



# CITY OF LAKE FOREST PARK

## CITY COUNCIL

### AGENDA COVER SHEET

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<b>Meeting Date</b>	November 7, 2024
<b>Originating Department</b>	Community Development Department
<b>Contact Person</b>	Mark Hofman, Community Development Director Kim Adams Pratt, City Attorney
<b>Title</b>	Ordinance 24-1302/Adopting Interim Development Regulations relating to Indoor Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing

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#### Legislative History

- First Presentation November 7, 2024, Special Meeting
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#### Attachments:

1. Ordinance 24-1302
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#### Executive Summary

The Council previously adopted interim development regulations related to indoor emergency shelters and housing, Transitional Housing, and Permanent Supportive Housing (together, “Emergency Housing”) with Ordinance 1227. That interim regulations in Ordinance 1227 were renewed by Ordinances 1236, 1248, 23-1264, and 23-1275. The interim regulations were renewed, rather than adopt permanent development regulations because the City was waiting for additional information from the Department of Commerce and King County. As part of a holistic look at housing, Emergency Housing will be analyzed and reviewed for the housing regulations that the City is required to adopt by June 30, 2025.

The interim regulations expired on March 19, 2024. The proposal is for Council to adopt interim regulations again, in 2025 consider these topics with other housing regulations, and adopt permanent Emergency Housing regulations prior to June 30, 2025.

#### Background

"E2SHB 1220, Emergency Shelters and Housing – Local Planning and Development, was adopted during the state legislature’s 2021 regular session and became effective July 25, 2021. E2SHB 1220

amends statutory requirements for cities regarding affordable housing, emergency shelters and housing, and transitional and permanent supportive housing.

E2SHB 1220 provides in part that “[e]ffective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.”

Before the adoption of Ordinance 1227, Lake Forest Park Municipal Code (LFPMC) included two zoning districts that allow hotels: Commercial Corridor (CC) and Town Center (TC). The CC zoning designation occurs on the three narrow parcels across Bothell Way NE from Town Center that comprise roughly one-third of an acre, and on one parcel occupied by North Park Heating and Sheet Metal on Ballinger Way that is about two-thirds of an acre. The Town Center zone includes an area of about 18 acres.

E2SHB 1220 also states that “[a] city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed.” Currently, the TC, CC, and Residential (includes Southern Gateway-Corridor, Southern Gateway-Transition and Southern Gateway-Single-family Residential) zones do not list transitional housing or permanent supportive housing as permitted uses.

Under the Growth Management Act (GMA), interim regulations may be in effect for six months and may be renewed for one or more six-month periods. GMA also requires the City Council to hold a public hearing within sixty days of adopting interim regulations. By holding the hearing at this meeting, the City is in compliance with this requirement.

### **Fiscal & Policy Implications**

Adopting Ordinance 24-1302 brings the City into compliance with state law.

### **Staff Recommendation**

Hold the required public hearing on interim regulations and provide direction to the Administration after public testimony on any considerations that should be addressed in draft regulations.

Adopt Ordinance 24-1302, interim development regulations relating to Indoor Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing.