



DATE: August 2, 2021

TO: Mayor Robinson and City Councilmembers

FROM: Mac Cummins, AICP, Director Community Development Department

SUBJECT: Work Program Around Supportive Housing Best Practices

Mayor Robinson and Members of City Council,

At the most recent City Council meeting, Councilmember Robertson asked the City Council to consider initiating a body of work designed to study potential regulations for permanent supportive housing. In the discussion, the Council asked staff a number of questions regarding scope and schedule; including what (if any) work would be affected or displaced if the Council were to initiate the work Councilmember Robertson was suggesting (aka the "8 hour" rule). Staff indicated that we would return at the next Council meeting with additional information for you to consider in making this decision.

Below you will find information about the topical areas that were raised at the Council meeting. In general, staff would need about 3 months to review best practices around the topical areas (and any others that we research would be applicable for Council to consider), identify if/how those could be implemented (Land Use Code, funding agreements, etc) and legal analysis therein, and prepare pros/cons and a recommendation. This would allow for a Council discussion in October or early November about the individual items, and Council could decide to regulate some, all, or none of the items. Should the Council decide to regulate those areas at the meeting in the October/November timeframe, a separate body of work about implementation would begin, and conclude sometime in early 2022; depending on any Land Use Code work done. Should any regulations be desired to be put into the Land Use Code by the Council, staff would build those items into the work program for the Interim Official Control (IOC) work program that will be ongoing at the Planning Commission at this time.

At the last meeting, these items were identified as being requested to study, relating to best practices and regulations:

1. Interior maintenance and habitability
2. Requirement for certain on-site supportive services
3. Requirement for ratio of staff/caregivers to residents
4. Requirement for a safety and security plan

5. Neighborhood outreach and relationship-building (with some exceptions)

In each of these items, staff would research the elements of the topic, necessary resources for compliance and monitoring (if implemented) and present the best practice to the Council. For example, the safety and security plan “may” include things like lighting, staffing, access points, etc. Interior maintenance and habitability would include research around rental housing inspection, resource needs, etc. As the Council discussed, neighborhood outreach is “not” a “good neighbor agreement” as currently described in the Land Use Code, but rather a study of best practices around notification and information availability.

Lastly, the Council asked for information around the impacts to the work plan. The analysis and research around best practices in the 5 areas above will be additive, though not severe in terms of impacts to the work plan. Work in housing will be delayed, but not stopped, should the Council wish to advance this study work. Staff in the Development Services Department, Community Development Department, City Attorney’s Office, and A Regional Coalition for Housing (ARCH) will be working on the body of analysis above. These are the same staff working on other initiatives. There will likely be delays in the remainder of the affordable housing strategic plan items, such as study of micro units, any discussion around accessory dwelling units (ADU’s) beyond the policy work in the neighborhood area plans and requisite comprehensive plan amendments, minor delay in the C-1 strategy, etc.

Should the Council decide to advance these items for implementation in the October/November timeframe, there will be a discussion around displacement of more significant work items at that time. Some of the items on the list may be substantial or require significant resources to implement. Staff will prepare that analysis for Council’s discussion in October/November, should you decide to direct us to do so this evening.

Please do not hesitate to reach out to myself if you have any questions.