

TO: City Council
FROM: Brad Medrud, Planning Manager
DATE: January 18, 2022
SUBJECT: Ordinance No. O2021-019, Emergency Shelters and Housing

1) Recommended Action:

Approve Ordinance No. O2021-019, Emergency Shelters and Housing.

2) Background:

The intent of the ordinance is to address changes in state laws that require local governments to allow certain housing types in certain locations. The amended state laws were adopted by Engrossed Substitute House Bill (ESHB) 1023 (2020), Engrossed Second Substitute House Bill (E2SHB) 1220 (2021), and Engrossed Substitute Senate Bill (ESSB) 5235 (2021).

The changes include:

- Modifying language to identify that adult family homes can allow up to eight (previously six) adults, if the additional capacity is approved by the Department of Health and Services (DSHS). Required to implement ESHB 1023, adopted in 2020.
- Allowing transitional housing or permanent supportive housing in any zone districts that allow residential dwelling units or hotels. Required to implement E2SHB 1220, adopted in 2021.
- Allowing indoor emergency shelters and indoor emergency housing in zone districts that allow hotels. Required to implement E2SHB 1220, adopted in 2021.
- Modifying the definition of “family” so that it does not regulate or limit the number of unrelated persons that may occupy a household or dwelling unit. Required to implement ESSB 5235, adopted in 2021.

After discussion at the January 11, 2022 City Council worksession, staff reduced the separation requirement between supportive housing facilities from 1,320 feet to 400 feet.

3) Policy Support:

Housing Element Goal H-9: To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.

Housing Element Policy H-9.1: Require housing to meet the needs of those with special housing requirements without creating a concentration of such housing in any one area.

4) Alternatives:

- ☐ Modify Ordinance No. O2021-019 and approve
 - ☐ Continue discussion of Ordinance No. O2021-019 at a future worksession
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5) Fiscal Notes:

This is an internally funded work program task.

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2021-019
- C. Map of Allowed Areas for Emergency Housing & Shelters
- D. Map of Allowed Areas for Permanent Supportive & Transitional Housing