



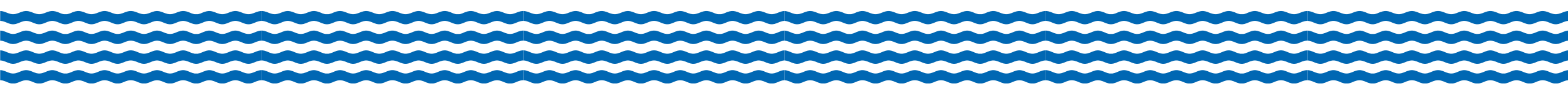
AB 6880:
Public Hearing on Renewal of
Interim Regulations Related to
Emergency Shelters, Transitional
Housing, and Permanent
Supporting Housing

City Council Regular Meeting
March 3, 2026
Molly McGuire, Senior Planner
Community Planning & Development



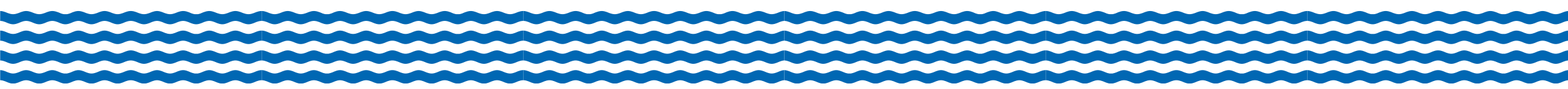
Background

- 2003: STEP Housing has been permitted island wide since at least **2003**, when regulations were adopted to permit “Special Needs Group Housing” and “Social Service Transitional Housing”.
- 2021: The state passed HB 1220, requiring amendments to MICC Title 19 by September 30, 2021. (Ord. 21C-23)
- 2022-2025: Interim regulations have been renewed 6 times since (Ordinance Nos. [22C-14](#), [23C-02](#), [23C-11](#), [24C-03](#), [25C-05](#) and [25-15](#)).
- 2025: Permanent regulations were proposed as part of the Omnibus Ordinance, but were subsequently postponed and are now part of the GMA Compliance effort.
 - Interim regulations will expire on April 2, 2026 if not renewed



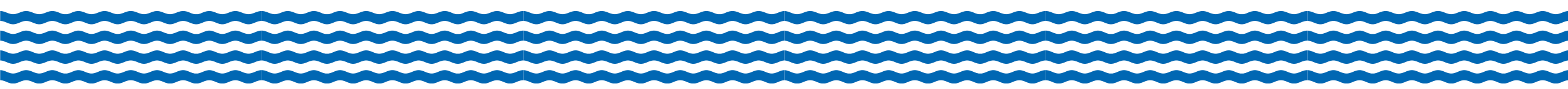
HB1220: Emergency Shelters and Housing

- Forbids cities from prohibiting :
 - Transitional or permanent supportive housing in residential zones or zones where hotels are allowed; and
 - Indoor emergency shelters and housing in zones where hotels are allowed.
- Regulations regarding occupancy, spacing, and intensity must be reasonable.
- Restrictions cannot be used to prevent the siting of a sufficient number of housing units necessary to meet projected housing need.



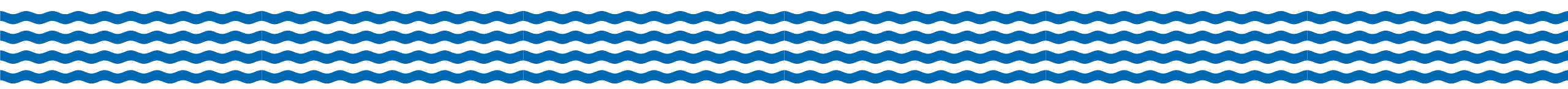
STEP Housing Guidance

- Published by Commerce in 2024.
- Restrictions will be further evaluated for compliance with HB 1220 and Commerce Guidance when developing permanent regulations, as part of the GMA Compliance which is due on July 31, 2026.



Ordinance No. 26-02

- Renews the interim regulations established by Ordinance No. 24C-03 as is.
 - Amended MICC 19.16.010, definitions of social service transitional housing and special needs group housing to comply with HB 1220 Section 4.



Recommended Action

- Hold public hearing and schedule Ordinance No. 26-02 for second reading on March 17, 2026.

