



CHAIR LOUSIE STRANDER; VICE-CHAIR KAREN SIMMONS;
COMMISSIONERS DENNIS MARTINEZ, SHARON MANN, DIXIE STARK,
ANDREA REAY AND APNEET SIDHU

CITY OF TUKWILA
PLANNING COMMISSION (PC)
PUBLIC HEARING AGENDA
VIRTUAL MEETING VIA MICROSOFT
TEAMS
JULY 22, 2021 - 6:30 PM

To Participate in the Virtual Meeting at 6:30 pm:

By Phone: Dial [+1 253-292-9750](tel:+12532929750), [980975934#](tel:+1980975934) Access Code 980 975 934#

Online: To join the meeting online click here [Click here to join the meeting](#)

FOR TECHNICAL SUPPORT DURING THE MEETING YOU MAY CALL **1-206-433-7155**.

- I. CALL TO ORDER
- II. ATTENDANCE
- III. ADOPT 6/24/21 MINUTES
- IV. CASE NUMBERS: E21-0003 L21-0092
PURPOSE: Consider Tukwila Zoning Code changes to respond to new requirements in State law regarding permitted locations for emergency shelters, transitional housing, and permanent supportive housing.
LOCATION: Citywide
- V. DIRECTOR'S REPORT
- VI. ADJOURN



CITY OF TUKWILA PLANNING COMMISSION (PC) PUBLIC HEARING MINUTES

Date: June 24, 2021
Time: 6:30 PM
Location: Virtual meeting via Microsoft Teams

Present: Chair Louise Strander; Vice Chair Karen Simmons; Commissioners Sharon Mann, Dennis Martinez, Dixie Stark, Andrea Reay, and Apneet Sidhu

Staff: Department of Community Development (DCD) Director Nora Gierloff, Acting Planning Supervisor Nancy Eklund, Associate Planner Meredith Sampson, and Planning Commission Secretary Wynetta Bivens

Adopt Minutes: Commissioner Mann moved to adopt the 6/10/21 minutes
Commissioner Martinez seconded the motion. Motion passed.

Commissioner Stark Moved to amend the minutes to add Commissioner Sidhu as present at the 6/10/21 meeting. Commissioner Reay seconded the motion.

PUBLIC HEARING

Chair Strander called the meeting to order and swore in persons that wish to speak. Then she opened the Public Hearing for:

CASE NUMBERS: L20-0108
PURPOSE: Adoption of a Transit-Oriented Development Housing Action Plan (TOD HAP) and its associated recommendations.
LOCATION: The Transit-Oriented Development (TOD) area around the Tukwila International Boulevard Station

Meredith Sampson, Associate Planner, DCD, gave the presentation for staff. She gave an overview of the draft TOD HAP and the proposed changes from the May 27th PC work session, and next steps. She provided background information and noted that that the project also went to the PC in December 2020 and June 2021. She explained that the objectives of the draft recommendations are to provide higher density development; displacement and community stabilization; and station area planning and infrastructure. She also went over each of the proposed draft recommendations.

There was no public testimony.

The PC deliberated.

PC RECOMMENDATIONS:

