

EMERGENCY TEMPORARY SHELTERS INTERIM REGULATIONS

Planning & Development Services

Overview

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- Historical and Regulatory Context – Homeless Shelters
- Sheltering Response to Emergency Declaration
- Outline of Proposed Regulations
 1. City Emergency Authority
 - Six-month extension
 2. Other Organizations (Religious and Non-profit)
 - Modify existing code to add flexibility
- Outreach Strategy

Historical and Regulatory Context

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- RCW 35A.21.360 (2010):
 - Religious organizations have authority to host temporary encampments
 - Local government regulations must focus on public health and safety
 - Permit fees limited to the actual review costs

Historical and Regulatory Context

- Ordinance No. 28216 (2014):
 - Allows faith-based organizations (FBOs) to host temporary encampments based on state law
 - Fairly restrictive based on extent and nature of requirements, cost of permitting
 - To date, only used once (and it was for an indoor facility)

Response to Emergency Declaration

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What We've Heard

- Many FBOs, non-profits, and other organizations want to be part of the solution
- The existing code is a barrier
- Extend City authority for Stabilization Site
- Size and style of camps will vary

Outline of Regulations

1. City Authority

- Six-month extension of the interim regulations adopted under Ordinance No. 28432, which provides the City the authority to operate temporary homeless shelters during declared emergencies

Outline of Regulations

2. Other Organizations

- Modify the interim regulations to include amendments to the existing Zoning Code (TMC 13.06.635.B.4) to provide more flexibility for religious and non-profit organizations to host temporary shelters

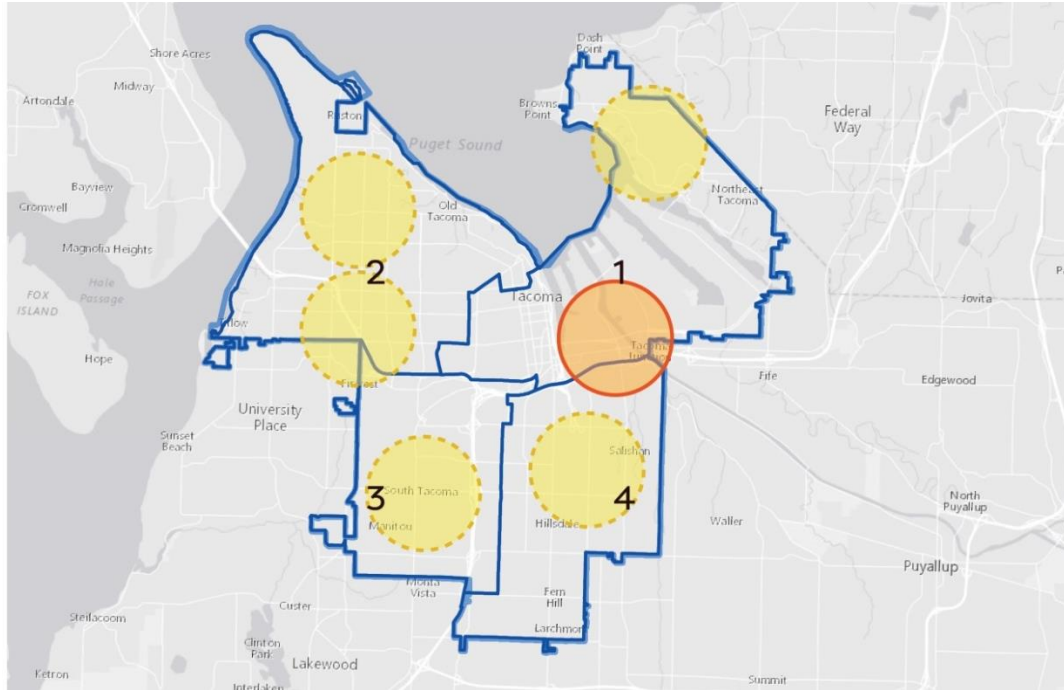
Outline of Regulations

2. Other Organizations

□ Key Code Changes:

- Allows for non-profit organizations
- Increases maximum number of camps from 2 to 6; adds limitation of no more than 2 in any given Police Sector at a time, and required dispersion of at least 1-mile
- Increase maximum duration for each camp from 93 to 185 days
- Allows extension for inclement weather beyond 40 days
- Changes recurrence period from 2-years to 6-months
- Increases minimum distance to transit stop from 1/4-mile to 1/2-mile
- Allows children if accompanied by a parent/guardian
- Clearly allow for indoor sheltering

Number of Shelter Locations



Maximum of 6, no more than 2 per police sector, 1 mile apart

Outline of Regulations

2. Other Organizations

- Existing and Unchanged Code Elements:
 - Allowed in all zoning districts/areas, except for Shoreline Districts, critical areas and their buffers
 - Temporary Use Permit Required (includes 14-day public notice to 400-foot radius and PDS Director permit decision)
 - Maximum occupancy per camp: 100 residents
 - Warrant and background checks are required for prospective residents
 - Operation must provide a security plan and appropriate emergency facilities and access
 - Operation must provide facilities for potable water, sanitation, hand washing, showers, food preparation, garbage collection, parking, etc.
 - Operation must include services to assist residents in finding more permanent housing solutions

Outreach Strategy

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- Faith-Based Organization Outreach
 - ▣ NCS and PDS staff attended Sept 21st quarterly Associated Ministries meeting
 - ▣ Survey sent out to Faith-Based Organizations
 - ▣ Continue outreach to additional and diverse church communities
- Features of Implementation
 - ▣ Educate on fee waivers for permit fees
 - ▣ Conduct workshops to educate FBOs on permit process, expectations, and resources
 - ▣ Coordinate with Associated Ministries on their RFP to ensure it supports and enhances current sheltering efforts
 - ▣ Study and integrate lessons learned from stabilization site into permanent regulations

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