Temporary Shelters Permanent Regulations
City of Tacoma | Planning & Development Services
City Council Study Session
3/27/2018
Ordinance # 28498

OVERVIEW

• Permanent Regulations for Temporary Shelters
  • As recommended by Planning Commission
• Create community-led sheltering options for
  members of homeless community
  • Strengthen and support a safe city with healthy residents
  • Ensure all Tacoma residents are valued and have access to resources to meet their needs
HEALTH, EQUITY & SUSTAINABILITY ANALYSIS

• Addresses concerns of members of homeless community
• Addresses concerns of homeless providers, other non-profits and religious organizations, citizen volunteers
• Provides dispersion throughout Tacoma, attempts to limit impacts to neighborhoods
• Staff outreach to potential providers has been continuous and robust
• Site specific outreach will take place as applications are submitted

BACKGROUND

• May 2, 2017 - Resolution No. 39716, Emergency Temporary Aid and Shelter Program
• May 9, 2017 - Ordinance No. 28430, State of Public Health Emergency
• June 6, 2017 - Ordinance No. 28432, interim zoning and land use controls as an emergency measure
• October 17, 2017 - Ordinance No. 28460, retaining and modifying the interim regulations enacted per Ordinance No. 28432
• February 21, 2018 – Planning Commission Recommendation
OUTREACH

• Public Hearings
  • City Council - July 25th, 2017 (Interim regulations)
  • City Council - October 10th, 2017 (Interim regulations)
  • Planning Commission - February 7th, 2018
    • 10 written comments
    • 9 people gave oral testimony
  • City Council - March 20th, 2018
    • 10 people gave oral testimony

• NCS and PDS staff regularly attend Associated Ministries and Homeless Provider meetings

PROPOSED REGULATIONS

• Sponsoring Entity
  • Includes governmental institutions and the already allowed religious (previous code) or non-profit organizations (interim regulations)

• Number of Residents
  • Maintains the number of residents per shelter at the 100 person limit (interim regulations)

• Types of Sheltering
  • All wording suggesting specific sheltering types has been removed.
    • Wide variety of sheltering models

• Site Area and Number of People per Area
  • Maintains the specific minimum site area required based on the number of people to be housed in the facility.
PROPOSED REGULATIONS

- **Maximum Duration of Shelter**
  - Based on best practices and needs of potential providers, the duration to 185 consecutive days with an inclement weather season and natural disaster provision.

- **Recurrence of Shelter at a Specific Site**
  - Recurrence period shortened to six (6) months between end and start date of a shelter hosting period.

- **Number of Shelters Allowed in the City of Tacoma**
  - Increases the total number to six (6) shelters.
    - City-run or -funded facilities will not be exempted.

- **Site Requirements**
  - Additional flexibility by limiting prescriptive regulations

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PROPOSED REGULATIONS

- **Age of Shelter Inhabitants**
  - Children aged under 18 accompanied by a guardian

- **Facility and Service Provision**
  - More flexible process of evaluation through temporary use permit process.

- **Application Requirements**
  - Signed trespass order with the Tacoma Police Department
  - Self management-oversight model can be proposed
  - Transition plan
PUBLIC COMMENT SUMMARY

• Proper notification
• Opportunities for neighbor involvement
• Background checks
• Need permanent supportive housing
• Proactive approach to secure sponsors and hosts
• Longer camp duration with neighborhood support

NEXT STEPS

• March 27, 2018 – First Reading of Ordinance
• April 3, 2018 – Final Reading of Ordinance
• April 15, 2018 – Permanent Regulations Effective
• April 16, 2018 – Interim Regulations Expire
• Ongoing – Additional Education & Outreach