



Des Moines *WA*
The Waterland City



House Bill 1220

PRESENTATION TO THE COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

CITY OF DES MOINES

JULY 8TH, 2021

Background

- ▶ House Bill 1220 passed earlier this year to address emergency shelters and housing.
- ▶ Changes that the City must consider are:
 - ▶ Comprehensive Plan - Housing Element Updates; and
 - ▶ Zoning and development regulations regarding emergency and permanent supportive housing.
- ▶ Some changes to the Accessory Dwelling Unit (ADU) standards, however, they were vetoed by the Governor due to a GMA technicality.

Transitional Housing

A project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Emergency Housing

- ▶ Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families.

Emergency Shelter

- ▶ A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.



Permanent Supportive Housing

- ▶ Subsidized, leased housing
- ▶ No limit on length of stay
- ▶ Prioritizes people who need comprehensive support services to retain tenancy, and
- ▶ Utilizes admissions practices designed to lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors.



Significant Provision #1



- ▶ Cities are required to allow transitional housing and permanent supportive housing in all zones where hotels or residential dwelling units are allowed
- ▶ Local zoning authority is pre-empted by state requirement

Significant Provision #2

Indoor emergency shelters and indoor emergency housing

- ▶ Effective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.
- ▶ Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety.
 - ▶ However, such ordinances cannot prevent the siting of a sufficient number of these housing and shelter types necessary to accommodate each city's projected need under RCW 36.70A.070(2)(a)(ii).

City's Two Options

All Zones Where Hotels are Allowed

- ▶ Straightforward approach
- ▶ Zones currently where hotels are allowed (**Staff Recommendation**) are primarily commercial (I-C, C-C, D-C, H-C, PR-C, T-C, W-C) plus RM-900

Majority of Zones Within One-Mile of Transit

- ▶ Requires the following steps:
 - ▶ Mapping the transit stops/routes
 - ▶ Applying a one-mile radius to the mapped areas;
 - ▶ Identifying all of the zones that fall with the mapped radii (majority of the City and zones);
 - ▶ Selecting the majority of zoning categories for which indoor emergency shelters and indoor emergency housing would be allowed.
 - ▶ City has 20 zones, most or likely all zones would be within one mile of transit
 - ▶ Estimate this methodology would result in a broader geographic area and more allowed zones

Occupancy, spacing, and intensity of use

- ▶ Spacing requirements from each other
- ▶ Proximity to transit
- ▶ Density – Example: same as other housing
- ▶ Number allowed (Example: Maple Valley interim provisions - one continuously operating emergency shelter)

Approval process

Comprehensive Plan Update



- ▶ Plan for and accommodate” is a new phrase that has replaced “encourage” concerning the affordable housing supply in our community.
- ▶ Long term planning changes include:
 - ▶ Addressing a broader range of incomes, specifically moderate, low, very low, and extremely low-income households;
 - ▶ Defining emergency and permanent supportive housing;
 - ▶ Detailing our documented programs addressing housing; and
 - ▶ Detailing our anti-displacement efforts.

Timeline for Next Steps

- ▶ Presentation of HB1220 and input from EDC - **TODAY**
- ▶ Staff prepares draft code changes
- ▶ Public hearing and Council consideration
- ▶ Adoption