

A white key and a green tag with a heart cutout are placed on a corkboard background. The key is on the left, and the tag is on the right. The text is centered over a semi-transparent white rectangle.

# PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING AMENDMENTS



Medina City Council  
Monday, March 14<sup>th</sup> @ 4pm

## Background – E2SHB 1220



1. Eliminated zoning barriers related to certain types of affordable, transitional, supportive and emergency housing in various zoning classifications
2. Requires cities to plan for affordable housing in the next Comprehensive Plan update





## Background – Emergency Shelters

- Walk-ups; indoor or outdoor
- Can be temporary pop-ups to provide safety from hazardous weather extremes (cooling or heating facilities)
  - Permitted in any zoning district that allows hotels
  - Emergency shelters are not permitted in Medina



A silver key with a green house-shaped tag attached to its ring, set against a corkboard background. The tag has a heart-shaped cutout. The text is overlaid on the image.

# Background – Permanent Supportive Housing and Transitional Housing

- Allowed in any zoning district that allows residential dwellings or hotels
- Residential dwellings are allowed in every zoning district
- Cannot prevent one of these from coming into the city



A silver key with a green house-shaped tag attached to its ring, set against a corkboard background. The tag has a heart-shaped cutout. The text is overlaid on the image.

# Background – Permanent Supportive Housing and Transitional Housing

- Are not walk-up facilities
- Residents are referred and are pre-screened
- Residents pay rent and must abide by a code-of-conduct
- Run by state licensed organizations





## Background – Why Update the Code?

- The Use Table does not reflect the current State law
- Sets the City and organization up for future success





## Background – Historical Precedent and Perspective

- Late 1980's State laws adopting requiring cities to accommodate adult family (group) homes and adult day care homes
- Although allowed, there are none in Medina



# UPDATES SINCE FEBRUARY 14TH



**Issue:** Can we reduce the maximum number of residents from 8 to 6?



# UPDATES SINCE FEBRUARY 14TH



**Issue:** Can we reduce the maximum number of residents from 8 to 6?

**Answer:** Yes, Commerce agreed that would be reasonable.

# UPDATES SINCE FEBRUARY 14TH



**Issue:** Can we set a 1,000-foot buffer away from schools?

# UPDATES SINCE FEBRUARY 14TH



**Issue:** Can we set a 1,000-foot buffer away from schools?

**Answer:** No. We cannot be more restrictive on these facilities than we are with churches. RCW 35.21.915(1) allows religious organizations the right to host the homeless on their property.

# UPDATES SINCE FEBRUARY 14TH



**Issue:** How many of these facilities must the City plan for?

# UPDATES SINCE FEBRUARY 14TH



**Issue:** How many of these facilities must the City plan for?

**Answer:** Commerce *should* complete the determination for each county's need in September; it will then be up to each county to assign a number to each of their cities.

# UPDATES SINCE FEBRUARY 14TH



**Issue:** Commerce recommends removing the  $\frac{1}{2}$  mile distance between PSH and TH facilities.

# UPDATES SINCE FEBRUARY 14TH



**Issue:** Commerce recommends removing the  $\frac{1}{2}$  mile distance between PSH and TH facilities.

**Answer:** The Bill allows cities to impose reasonable spacing and a  $\frac{1}{2}$  mile distance between facilities is consistent with the regulations that have been adopted by other jurisdictions.

A silver key and a green house-shaped keychain are shown on a wooden background. The key is on the left, and the keychain is on the right. The keychain is a bright green felt house shape with a heart-shaped hole in the center. The background is a piece of weathered, light brown wood with visible grain and knots. A semi-transparent white rectangular area is overlaid on the left side of the image, containing the text 'PROPOSED AMENDMENTS' and a decorative horizontal line with a diamond shape in the center.

PROPOSED  
AMENDMENTS





Amend MMC  
16.12.170 –  
“P” Definitions

- Adding definition for Permanent Supportive Housing
- Correcting alphabetical order for Permeable Interlocking Concrete Pavements and Permeable Pavement



Amend MMC  
16.12.210 –  
“T” Definitions

- Adding definition for Transitional Housing



Amend MMC  
16.21.030 –  
Use Table

- Adding Permanent Supportive Housing and Transitional Housing as limited uses (“L”)
- Limited uses are permitted by right, however they have additional requirements



New Section  
MMC 16.31.060 –  
Permanent  
Supportive and  
Transitional  
Housing Facilities

- Allowed in any zoning district that allows SFRs
- No more than 1 dwelling unit – unless authorized under MMC 16.21.060
- Limited to 6 residents, plus up to 4 staff
- 24-hour facility with assigned rooms
  - Transitional housing has minimum length of stay of 72-hours
- On-site services limited to residents
- No facility located within ½ mile of another facility



New Section  
MMC 16.31.060 –  
Permanent  
Supportive and  
Transitional  
Housing Facilities

Occupancy Agreement

- Names and contact info for onsite and offsite staff
- Description of services
- Description of staff plan
- Program rules and code of conduct
- Fire safety plan approved by Bellevue Fire
- Security plan approved by Medina Police
- Plan for potential impacts – Good Neighbor Agreement
- Description of eligibility for residency





# Discussion History

## Planning Commission

- Discussed the draft in November and December (2021)
- Public Hearing was held December 14, 2021
  - Voted 7-0 to recommend **Approval** of the draft

## City Council

- Discussed the draft on February 14<sup>th</sup>



An open book is shown from a top-down perspective, with the pages fanned out. The central gutter of the book has been cut out, forming a heart shape. The word "Questions?" is written in white, sans-serif font across the center of the heart-shaped opening. The background is dark and out of focus.

Questions?