



Supportive and Emergency Housing LUCA

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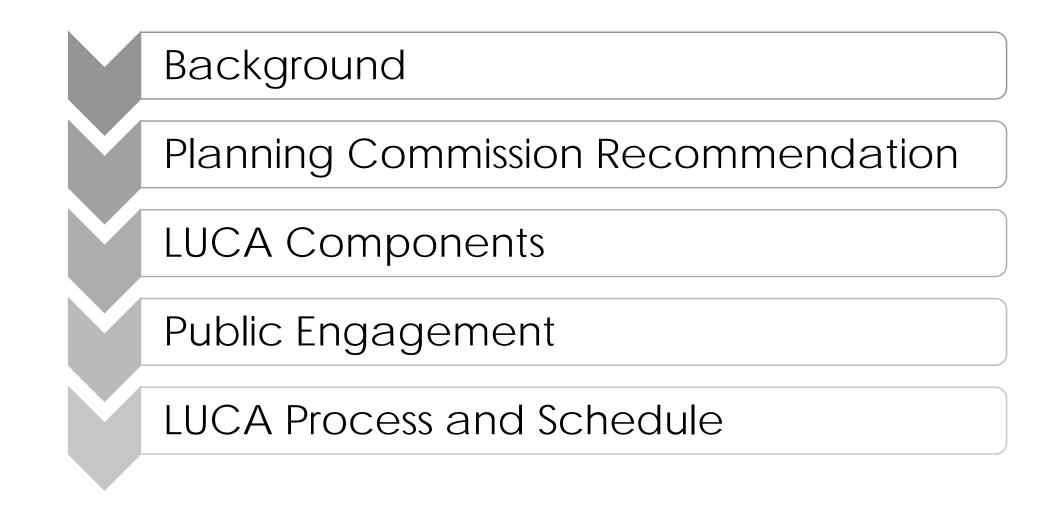
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May 23, 2022

Direction

Direct staff to bring the LUCA Ordinance as drafted for final action at a future meeting





State Legislation

- RCW 35A.21.430 requires cities to allow:
 - Permanent Supportive, Transitional Housing in all land use districts where residential dwellings or hotels are allowed
 - Emergency Housing and Emergency Shelter in all land use districts where hotels are allowed



- Effective July 25, 2021
- IOC Ord. Nos. 6585, 6637
- This LUCA will replace IOC

Housing Types Addressed

Permanent Supportive Housing

Supportive services intended to keep tenants in housing permanently

Emergency Housing

Intended to address basic daily needs of residents, such as water, food, hygiene, etc.

Transitional Housing

Transition tenants into independent housing (2 years per RCW)

Emergency Shelter

Short-term, such as day centers, overnight shelters, etc.



Interim Official Control



- Ordinance No. 6585
 - Adopted July 12, 2021
 - Public Hearing August 2, 2021
 - Amends Land Use Tables
 - Refers to RCW definitions
- Extended by Ord. 6637
 - Public Hearing and Adoption on December 13, 2021
- Expires July 12, 2022
- LUCA to repeal, replace IOC

LUCA Process and Schedule

Meeting	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	February 9
Planning Commission Study Session 4	February 23
Planning Commission Study Session 5	April 27
City Council Study Session	May 23
City Council Action	(to be scheduled)

Public Engagement

Three modes of outreach:

- <u>Process IV Requirements</u> noticing and public hearing
- <u>Dialogue</u> with service providers and supportive housing operators
- <u>Online Presence</u> City webpage including:
 - Information on staying informed, providing comments
 - Staff contacts
 - LUCA schedule and progression

PC Recommendation



- 3 Study Sessions before Public Hearing
- Public Hearing February 9
- 2 additional Study Sessions
- Recommends adoption of the LUCA with modifications

LUCA Topics

Topic 1 Housing Uses Defined

> **Topic 2** Land Use Tables

> > **Topic 3** Supportive Housing Requirements

1. Housing Types Defined

LUC Use	RCW Use	Duration of Stay
Supportive Housing Long-Term	Permanent Supportive Housing	Permanent
	Transitional Housing	Up to 2 years
	Emergency Housing (Non-Transient)	30 days or longer
Homeless Services Uses Short-Term	Emergency Housing (Transient)	Less than 30 days
	Emergency Shelter	24 hours or less

2. Land Use Tables

Land Uses		
Supportive Housing	Homeless Services Uses	
Permitted Use in all Residential and Hotel/Motel Districts	<u>Conditional Use</u> in all Hotel/Motel Districts (no change)	
New requirements (LUC 20.20.845)	No changes to procedures/requirements	

3. Supportive Housing Requirements

Exemptions

- Facilities with <25% floor area for services
- Facilities with no on-site services
- Facilities needing confidentiality

Registration

- Submittal requirements:
 - Safety/Security Plan
 - Code of Conduct
 - Standard Operating Procedures
- Submitted to DS before opening facility

Notice

- Registration information
- Mailed to property owners within 500 feet



3. Supportive Housing Requirements

General Requirements

Kitchen(s) must be provided on site

Single-Family Districts

- · On-site services available only to residents
- No alterations to residential character of structure



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