- A1) Modify Unit Mix Requirements Focusing on Share of 2-Bedroom Units**
PC Recommendation: Keep recommendation and next steps as proposed by staff.
- A2) Reduce Parking Ratios to 1.0 Stall Per Unit in HDR and NCC Zones and in URO District**
PC Recommendation: Amend the recommendation to read:
Reduce Parking ratios to 1.0 stall per unit in the HDR and NCC Zones for studios and 1-bedroom units and 2.0 stalls per unit for 2+ bedroom units.
Amend the next steps to read:
- The City should consider reducing parking requirements to 1.0 stall per unit for studio and one-bedroom units within the TIB Station Area. Reducing the parking requirements in mixed-use developments in the NC zone will make more development feasible and increase the amount of housing available.
- A3) Modify Parking Standards for 4-over-1 Development**
PC Recommendation: Amend next steps to read:
- The City should consider regulating 4-over-1 development in the zoning code without the structured parking restrictions that come along with accessing additional density through the Urban Renewal Overlay.
- A4) Adjust Recreational Space Requirements**
PC Recommendation: Keep recommendation and next steps as proposed by staff.
- A5) Reduce Step Back Requirements**
PC Recommendation: Strike A5.
- A6) Promote Site Assembly for Smaller Parcels**
PC Recommendation: Keep recommendation and next steps as proposed by staff.
- B1) Consider a 12-year MFTE Program**
PC Recommendation: Amend the recommendation to read:
Consider a 12-Year Multi-Family Tax Exemption (MFTE) Program in the TIB Station Area.
- B2) Identify Opportunities to Increase Homeownership**
PC Recommendations: Amend the next steps to read:
- The City should work with regional partners to collaborate with the Washington State Housing Finance Commission to develop area-specific down payment assistance funding and programs for South King County.
 - City staff could also work with community organizations, landlords, and housing providers to encourage referrals to homebuyer education programs sponsored by the Washington State Housing Finance Commission and the Washington Homeownership Resource Center.
 - Identify opportunities to promote development of a wider variety of housing types including, but not limited to, townhomes at a diverse income levels including medium and high income.
- B3) Support Community and Faith Based Institutions' Efforts to Develop Affordable Housing**
PC Recommendation: Strike B3.

B4) Expand Tenant Supports

PC Recommendation: Amend next steps to include:

- The City could seek out funding or technical assistance to incentivize landlords to improve their rental properties.

B5) Monitor and Track Regulated Affordable Housing

PC Recommendation: Strike B5.

B6) Monitor and Track Unregulated Affordable Housing

PC Recommendation: Strike B6.

B7) Offer Tools and Strategies for Housing Preservation

PC Recommendation: Strike B7.

B8) Evaluate a Preservation Funding Program in Exchange for Affordability Restrictions

PC Recommendation: Amend next steps to read:

- The City could engage with regional affordable housing partners through contractual agreements to explore the efficacy and funding sources of a preservation and rehabilitation incentive program for existing housing.
- The City could continue partnerships to establish a regional rehabilitation fund.
- The City could partner with acquisition funds. These funds stand ready to deploy capital aimed at acquiring and rehabilitating low-cost market rentals and create new, affordable units.

B9) Develop TIB Community Economic Development Strategies

PC Recommendation: Keep recommendation and next steps as proposed by staff.

C1) Create a Development Framework and Planned Street Network for Parcels South of SR518

PC Recommendation: Strike C1.

C2) Create a TIB Station Area Parking Strategy

PC Recommendation: Keep recommendation and next steps as proposed by staff.

C3) Connect the Station Area to Parcels South of SR518

PC Recommendation: Keep recommendation and next steps as proposed by staff.

MOTIONS:

Commissioner Martinez moved to amend recommendation A2. Commissioner Stark seconded the motion. Motion passed, six in favor, Commissioner Reay opposed.

Commissioner Mann moved to strike recommendation A3. Commissioner Stark seconded the motion. Motion passed, five in favor, Commissioners Reay and Sidhu opposed.

Commissioner Strander moved to strike recommendation A5. Commissioner Mann seconded the motion. Motion passed, four in favor, Commissioners Simmons, Reay, and Sidhu opposed.

Commissioner Reay moved to amend recommendation B1. Commissioner Stark seconded the motion. Motion passed unanimously.

Commissioner Mann moved to amend recommendation B2. Commissioner Martinez seconded the motion. Motion passed unanimously.

Commissioner Stark moved to strike recommendation B3. Commissioner Sidhu seconded the motion. Motion passed, five in favor, Commissioners Simmons and Reay opposed.

Commissioner Mann moved to amend recommendation B4. Commissioner Stark seconded the motion. Motion passed unanimously.

Commissioner Stark moved to strike recommendation B5. Commissioner Mann seconded the motion. Motion passed, five in favor, Commissioners Simmons and Reay opposed.

