance for religious facilities to provide indoor emergency housing and shelters as an accessory use will be maintained. *(See Item 5 in the draft code)*

Planning Commission Discussion:

During the meeting, staff will walk the Planning Commission through the draft code language. At this meeting, Planning Commission should provide direction on any changes desired, so staff can prepare for the public hearing scheduled on August 3, 2021.

Next Steps:

A public hearing of the draft code is scheduled for the August 3, 2021, Planning Commission meeting. Staff has transmitted the draft language to the Department of Commerce for a 60-day review. SEPA review of the draft code will occur later in July. This schedule allows the City Council to adopt code amendments no later than their meeting on September 28, 2021.

Attached Items:

1. Draft Code Language with Use, Landscape, and Parking Charts attached
2. Map for Emergency Housing and Emergency Shelter Zoning
3. Map for Transitional and Permanent Supportive Housing Zoning