



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6122  
July 19, 2022  
Public Hearing**

**AGENDA BILL INFORMATION**

|                            |   |  |
|----------------------------|---|--|
| <b>TITLE:</b>              | AB 6122: A public hearing and first reading of Ordinance No. 22C-14 (renews Ordinance No. 21C-23) on interim regulations in MICC 19.16.010 related to emergency shelters and housing, transitional housing, and permanent supportive housing in response to E2SHB 1220. | <input type="checkbox"/> Discussion Only<br><input checked="" type="checkbox"/> Action Needed:<br><input checked="" type="checkbox"/> Motion<br><input checked="" type="checkbox"/> Ordinance<br><input type="checkbox"/> Resolution |
| <b>RECOMMENDED ACTION:</b> | Complete public hearing and schedule a second reading of Ordinance No. 22C-14 for September 6, 2022.  |  |

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| <b>DEPARTMENT:</b>            | Community Planning and Development                             |
| <b>STAFF:</b>                 | Jeff Thomas, Interim CPD Director<br>Adam Zack, Senior Planner |
| <b>COUNCIL LIAISON:</b>       | n/a  |
| <b>EXHIBITS:</b>              | 1. Ordinance No. 22C-14  |
| <b>CITY COUNCIL PRIORITY:</b> | n/a  |

|                               |        |
|-------------------------------|--------|
| <b>AMOUNT OF EXPENDITURE</b>  | \$ n/a |
| <b>AMOUNT BUDGETED</b>        | \$ n/a |
| <b>APPROPRIATION REQUIRED</b> | \$ n/a |

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to conduct a public hearing and first reading of Ordinance No. 22C-14 (renews Ordinance No. 21C-23) to consider the renewal of the interim regulations adopted in MICC 19.16.010 related to emergency shelters and housing, transitional housing, and permanent supportive housing in response to E2SHB 1220.

- During the 2021 state legislative session, the legislature passed [E2SHB 1220](#), requiring amendment of Title 19 Mercer Island City Code (MICC). The timeline imposed by this legislation required the City to comply with the new requirements by September 30, 2021.
- Interim regulations were adopted by Ordinance No. 21C-23 at the September 21, 2021, City Council meeting. The interim regulations are set to expire on September 21, 2022. The City must renew the interim regulations or adopt permanent regulations before the expiration date to maintain compliance with State law. Draft Ordinance No. 22C-14 will renew the interim regulations for six months to ensure Title 19 MICC remains consistent with state law (Exhibit 1).

- E2SHB 1220 also requires the WA Department of Commerce to identify the number of housing units necessary to manage projected growth for counties and cities planning under the Growth Management Act (GMA). This will include the following housing types:
  - Housing units for moderate, low, very low, and extremely low-income households, and
  - Emergency housing, emergency shelters, and permanent supportive housing.
- The WA Department of Commerce has not yet identified the number of housing units and types as required by E2SHB 1220. This information is needed so that the staff may complete their work on the permanent regulations.
- Ordinance 22C-14 renews the interim regulations adopted last year to allow the City time to develop permanent regulations once the Department of Commerce identifies the requisite housing units necessary to manage projected growth.

## BACKGROUND

### **E2SHB 1220: Emergency Shelters and Housing**

[E2SHB 1220](#) addresses transitional housing, emergency shelters, and permanent supportive housing. The bill contains new requirements for Comprehensive Plan housing element updates and creates new requirements for cities' zoning/development regulations regarding indoor shelters and housing for the homeless, summarized below:

- The bill forbids cities from prohibiting transitional or permanent supportive housing in residential zones or zones where hotels are allowed.
- The bill also forbids cities from prohibiting indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed (except for cities that authorize indoor emergency shelters/housing in a majority of zones within a one-mile proximity to transit).
- Any regulations regarding occupancy, spacing, and intensity of use requirements regarding the four types of housing listed above must be reasonable and designed to protect public health and safety.
- Finally, such restrictions cannot be used to prevent the siting of a sufficient number of housing units necessary to meet Mercer Island's projected need for such housing and shelter as determined by the WA Department of Commerce (Commerce).

The City's development code currently includes some spacing restrictions; staff recommends retaining these restrictions for now and will further evaluate them for compliance with E2SHB 1220 when developing a permanent code amendment in 2023.

### **Projected Need**

E2SHB 1022, amended the Growth Management Act (GMA) to require cities to include in the housing element of their comprehensive plans "an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including: (i) Units for moderate, low, very low, and extremely low-income households; and (ii) Emergency housing, emergency shelters, and permanent supportive housing" (RCW 36.70A.070(2)(a)). In addition to including this inventory and analysis, the City will be required to identify sufficient land capacity to accommodate the projected need (RCW 36.70A.070(2)(c)). Meeting these requirements is contingent on the determination of projected need Commerce is in the process of preparing.

The work to comply with the Comprehensive Plan requirements of E2SHB 1220 is currently underway as part of the periodic update.

## ISSUE/DISCUSSION

State law allows for interim ordinances to be renewed for 6 months provided a subsequent public hearing is held and findings of fact are made prior to each renewal. Ordinance No. 22C-14 will renew the interim regulations adopted in 2021 by Ordinance No. 21C-23 for a 6-month period from September 2022 to March 2023.

### **Ordinance No. 22C-14**

E2SHB 1220 Section 4 requires the City to allow the following:

- Transitional housing and permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and
- Indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.

The City currently allows social service transitional housing and special needs group housing as defined in [Mercer Island City Code \(MICC\) 19.16.010](#) in residential zones. The definitions for these uses include many uses similar to those required by E2SHB 1220 Section 4 and only require minor clarifying amendments to be consistent. Ordinance No. 22C-14 will renew the following interim definitions established by Ordinance No. 21C-23:

Social Service Transitional Housing: Noninstitutional group housing facilities for unrelated persons, other than special needs group housing or rooming houses, that are privately or publicly operated, including those facilities required to be licensed by the state or federal governments as well as those that may not be required to be licensed, that provide temporary and transitional housing to meet community social service needs including, but not limited to, work-release facilities and other housing facilities serving as an alternative to incarceration, halfway houses, emergency shelters, homeless shelters, domestic violence shelters and other such crisis intervention facilities. Social service transitional housing excludes institutional facilities that typically cannot be accommodated in a single-family residential structure. Further, the term shall include “emergency housing,” and “transitional housing” as defined within RCW 84.36.043(2)(c) or as hereafter amended. The term shall further include “emergency shelter” as defined within RCW 36.70A.030 or as hereafter amended.

Special Needs Group Housing: Noninstitutional group housing that primarily supports unrelated persons with handicaps or persons protected by familial status within the meaning of the FHAA, but not including individuals whose tenancy would constitute a direct threat to the health and safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Special needs group housing includes, but is not limited to, foster family homes, adult family homes and residential care facilities as provided in Chapter 70.128 RCW, but excludes facilities that typically cannot be accommodated in a single-family residential structure such as hospitals, nursing homes, assisted living facilities and detention centers. Further, the term shall include “permanent supportive housing” as defined in RCW 36.70A.030 or as hereafter amended.

## **NEXT STEPS**

Staff recommends that the City Council conduct the public hearing and schedule a second reading of Ordinance No. 22C-14 on September 6, 2022.

Permanent regulations will be developed once the Department of Commerce has provided the projected needs for housing and shelter. The timeline for completing of this work is currently estimated as early 2023.

## **RECOMMENDED ACTION**

Conduct the Public Hearing and first reading of Ordinance No. 22C-14 and set the second reading and adoption on September 6, 2022.