Commissioner Stark moved to strike recommendation B6. Commissioner Sidhu seconded the motion. Motion passed, five in favor, Commissioners Simmons and Reay opposed.

Commissioner Stark moved to strike recommendation B7. Commissioner Mann seconded the motion. Motion passed unanimously.

Commissioner Mann moved to amend recommendation B8. Commissioner Stark seconded the motion. Motion passed, six in favor, Commissioners Strander opposed.

Commissioner Strander moved to strike recommendation C1. Commissioner Reay seconded the motion. Motion passed, five in favor, Commissioners Simmons and Mann opposed.

The public hearing was closed.

FINAL MOTION:

Commissioner Mann moved to forward Case Number L20-0108 as amended to the City Council for their review and consideration. Commissioner Martinez seconded the motion. Motion passed unanimously.

DIRECTOR'S REPORT:

- Nora Gierloff, DCD Director provided information on upcoming PC agendas. The HB1220 Shelter and Housing Ordinance will be on the July 22nd agenda.

Adjourned: 9:35 p.m.
Submitted by: Wynetta Bivens
Planning Commission Secretary



STAFF REPORT TO THE PLANNING COMMISSION Prepared July 12, 2021

- FILE NUMBERS:** L21-0092 Comprehensive Plan/Zoning Code Amendment
E21-0003 SEPA Checklist
- REQUEST:** Consider amendments to Tukwila’s Zoning Code to bring it into alignment with HB 1220 which requires cities to permit indoor emergency shelters and indoor emergency housing in any zones where hotels are allowed. Additionally, it requires permanent supportive housing and transitional housing to be permitted in all zones that allow residences or hotels. The Planning Commission will hold a public hearing on the proposed amendments and make recommendations to the City Council for review and adoption.
- PUBLIC HEARING:** Scheduled for July 22, 2021
- LOCATION:** Citywide
- STAFF:** Nora Gierloff, DCD Director
Emily Miner, Assistant City Attorney
- ATTACHMENTS:**
- A. Excerpt of Zoning Code Use Table
 - B. Proposed Ordinance Language
 - C. List of King County Shelters and Transitional/Supportive Housing

BACKGROUND

The State legislature has passed House Bill 1220, which goes into effect on July 25, 2021, and requires that as of September 30, 2021, cities may not prohibit:

- Indoor emergency shelters and indoor emergency housing from locating in any zones where hotels are allowed, or
- Transitional housing or permanent supportive housing from locating in any zone that allows hotels or dwellings.

The bill does allow cities to develop reasonable operation and location requirements for these uses to protect public health and safety. Here is the bill as passed by the legislature:

- <http://lawfilesexext.leg.wa.gov/biennium/2021-22/Pdf/Bills/House%20Passed%20Legislature/1220-S2.PL.pdf?q=20210510101723>

The Planning and Community Development (PCD) Council Committee was briefed on these changes and potential local regulatory requirements on June 7, 2021. They forwarded the issue on to the Planning Commission to develop a recommendation.

Summary of HB 1220

Following is a summary of the bill's provisions and a brief discussion of how Tukwila would be affected.

Sections 1. and 2. Comprehensive Plan Housing Element and Development Regulations

The Growth Management Act (GMA), codified at Chapter 36.70A. RCW, requires periodic review and updates to Comprehensive Plans. In King County, our deadline for this update is June of 2024. The bill sets out some new requirements for the Housing Element that we will need to address including:

- Data analysis on the topic of adequate zoned land capacity for different levels of affordable housing, shelters, and supportive housing;
- Goals for inclusion of moderate density housing such as duplexes, triplexes and townhouses;
- Identify funding and regulatory barriers to housing availability for all economic segments of the community;
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing;
- Identify areas at higher risk of displacement from market forces and establish anti-displacement policies.

Tukwila will incorporate these new requirements into our Comprehensive Plan update which is targeted to begin in mid-2022.

Sections 3. and 4. Shelters and Transitional and Permanent Supportive Housing

This section prevents cities from prohibiting indoor emergency shelters and housing in any zones where hotels are allowed, and transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. This is nearly every zone in Tukwila, see use table in Attachment A.

