

#### 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 – 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



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



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



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

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**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.



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



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**Ans wer**: 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.



Issue: Commerce recommends removing the ½ mile distance between PSH and TH facilities.



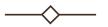
Issue: Commerce recommends removing the ½ mile distance between PSH and TH facilities.

**Answer**: The Bill allows cities to impose reasonable spacing and a ½ mile distance between facilities is consistent with the regulations that have been adopted by other jurisdictions.



Amend MMC 16.12.170 – "P" Definitions

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



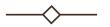
Amend MMC 16.12.210 – "T" Definitions

Adding definition for Transitional Housing



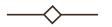
Amend MMC 16.21.030 – Use Table

- 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

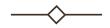
Supportive and

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 **Approva1** of the draft

#### City Council

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

