

Mayor's Proposed Encampment Ordinance

PRESENTATION TO PLUS COMMITTEE

FEBRUARY 3RD, 2015



Mayor's Three-Part Strategy

1. Emergency Task Force on Unsheltered Homelessness

- Short-term solutions requiring non-budgetary policy changes, or minimal budget-impact strategies; recommendations delivered to the Mayor on December 15th, 2014.

2. Assessment of Investments in Existing Homeless/Human Services

- Analysis of current HSD investments and community landscape, to identify gaps, local/national best & promising practices and provide recommendations on potential new investment strategies; Assessment and Implementation Plan due March 2015.

3. Housing Affordability and Livability Advisory Committee

- Recommendations focused on long-term housing financing and integrated planning strategies to increase affordable housing opportunities, including homeless housing; due May 2015.



Task Force Call to Action

- 1. Recommend City approach and policy towards legal encampments, including but not limited to, consideration of where they are allowed, the City's role in facilitating new siting, and neighborhood notification process.**
- 2. Recommend “out of the box” or “on the shelf but innovative” ideas for increasing shelter capacity that will have minimal budgetary impact. This may include, but is not limited to, exploring use of City assets and facilities.**
- 3. Identify larger scale and/or longer-term ideas to meet needs that might be considered by members or the City in future or related efforts.**



Operating Framework: Legal Encampments

1. Our long-term solutions for addressing homelessness should be a focus on services to connect individuals with a pathway toward long-term housing.
2. Encampments are not a long-term, sustainable solution to homelessness, but they can offer safety and a sense of community as alternative spaces for individuals who cannot access traditional shelter spaces due to lack of capacity or other barriers.
3. The 2015 One Night Count found 3,772 people living unsheltered in King County. Of that number, 2,813 people were counted in Seattle. This 21% increase across the county cannot be addressed with our current system.



Benefits of Code Changes

1. Shelter homeless as transition to more stable housing
2. Provide consistency and predictability for neighbors, hosts and operators
3. Apply standards to promote health and safety
4. Notify neighbors, establish Community Advisory Committee



1. More capacity to shelter homeless

- New transitional encampment interim-use permit, one-year term
- Type I Master Use Permit, not renewable
- Existing encampment may relocate to another site
- Allow up to three encampments
- Maximum 100 people per site