Tukwila does not define or regulate transitional or permanent supportive housing. Currently shelters are allowed in the low, medium and high-density residential zones along with the mixed use office and office zones. However, we narrowly define the populations that may be served by these shelters:

18.06.743 Shelter "Shelter" means a building or use providing residential housing on a short-term basis for victims of abuse and their dependents, or a residential facility for runaway minors (children under the age of 18).

Tukwila would need to allow shelters serving all populations of individuals and families experiencing homelessness. Cities are allowed to impose reasonable occupancy, spacing, and intensity requirements on these uses for public health and safety purposes. However, such requirements may not prevent the siting of a sufficient number of these facilities to meet the city's need as determined by the Department of Commerce.

Section 5. Moratoriums and Interim Ordinances

Cities may not use moratoriums or interim ordinances to block implementation of the requirements of HB 1220.

Section 6. Definitions

New definitions of emergency shelter, emergency housing, and moderate-income household are added to RCW 36.70A.030.

Section 7. Accessory Dwelling Units

The bill states that cities and counties should consider policies encouraging the construction of accessory dwelling units (ADU) as a way to meet affordable housing goals. The bill suggests that policies could include:

- Prohibiting owner-occupancy requirements;
- Prohibiting use of the ADU for short-term rentals;
- Exempting ADU residents from the number of unrelated residents allowed on the lot;
- Removing minimum and maximum floor area requirements;
- Allowing setback encroachments for ADUs similar to the principal unit for roof decks, balconies, and porches;
- Developing an amnesty program for owners with unpermitted ADUs to obtain permits;
- Authorizing detached ADUs, ADUs on lots meeting minimum lot size, and ADUs on lots with nonconforming principal units, if the ADU would not increase the nonconformity;
- Authorizing ADUs to be converted from existing structures even if in violation of current setback or lot coverage requirements;
- Prohibiting public street improvements as a requisite to permitting ADUs; and
- Authorizing new or separate utility connection requirements between the ADU and utility when necessary to be consistent with certain requirements, plans, or policies.

Tukwila had been reviewing its ADU regulations prior to the COVID disruptions. When we have the staffing capacity to restart the project, we can incorporate an evaluation of the proposed policies as part of the ADU regulations update.

DISCUSSION

In addition to adding the new uses to our Zoning Code definitions and use table, we may also want to consider developing specific operational criteria to proactively address potential concerns and conflicts with these uses. See Attachment B for the proposed regulatory language.

Shelter Type

The PCD Committee supported the requirement for shelters to use a residential model where clients are screened, admitted and assigned a space for the duration of their stay rather than a day or night shelter model where people must leave with their belongings each day. On-site services would be limited to residents and not offered for drop in use. The stability offered by this model has better outcomes for the clients and fewer impacts on the surrounding neighborhood.

