



MEDINA, WASHINGTON

AGENDA BILL

Monday, May 9, 2022

Subject: Permanent Supportive Housing and Transitional Housing – 1000ft Buffer Update

Category: City Business

Staff Contact: Scott Missall, City Attorney

Background

At its March 14, 2022 meeting, Council adopted Ord. 1008 (effective March 27, 2022) establishing new regulations that address Permanent Supportive Housing and Transitional Housing in Medina, pursuant to State legislation E2SHB 1220 (effective July 25, 2021). Because the legislation is relatively new and had not then been addressed widely, Council asked for an update and report on this general subject at its May 9, 2022 meeting.

Not much has changed in the intervening two months, but there are some trends we have identified through the compilation of current data. The first two attachments listed below summarize the existing data and background information on the use of buffers in other cities' Permanent Supportive Housing and Transitional Housing legislation. Attachment 3 illustrates the scope of 1,000 ft. buffers centered on three schools in Medina, and the fourth attachment states the public safety protection standard from RCW 35A.21.430.

PSH/TF is an ongoing and developing issue with many cities. As more cities take action there will be an opportunity to expand the data pool for further review by Council. If Council wishes to explore detailed options for further action concerning this legislation, the City Attorney recommends doing so in executive session.

Attachments

- (1) Summary of PSH/TH legislation status, buffer data and size/population for selected cities
- (2) PSH buffer descriptions adopted by selected cities
- (3) Illustration of scope of approximate 1,000 ft. boundaries centered on Medina schools
- (4) Legislative public safety protection standard (RCW 35A.21.430)

Budget/Fiscal Impact: N/A

Recommendation: Update and discussion. Council may take action.

City Manager Approval:

Proposed Council Motion: N/A.

Time Estimate: 30 minutes

Information on Permanent Supportive Housing

Home City	Size (Square Miles)	Population (2020)
Medina	1.44	3, 283

City Name	Size (Square Miles)	Population(2020)	County	PSH Legislation (Yes, No, In Process)	School Buffer Zone? (Yes/No)	Buffer Zone Distance (feet)
Bothell	13.6	46, 386	King	No	No	No
Clyde Hill	1.1	3, 360	King	No	No	N/A
Des Moines	6.3	32, 000	King	Yes	Yes	1,000
Edmonds	8.9	42, 347	Snohomish	No	No	N/A
Federal Way	22.3	99, 812	King	Yes	No	N/A
Fife	5.8	10, 345	Pierce	No	No	No
Fircrest	1.6	6, 844	Pierce	No	No	No
Hunts Point	0.3	347	King	No	No	N/A
Issaquah	12.1	38, 707	King	No	No	N/A
Kenmore	6.1	22, 969	King	In process	No	N/A
Kirkland	17.8	91, 146	King	No	No	No
Lake Forest Park	3.5	13, 455	King	Yes	No	N/A
Lake Stevens	9.2	33, 470	Snohomish	No	No	N/A
Mercer Island	6.4	25, 820	King	Yes	Yes	600
Mill Creek	4.6	20, 750	Snohomish	No	No	No
Milton	2.8	8, 211	Pierce	Yes	Yes	1,000
Mukilteo	6.3	21, 414	Snohomish	No	No	N/A
Newcastle	4.4	12, 078	King	No	No	N/A
Redmond	16.6	67, 989	King	Yes	No	N/A
Renton	23.5	181, 871	King	No	N/A	N/A
SeaTac	10.1	29, 102	King	Yes	Yes	1,750
Sumner	7.5	10, 246	Pierce	Yes	No	N/A
Yarrow Point	0.4	1, 353	King	No	No	N/A

PSH Buffer Criteria/Text for Selected Cities

5.4.2022

Des Moines Municipal Code 18.182.050 (1)(D)

D. Facilities shall meet the following locational criteria:

- (i) Facilities shall be located within one-quarter mile from a transit stop.
- (ii) Facilities shall be located at least one-half mile from another supportive housing facility.
- (iii) Facilities shall be located at least 1,000 feet from an elementary, middle or high school, or other supportive housing facility, unless permitted as a family or youth shelter. For the purposes of this subsection, distance shall be measured in a straight line between the closest property line of the existing facility or school and the closest property line of the proposed facility.

