

Supportive and Emergency Housing LUCA

Planning Commission Recommendation

Nick Whipple, Planning Manager
Caleb Miller, Senior Planner
Development Services Department

February 23, 2022

Direction

Provide direction to:

- Incorporate staff recommendations for Options 1A and 1B
- Recommend to the City Council approval of the proposed LUCA.

AGENDA

- 1. Housing Types
- 2. Potential Modifications
 - Stakeholder Suggestions
 - Additional Modifications
- 3. Public Hearing Follow-Up
- 4. LUCA Process and Schedule
- 5. Decision Criteria and Recommendation



Housing Types Defined

Duration/Use	Housing Types	Notes
	Permanent Supportive Housing	Comprehensive, Individualized Services
Long-term/ Supportive Housing	Transitional Housing	
	Emergency Housing (Non-Transient)	Basic and/or Comprehensive Services
Transient/ Homeless Services	Emergency Housing (Transient)	Basic and/or
Uses	Emergency Shelter	Comprehensive Services

1. Stakeholder Suggested Modifications

Stakeholder Suggested Modifications		
Opti	on	Description
1A.	Amend Supportive Housing Definition	Revise definition to exactly match the RCW definition
1B.	Amend Supportive Services Definition	Revise definition to clarify which supportive services <i>may</i> be provided with Supportive Housing

- 1A. Recommended with modifications:
 - don't match RCW definition exactly
 - include people "...at imminent risk of homelessness"
- 1B. Recommended

1. Stakeholder Suggest Modifications Cont'd

Stakeholder Suggested Modifications		
Opti	on	Description
1C.	Remove transient and non- transient distinction for Emergency Housing	 Emergency Housing residents are not typically given time limits for their length of stay Distinction intended to control intensity of use, consistent with LUC structure
1D.	Allow Emergency Housing as permitted use in Hotel districts	Remove CUP requirement for all Emergency Housing (transient and non-transient) where hotels are allowed

- Not recommended
- Inconsistent with LUC structure

2. Additional Modifications to Consider

Summary table of options to address public comment concerns raised

Summary of Additional Modifications to Consider	
Topic Areas	Potential Requirements
Public Safety and Security	 •2A. Safety and Security Plan •2B. Resident Code of Conduct •2C. Standard Operating Procedures
Community Engagement	•2D. Community meeting requirement
Neighborhood Compatibility	•2E. Buffer/Separation Requirement •2F. Limit number of bedrooms

Public Safety and Security

Public Safety and Security Options		
Opti	on	Description
2A.	Require Safety and Security Plan	Plan describing ways to promote the safety of occupants and surrounding neighbors
2B.	Require Resident Code of Conduct	Applicable to residents and staff to ensure everyone is subject to the same rules
2C.	Require SOPs	Documentation of the operations, policies, and procedures – beyond current LUCA draft requirements

- Not recommended
- May result in increased time and cost to applicant

Community Engagement

Opti	on	Description
2D.	Community Meeting	 Required before opening Establishes a dialogue between neighbors and the operator

- Not recommended
- Inconsistent with previous direction
- May result in increased time and cost to applicant

Neighborhood Compatibility

	Neighborhood Compatibility Options		
Opti	on	Description	
2E.	Require Buffer/Separation Between Supportive Housing Locations	Establish one-quarter mile separation requirement between supportive housing locations to prevent concentration of Supportive Housing	
2F.	Limit Number of Bedrooms	Establish a <u>six-bedroom</u> limit for Supportive Housing locations in single-family Land Use Districts (R-1 through R-7.5)	

- Not recommended
- May limit opportunities for people to be housed

Public Hearing Follow-Up

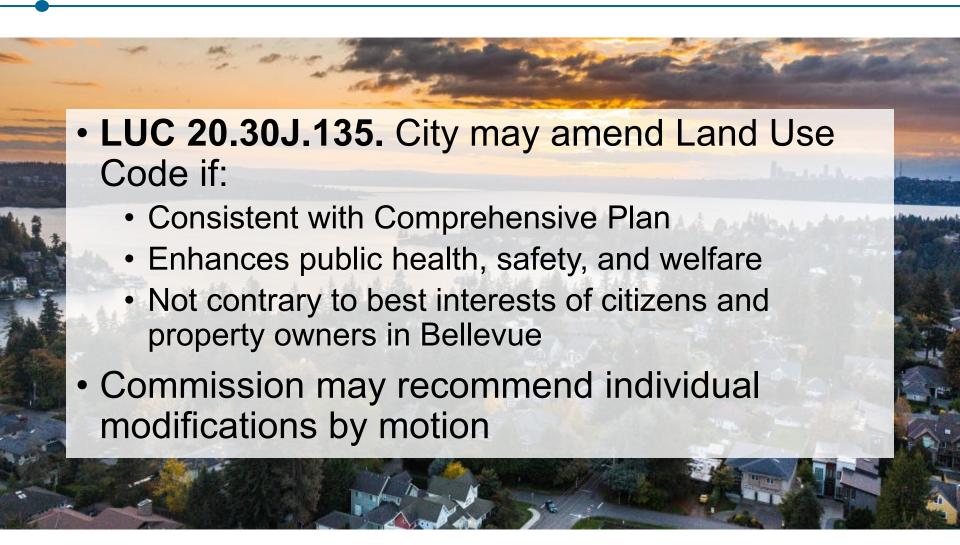
Planning Commission Questions

- What public outreach strategies were employed for this LUCA?
- Are the housing types in RCW 35A.21.430 only intended for people experiencing homelessness?
- What is the intent of the transient and non-transient Emergency Housing framework?

LUCA Process and Schedule

Action	Date
Planning Commission Study Session 1	September 8, 2021
Planning Commission Study Session 2	September 22, 2021
Planning Commission Study Session 3	December 8, 2021
EBCC Courtesy Hearing	February 1
Planning Commission Public Hearing and Recommendation	February 9
Planning Commission Recommendation	February 23
City Council Study Session	(to be scheduled)
City Council Action	(to be scheduled)
EBCC Public Hearing and Action	(to be scheduled)

Decision Criteria



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