Transit Access

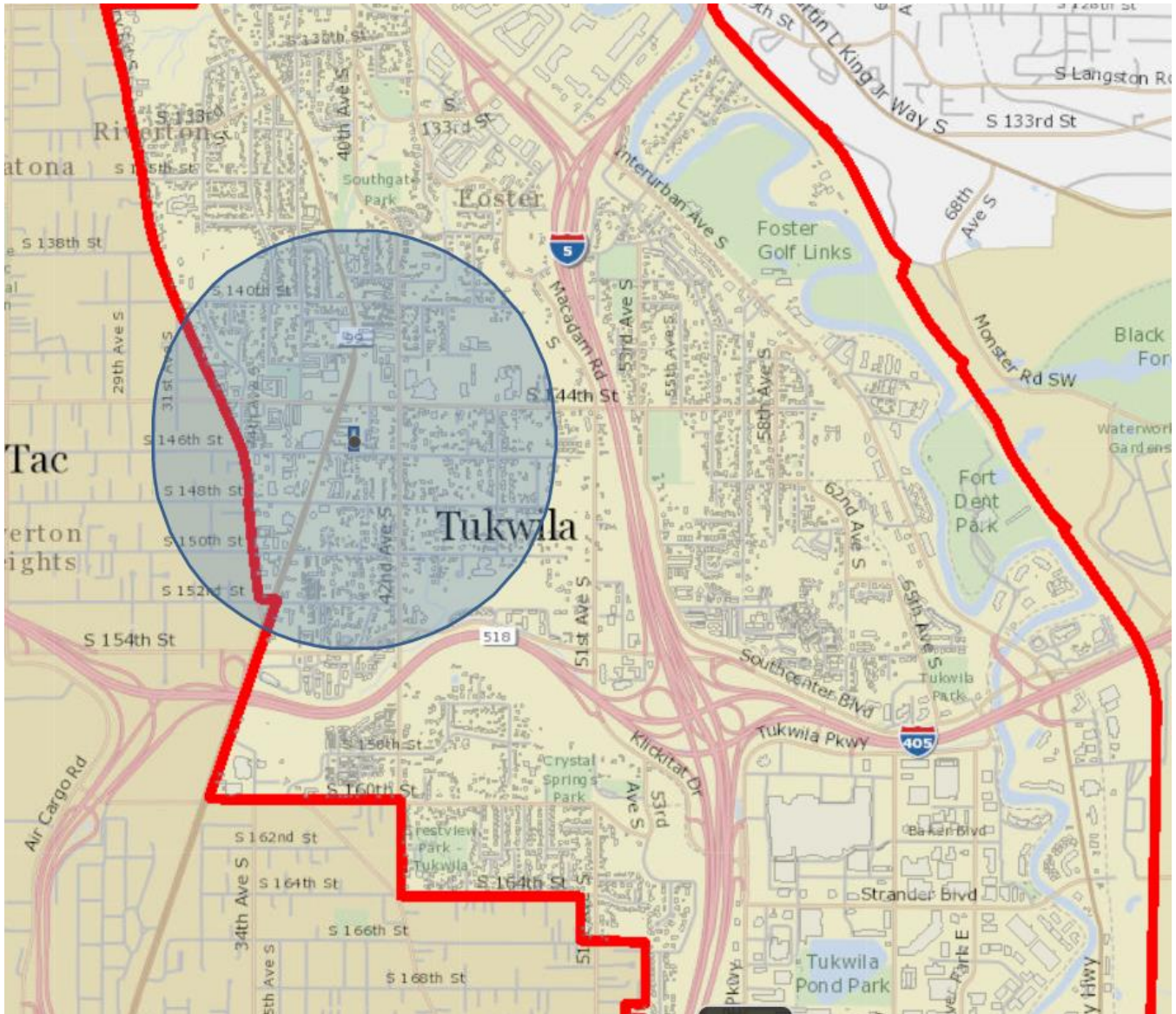
The PCD Committee supported the requirement that shelters and housing be located within a half mile walking distance of a bus or rail transit stop so that these transit dependent populations can reach services and employment.

Facility Spacing

Staff recommends that, to avoid a concentration of uses, we require that shelters be at least a half mile from any other shelters, and supportive or transitional housing be at least a half mile from any other supportive or

transitional housing. At PCD we discussed a one mile spacing but that would likely not allow an adequate number of sites in Tukwila.

The map below shows a ½ mile radius from Pacific Court, Tukwila’s only permanent supportive housing. Tukwila does not currently have any emergency shelters or emergency housing. There are four Way Back Inn units (two single family homes and one duplex) that serve as domestic shelters but under the draft language they would not be subject to the proposed spacing requirements. The Conquest Center transitional housing has moved out of Tukwila. Group homes and adult family homes are regulated differently and would not be subject to the proposed regulations.



Maximum Size

The number of residents in a facility would be required to comply with life safety regulations in the building and fire codes. In addition, staff is recommending a maximum facility size of 75 residents. Most shelters and transitional/supportive housing developments are under this size, see list of King County facilities in Attachment C. Pacific Court has 32 units with a maximum number of 50 residents.

