

DRAFT Language for Interim and Emergency Housing

Terms Added to Definitions Chapter.

Transitional Housing. Housing and supportive services to homeless persons as defined in RCW 84.36.043.

Permanent Supportive Housing. Housing and supportive services for persons experiencing homelessness or have imminent risk of homelessness as defined in RCW 36.70A.030.

Emergency Shelter. Facilities that provide a temporary shelter for individuals or families who are currently homeless as defined in RCW 36.70A.030.

Emergency Housing. Temporary accommodations for individuals or families who are homeless or at imminent risk of becoming homeless as defined in RCW 36.70A.030.

Addition to Use Chapter

Interim Housing and Shelters. Interim Housing and Shelters are facilities that provide temporary housing for individuals or families experiencing homelessness or housing instability. Accessory uses include supportive services. Examples include permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters. Interim Housing and Shelters do not include outdoor encampments or vehicle resident safe parking as defined in RCW 35.21.915.

Use Categories	Low-Density Residential	Medium-Density Residential	Central Business District	Mixed Use	Public Facilities
Interim Housing and Shelters	CU	CU	A	A	A

Y = Yes, allowed

CU = Allowed only if approved by a Conditional Use Review [citation]

Chapter – Religious Organizations and Temporary Housing

Purpose. The purpose of this chapter is to comply with the requirements of RCW 35.21.915, pertaining to religious organizations hosting the homeless.

Applicability. This chapter applies to outdoor encampments, temporary small houses on-site, indoor overnight shelters, or vehicle resident safe parking hosted by a religious organization, as defined by RCW 35.21.915.

Duration. A religious organization may host outdoor encampments, temporary small houses on-site, indoor overnight shelters, or vehicle resident safe parking for no more than four (4) consecutive months. There shall be a minimum of three (3) consecutive months between hosting periods.

Requirements. A religious organization that wishes to host an outdoor encampment, temporary small houses on-site, indoor overnight shelter, or vehicle resident safe parking shall complete the following:

- A. A memorandum of understanding with the City that contains, at a minimum, those subjects listed in RCW 35.21.915.
- B. Host a community meeting pursuant to RCW 35.21.915.
- C. Complete sex offender checks of all the adult residents and guests.

Temporary Small Houses. Temporary Small Houses hosted by a religious organization shall meet the following requirements:

- A. The memorandum of understanding shall be renewed annually.
- B. Each small house shall be no larger than 120 square feet.
- C. There shall be at least six (6) feet between small houses.
- D. Electricity shall be inspected by Labor and Industries.
- E. Heating systems shall be inspected by the Building Official.
- F. Space heaters shall be inspected by the Fire ???
- G. Doors and windows shall be lockable.
- H. Each small house shall have a fire extinguisher.
- I. Adequate restrooms shall be provided, including handwashing.
- J. Potable running water shall be provided.

Safe Parking. Safe Parking hosted by a religious organization shall meet the following requirements:

- A. The minimum parking spaces required for the primary use shall be retained for the primary use.
- B. Restroom access shall be provided.
- C. If recreational vehicles are hosted, proper disposal of waste shall be provided.

Indoor Overnight Shelter. The memorandum of understanding for an Indoor Overnight Shelter hosted by a religious organization shall contain provisions for fire safety pursuant to RCW 35.21.915.

Chapter – Religious Organizations and Affordable Housing Developments

Purpose. The purpose of this chapter is to comply with the requirements of RCW 36.70A.545, pertaining to bonus densities for affordable housing on properties owned or controlled by religious organizations.

Applicability. Any Affordable Housing Development, as defined by RCW 36.70A.545, that is proposed on real property owned or controlled by a religious organization may receive a twenty (20) percent density bonus if:

- A. At least 50 percent of the affordable housing development is set aside for or occupied exclusively by low-income households, as defined by RCW 36.70A.545; or
- B. At least 20 percent of the affordable housing development is set aside for or occupied exclusively by very low-income households, as defined by RCW 36.70A.545.

Requirements. The Affordable Housing Development shall:

- A. Execute a lease or other binding obligation that requires the affordability requirements to be maintained for at least fifty (50) years, even if the religious organization no longer owns the property.
- B. Meet all development standards of the zone.

Chapter – Interim Housing and Shelters

Purpose. The purpose of this chapter is to comply with the requirements of RCW 35.21.683, pertaining to permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters.

Applicability. This chapter applies to permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters.

Requirements. Any proposed permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelter, shall execute a memorandum of understanding (MOU) with the City prior to approval. This MOU shall address, at a minimum, public safety and welfare, access to services, and impacts on public transit.