



Mass Shelters and Housing

Zoning Code Update
PSC Hearing
September 13, 2016



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Recent Housing Conditions

- Increase in rents over five years: >30%
- Low vacancy rates: 2.6-3.2%
- Increases in homeless counts: 1887 w/o basic shelter
- More people are newly homeless



City Council's Response

October 2015

- Declared Housing Emergency
- Explored finding temporary sites
- Joined with County to coordinate programs



City Council's Response

March 2016

- Directed BPS to:
 - “Simplify regulations, remove regulatory obstacles and expedite process for land use reviews and permits” by 12/1/16
- Temporarily reduced Design and Historic Review process for affordable housing projects



Proposal

1. Temporary Housing

- Mass shelters
- Short-term housing
- Transitional units in religious institutions

2. Design Review and Historic Resource Review for affordable housing projects



Temporary Housing

- Mass Shelters
- Short-term Housing
- Transitional Units in religious institutions



Issue List from Providers

- Number of beds allowed
- Spacing requirements
- Conditional Use criteria
- Parking requirements
- Cost and time of permit and process
- Bureau coordination



Mass Shelters

Allowed:

1. Increase number of beds allowed
2. Reduce separation from 1300 ft. to 600 ft.
3. Don't require parking if part of institution

Zone	Maximum # Beds Allowed
R3-R1, IR	15 vs 0
RH/RX	50 vs 25
CO1/CN1, CN2	25 vs 15
CS/CM/CO2	50 vs 25
EX, CX and CG	200 vs 100



Mass Shelters

Conditional Use:

4. Reduce procedure from Type III to Type II for some shelters
5. Amend approval criteria to focus on livability and less on traffic studies
6. Allow shelters in EG zone through conditional use



Mass Shelters

Prohibited:

7. Continue to prohibit in OS and I zones



Short-term Housing

1. Reduce Conditional Use Review procedure from Type III to Type II for some short-term housing
2. Amend Conditional Use Review approval criteria to focus on livability and less on traffic studies
3. If allowed by right, no parking required if part of institution



Transitional Housing in Religious Institutions

Increase allowance for transitional housing as accessory use:

- from 1 to 4 transitional housing units
- from 60 to 180 days at a time



Design and Historic Review for Affordable Housing Projects

“City Subsidized Affordable Housing Projects” may choose between two processes:

- Type III Hearing before the Design Commission with Pre-application conference (current)
- or
- Type IIx staff decision with Design Advice Request (new option)



Project Observations

- It does not solve homelessness
- Only one part of the larger on-going city conversation on housing and affordability
- Does not improve existing permitting/coordination issues
- Does not change code for Terminal #1 or camping facilities
- Responds to City Council's request



Staff Recommendation

Recommend that City Council adopt an ordinance that:

- Amends Title 33 Planning & Zoning as shown in report
- Adopts the report as further findings and legislative intent

Direct staff to refine recommended code language as necessary



Next Steps

Provided PSC recommends passage . . .

- Recommended Draft in late September
- Tentative City Council date is November 2nd
- Anticipated effective date in December



Q&A



Housing

More than
30 days

Household
Living

Group Living

Less than
30 days

Short-Term
Housing

Mass
Shelters

Transitional
Units