Good Neighbor Agreement

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing be required to work with the City and adjacent residents and businesses to develop a set of standards covering quiet hours, smoking areas, security procedures, litter, landscaping, and screening.

Code of Conduct

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing work with the City to develop a set of standards and expectations that residents must agree to follow.

Parking Plan

Staff recommends that operators of shelters and supportive or transitional housing work with the City to develop a parking plan showing that the facility has adequate parking to meet the expected demand from residents, staff, service providers, and visitors. There are no parking requirements for these uses in the Zoning Code and as facility types and operations may vary it would be more accurate to set individualized requirements. Residents will not be allowed to park off site and all vehicles would have to be operational.

Emergency Services

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing develop coordination plans with both the Police and Fire Departments including protocols for response to the facility and to facility residents throughout the City. Together they would also develop a threshold for the maximum number of quarterly responses for law enforcement services. If calls for law enforcement services exceed the agreed upon threshold in any given quarter, the facility operator would work with the City to reduce calls below the threshold level.

Communication

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing provide regular reports to the Human Services Program Coordinator on how facilities are meeting performance metrics such as placement of residents into permanent housing or addiction treatment programs. The content and frequency of these reports would be specified in a Memorandum of Agreement between the City and operator.

REQUESTED ACTION

Hold the public hearing on the proposed code amendments, review the amendments, and forward the ordinance language as proposed or amended to the City Council.

Exhibit A – Table 18-6: Land Uses Allowed by District

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060

P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use) ; C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
Dwelling – Detached single family (Includes site built, modular home or new manufactured home). One detached single family dwelling per existing lot permitted in MUO, O, RCC, NCC, TVS.	P	P	P	P	P	P	P								P	P14	
Dwelling- Detached Zero-Lot Line Units		P															
Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units		P															P14
Dwelling- Townhouses			P														P14
Dwelling –Multi-family			P					P15									P14
Dwelling – Multi-family units above office and retail uses				P		P	P		P						C16 22/ ac		P14
Dwelling – Senior citizen housing, including assisted living facility for seniors *see purpose section of chapter, uses sections, and development standards		P meeting density and all other MDR standards	P 60/ac	P 60/ac			P 60/ ac	P 60/ac	P 60/ac						C16 100/ ac		P14
Dwelling unit – Accessory ¹⁷	A	A	A														
Hotels								P35	P	P	P	P	C	C	P	P	
Motels									P	P	P	P	C	C	P	P	
Shelter	P	P	P	P	P												

ATTACHMENT A

Ordinance Language to Implement HB 1220

Add to 18.06:

18.06.XXX Emergency Housing

"Emergency housing" shall have the meaning listed in RCW 36.70A.030.

18.06.XXX Emergency Shelter

"Emergency shelter" shall have the meaning listed in RCW 36.70A.030.

18.06.XXX Permanent Supportive Housing

"Permanent supportive housing" shall have the meaning listed in RCW 36.70A.030.

18.06.XXX Transitional Housing

"Transitional housing" means a facility that provides housing and supportive services to homeless persons or families and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Modify:

18.06.743 Domestic Shelter

"Domestic Shelter" means a one or two unit residential building ~~or use providing residential housing on a short-term basis for victims of abuse and their dependents, or a residential facility for runaway minors (children under the age of 18).~~

Add:

18.50.250 Emergency Housing and Emergency Shelter Criteria

Emergency housing and emergency shelter facilities are allowed subject to the following criteria:

1. It must be a 24 hour a day facility where beds or rooms are assigned to specific residents for the duration of their stay.
2. On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility and not available for drop in use by non-residents.
3. The facility must be located within a half mile walking distance of a bus or rail transit stop.
4. Facilities must be at least a half mile from any other emergency housing or emergency shelter, calculated as a radius from the property lines of the site. This distance may be reduced upon the applicant submitting documentation that there is a barrier such as a river or freeway preventing access between the facilities and the path of travel between them on public roads or trails is at least half a mile.
5. The maximum number of residents in a facility is limited to the general capacity of the building but in no case more than 75.

