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Enhanced Shelter Interim Ordinance

Public Hearing
October 26, 2020



Agenda

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- Staff Presentation
 - Background
 - Proposed Ordinance
 - Alternative Ordinance
 - Next Steps
- Public Hearing
- Council Discussion



Background

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Funding through the Department of Commerce to expand homeless shelter capacity became available in June

COS asked to support a grant application by King County and Lake City Partners for the "Oaks" site at 165th and Aurora



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CC Briefing on the shelter opportunity
8/10/20, direction to proceed with
developing an interim ordinance

CC Briefing on 10/12/20, direction to provide
additional information and code alternatives



Proposed Ordinance

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- Interim Zoning Regulations to Allow Siting a 24/7 Enhanced Shelter in the R-48 Zone District
- Interim regulations are effective for up to six-months and renewable in six-month increments

New Use Definition

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Proposed Amendment

- Enhanced Shelter – A low-barrier, 24 hour a day facility intended to provide ~~adults~~ **persons** experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

Amendatory Motion

- **I move to strike the word “adults” from the definition of Enhanced Shelter and replace it with “persons.”**



Add to Use Table

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Table 20.40.120 Residential Uses

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	TC-4	NB	CB	MB	TC-1, 2 & 3
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
	Homeless Shelter						P-1	P-1	P-1
72111	Hotel/Motel						P	P	P
	Enhanced Shelter			P-1					
	Recreational Vehicle	P-1	P-1	P-1	P-1	P-1	P-1	P-1	

Add to Use Table

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Amendatory Motion

- **I move to list enhanced shelters in Table 20.40.120 Residential Uses as C-I rather than P-I in the R-18 to R-48 column.**



Index Criteria

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- **20.40.355 Enhanced Shelter**
- Enhanced shelters are not allowed in the R-18 and R-24 zones. Enhanced shelters are allowed in the R-48 zone subject to the below criteria:
 - A. It shall be operated by state, county, or city government, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter;
 - B. It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy;



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- C. It shall develop and enforce a code of conduct acceptable to the City that articulates the rules and regulations of the shelter. These rules shall include, at a minimum, prohibitions against criminal activities, such as theft and threats or acts of violence, and the sale, purchase, possession, or use of alcohol or illegal drugs within the facility or on the facility grounds;
- D. It shall be located with frontage on a principal arterial and within $\frac{1}{4}$ mile of a transit stop with frequent all-day service as defined by King County Metro Transit;

Index Criteria

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- E. A solid, 6-foot tall fence shall be provided along all property lines that abut residential zoning districts; and
- F. Submittal of a parking plan acceptable to the City prior to occupancy.

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Amendatory Motion

- I move to add another index criterion to SMC 20.40.355 to state “Enhanced Shelters are prohibited within _____ feet of a public or private school, licensed daycare, public park, community center, or retail stores that sell alcohol.”

Index Criteria

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Amendatory Motion

- I move to add another index criterion to SMC 20.40.355 to state “The shelter operator shall submit a “Good Neighbor Plan” acceptable to the City that addresses noise, litter, loitering, parking and other concerns.”

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Amendatory Motion

- I move to add another index criterion to SMC 20.40.355 to state “The shelter operator shall submit an annual report about shelter operations to the City Council including statistics about numbers of residents served, length of stay in the shelter, general demographics of the residents, and numbers moved to permanent housing.”

Index Criteria

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Amendatory Motion

- I move to add another index criterion to SMC 20.40.355 to state “The shelter operator and the City shall enter into an interlocal agreement that specifies staffing levels, security procedures, emergency response plans, and other issues of concern prior to occupancy.”

Index Criteria

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Amendatory Motion

- I move to add another index criterion to SMC 20.40.355 to state “The shelter operator and the City shall enter into an MOU regarding operational issues of concern such as:
 - Staffing plans • Requirement for regular reports to the Council on how the shelter is meeting performance metrics • Documentation of the number of calls for service to the site and an agreement that the shelter operator will be billed for calls over an agreed threshold. • Shelter operator to contribute to the cost of a mental health professional to assist in police response, perhaps through part of the RADAR program. • Require adherence to the Good Neighbor Plan. • Agreement to discontinue the shelter use if documented violations of the operational agreements are not addressed in a timely manner.”



Alternative Ordinance

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- Interim Zoning Map to temporarily change the Oaks site to Mixed Business (MB)
- Interim Zoning Regulations to allow enhanced shelters in MB as a permitted or conditional use
- Interim Index Criteria for enhanced shelters



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Next Steps

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- Hold a public hearing
- Discuss amendments to Ordinance 906
- Adopt or delay Ordinance
- KC to pursue permanent regulations in 2021



Discussion

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