2. Consistency & predictability

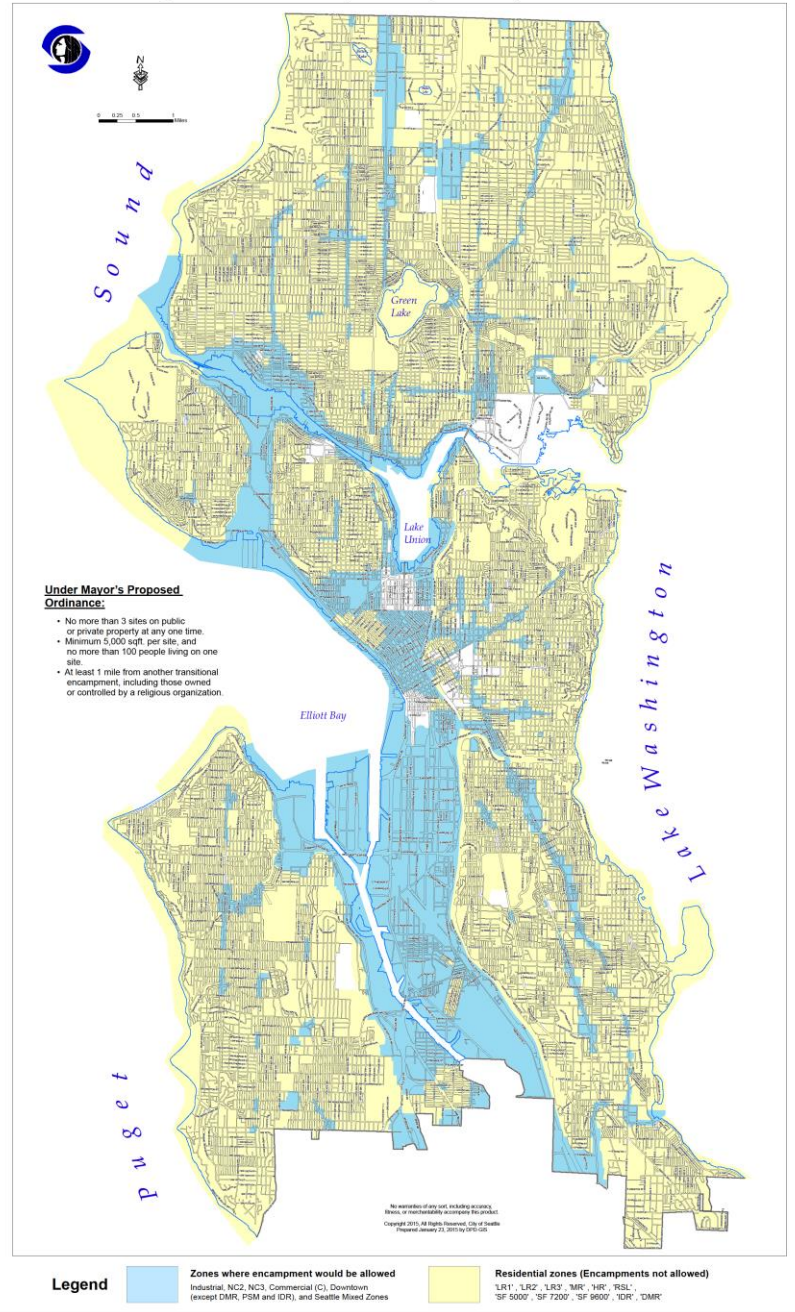
On City-owned or private property in:

- Industrial, Downtown & Seattle Mixed zones, and
- Commercial 1 (C1), Commercial 2 (C2), Neighborhood Commercial 2 (NC2) and Neighborhood Commercial 3 (NC3) zones

Not allowed in zones defined as residential or in special review or historic districts.

Not allowed in unopened public street right-of-way or designated park, playground, viewpoint, or multi-use trail.





Zones where transitional encampments would be allowed



2. Consistency & predictability, cont'd

New standards include:

- At least 25 feet from residentially-zoned lot; may be closer IF encampment boundary maintains a 25-foot setback and is screened
- At least 1 mile from each other, including encampments related to religious organizations
- Within ½ mile of a transit stop
- Parking required for vehicles used for shelter and for staff members
- Operators must have liability insurance for City-owned property
- Operator must allow service providers, such as social workers, to access City-owned site



3. Health & safety

Management plan required:

- Human services provided to encampment occupants
- Management and operations plan to include maintenance and security
- Plan must include process for referrals to service providers to assist under 18 unaccompanied by parent or legal guardian
- Operators must have past experience managing and operating shelters, low-income housing, or encampments serving low-income, homeless or indigent persons
- Must meet the same health, safety, and inspection requirements established for encampments related to religious organizations



4. Notice to neighbors, require Community Advisory Group

- **Require operators to give neighbors advance notice of encampment siting**
- **Require operators to form Community Advisory Committee**



Proposal vs. Temporary Use

MAYOR'S PROPOSAL

- Responds to recommendation from the Unsheltered Homelessness Task Force -- more specific, predictable and efficient process
- Type I permit, plus requirement for public notice and community advisory committee; not appealable (except to court)
- One year time period
- Includes standards for neighborhood fit, operations management, and health and safety

EXISTING TEMPORARY USE

- Less predictable - not intended for encampments
- Type II permit with public notice and comment, and appealable to Hearing Examiner
- Shorter time period, 4 weeks or 6 months



Next Steps

- 1. Review City-owned properties to identify possible sites for authorized encampments (to present to Council within 90 days of ordinance passage.)
Review and assessment to be led DPD.**
- 2. Finalize Director's Rule – coordinated between DPD and HSD.**
- 3. Coordinate and streamline DPD permitting mechanics and timeline in partnership with HSD.**