City of Milton Municipal Code 17.44.130 (H)

H. The facility must not be located within 1,000 feet of an elementary or secondary school.

City of Mercer Island Code 19.06.080 (3)(C)

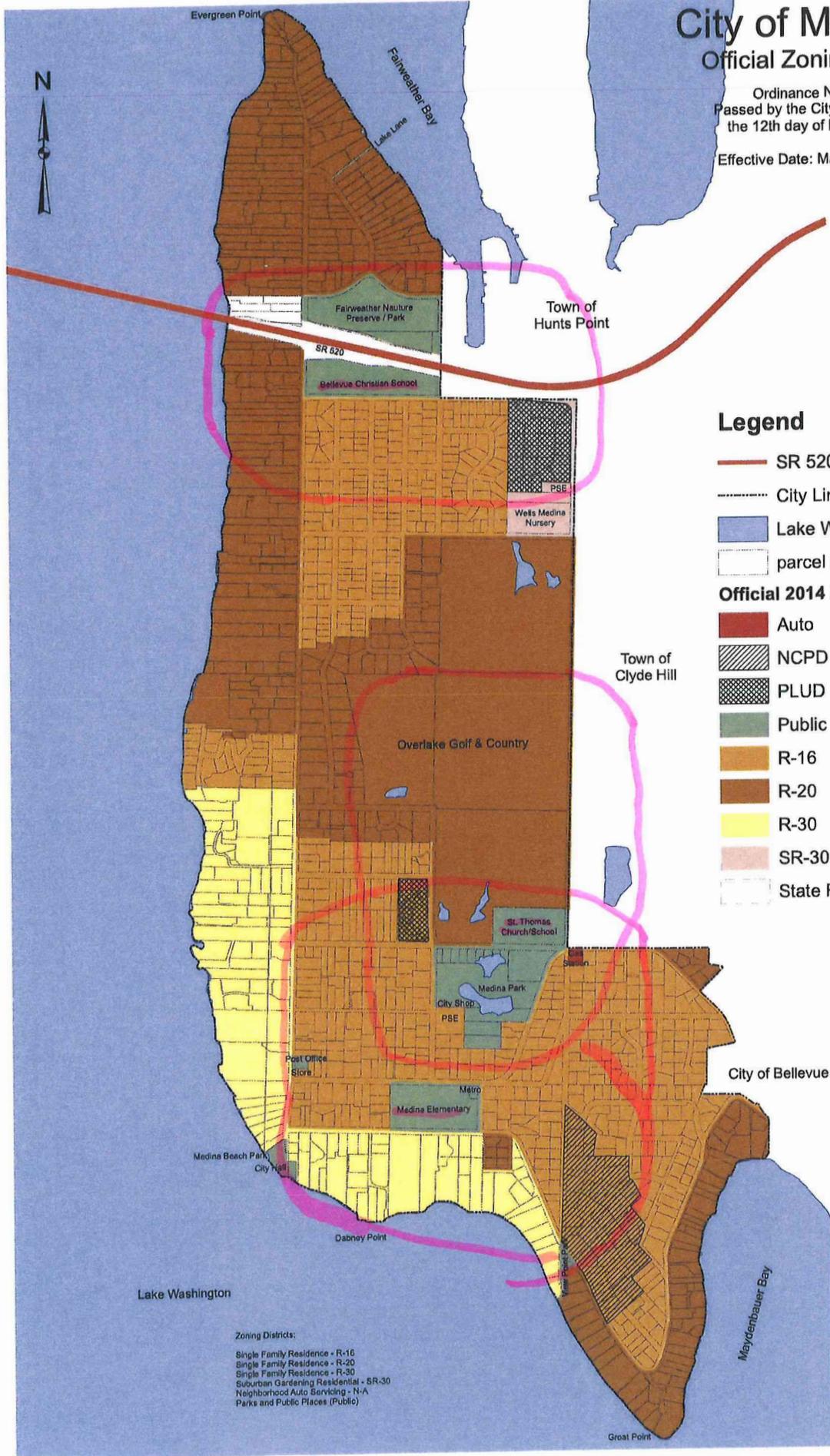
C. The facility is at least 600 feet from the property line of educational or recreational facilities where children are known to congregate, including but not limited to any public park, the I-90 Trail, churches or synagogues, schools, licensed daycares, the Mercer Island Branch of the King County Library, public pools, the Mercerwood ShoreClub, Mercer Island Beach Club, the Jewish Community Center, Mercer View Community Center, or the Boys and Girls Club.

City of Seatac Municipal Code 15.465.350 (B)(2)(A)(i)

(i) Facilities shall not be located closer than one thousand seven hundred fifty (1,750) feet to an elementary-middle school, high school, public park, library, community center, or other emergency housing or emergency shelter facility. For the purposes of this subsection, distance shall be measured in a straight line between the closest property line of the existing facility or school and the closest property line of the proposed facility.

City of Medina Official Zoning Map

Ordinance No.907
Passed by the City Council on
the 12th day of May, 2014
Effective Date: May 24, 2014



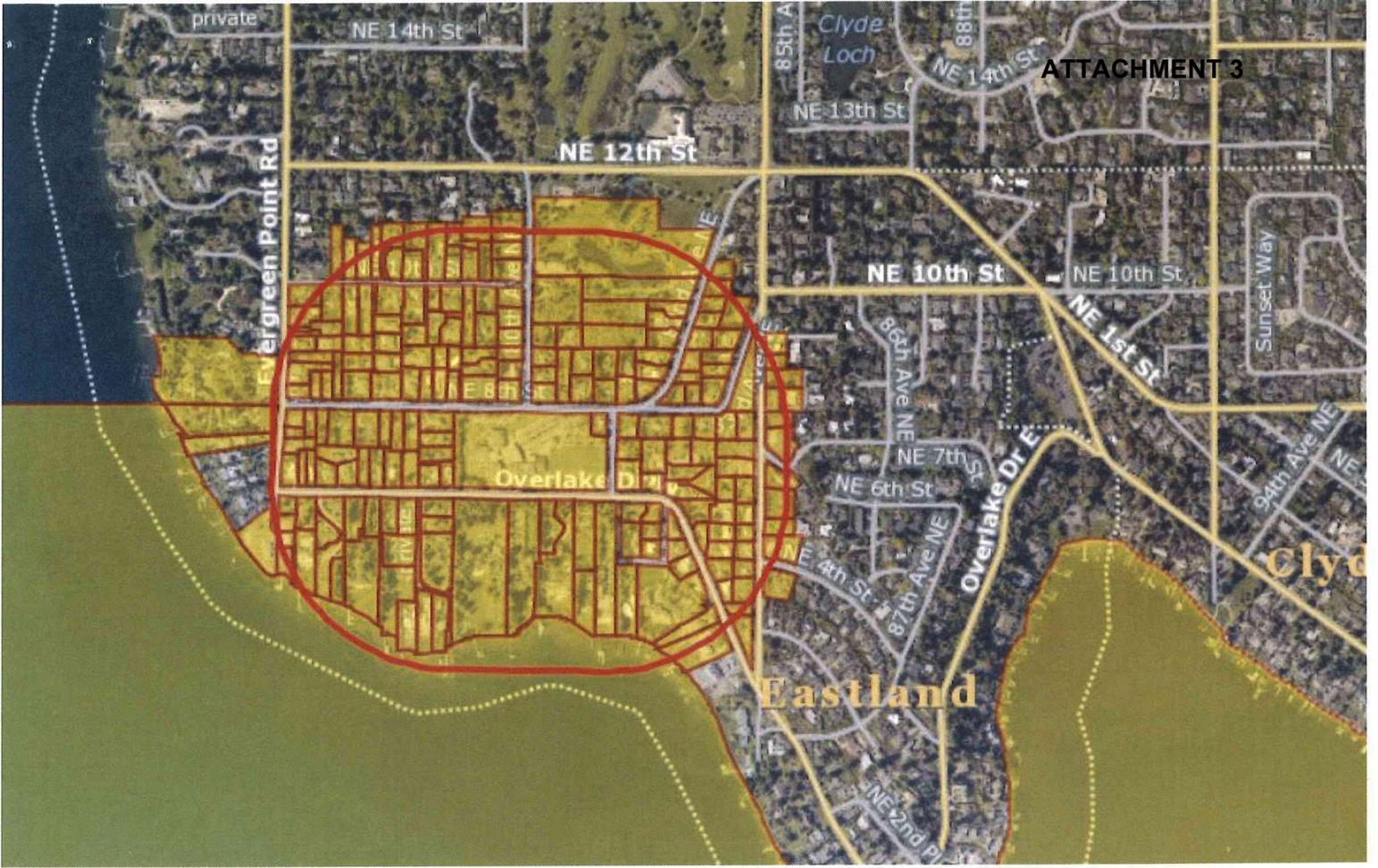
pink line = APPROX 1000' BUFF FROM

Legend

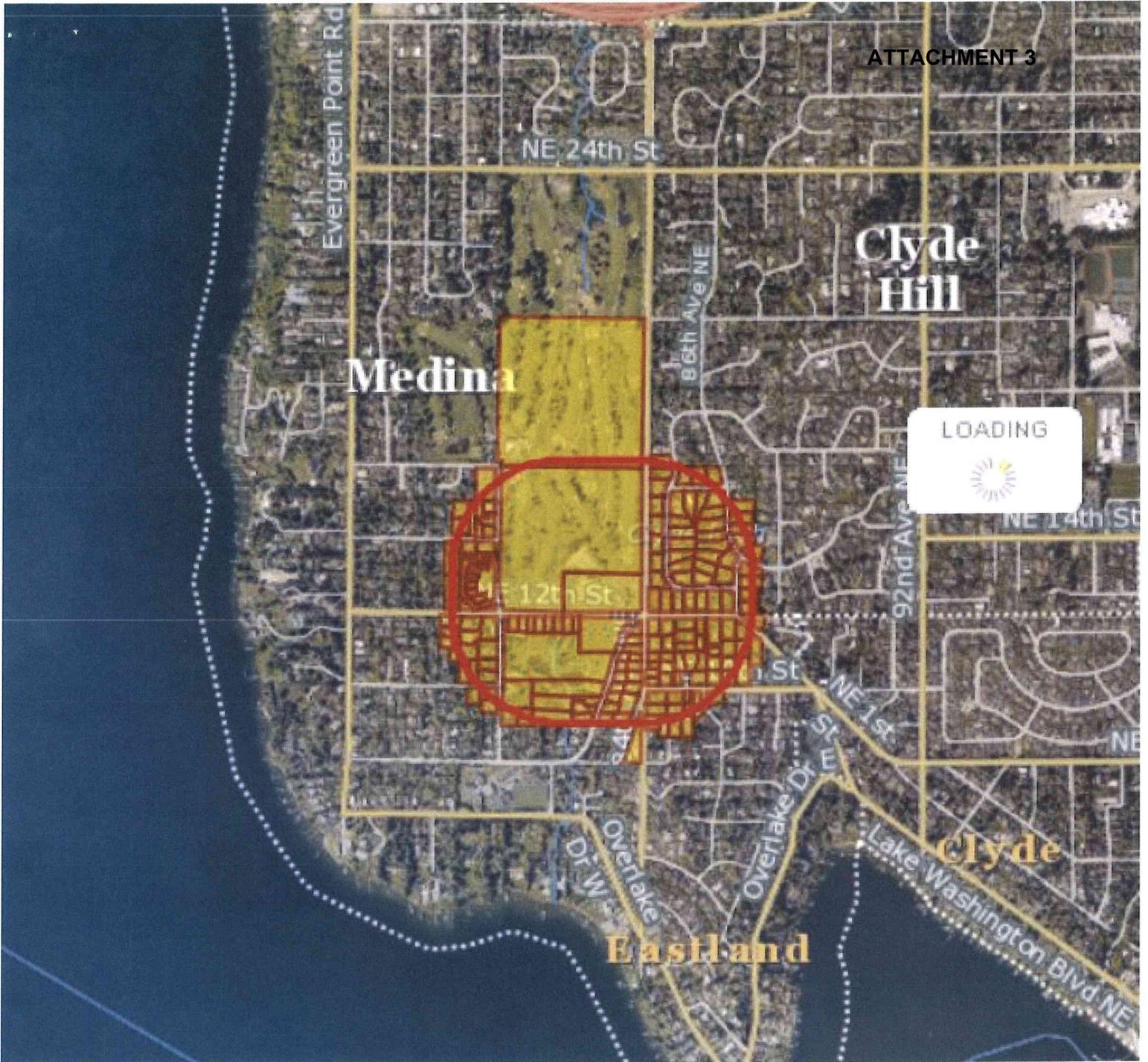
- SR 520
- City Limits
- Lake Washington
- parcel data 2013
- Official 2014 Zoning**
- Auto
- NCPD
- PLUD (PLANNED LU DEVEL)
- Public
- R-16
- R-20
- R-30
- SR-30
- State ROW

Zoning Districts:
Single Family Residence - R-16
Single Family Residence - R-20
Single Family Residence - R-30
Suburban Gardening Residential - SR-30
Neighborhood Auto Servicing - N-A
Parks and Public Places (Public)

MMC ZD.2D = ZONE DESIGNATIONS



1000 FOOT BUFF ON MEDIA ELEMENTARY



1000' FOOT BUFF ON ST. THOMAS

Hunts Point

ATTACHMENT 3



1000' FOOT BUFFER at BELLEVUE CHRISTIAN SCH.

Transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters.

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code 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. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).

[2021 c 254 § 3.]