18.50.260 Permanent Supportive Housing and Transitional Housing Criteria

Permanent supportive housing and transitional housing facilities are allowed subject to the following criteria:

1. On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility and not available for drop in use by non-residents.
2. The facility must be located within a half mile walking distance of a bus or rail transit stop.
3. Facilities must be at least a half mile from any other permanent supportive housing or transitional housing, calculated as a radius from the property lines of the site. This distance may be reduced upon the applicant submitting documentation that there is a barrier such as a river or freeway preventing access between the facilities and the path of travel between them on public roads or trails is at least half a mile.
4. The maximum number of residents in a facility is limited to the general capacity of the building but in no case more than 75.

18.50.270 Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing Memorandum of Agreement

Prior to the start of operation, the City and facility operator shall develop and execute a memorandum of agreement containing, at a minimum, the following items:

1. A Good Neighbor Agreement addressing the following items:
 - a. Quiet Hours,
 - b. Smoking areas,
 - c. Security procedures,
 - d. Litter, and
 - e. Adequacy of landscaping and screening.
2. A Code of Conduct establishing a set of standards and expectations that residents must agree to follow.
3. A parking plan approved by the City showing that the facility has adequate parking to meet the expected demand from residents, staff, service providers and visitors. Residents may not park off-site and all vehicles must be operational.
4. A coordination plan with both the Police and Fire Departments, including protocols for response to the facility and to facility residents throughout the City and a maximum number of responses threshold for law enforcement services. If calls for law enforcement services exceed the agreed upon threshold in any given quarter, the facility operator will work with the City to reduce calls below the threshold level.
5. A requirement to provide regular reports to the Human Services Program Coordinator on how facilities are meeting performance metrics such as placement of residents into permanent housing or addiction treatment programs.

Modify:

Exhibit A – Table 18-6: Land Uses Allowed by District

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060

P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use); C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO

<u>Domestic Shelter</u>	P	P	P	P	P												
<u>Emergency Housing</u>								P38	P38	P38	P38	P38	P38	P38	P38	P38	
<u>Emergency Shelter</u>								P38	P38	P38	P38	P38	P38	P38	P38	P38	
<u>Permanent Supportive Housing</u>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	
<u>Transitional Housing</u>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	

Add:

38. Subject to the criteria and conditions at 18.50.250 and 18.50.270

39. Subject to the criteria and conditions at 18.50.260 and 18.50.270

APPENDIX 5: PROJECTS INCLUDED IN THE SEATTLE/KING COUNTY ANALYSIS

Emergency Shelter		
Organization Name	Project Name	Beds/Units
Auburn Youth Resources	Arcadia Shelter	6 beds (youth)
Catholic Community Services (CCS)	ARISE (Renton)	25 beds; 2 overflow beds
Catholic Community Services (CCS)	HOME for Women (Kent)	12 overflow beds
Catholic Community Services (CCS)	HOME Program (Kent)	25 beds; 1 overflow bed
Catholic Community Services (CCS)	Reach Out (Federal Way)	40 seasonal beds
Congregations for the Homeless	Congregations for the Homeless Shelter	30 beds
Congregations for the Homeless	Eastside Winter Response Shelter - Men	50 seasonal beds
DAWN	Confidential Shelter	7 units; 2 beds
Downtown Emergency Service Center (DESC)	Crisis Respite	20 beds
Friends of Youth	The Landing	20 beds (14 youth); 5 seasonal beds
Hopelink	Avondale Park	8 units
Hospitality House	Hospitality House (Burien)	9 beds
Multiservice Center (MSC)	MSC Family Shelter (Kent)	15 units
The Sophia Way	Eastside Winter Response Shelter - Women & Children	30 seasonal beds
The Sophia Way	The Sophia Way	21 beds
YWCA Seattle - King - Snohomish	YWC34.621 Auburn Emergency	7 units
YWCA Seattle - King - Snohomish	YWCA14.623 East Cherry Emergency	12 units
City of Seattle Funded Emergency Shelter		
Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - ES - C	3 beds; 6 units
Archdiocesan Housing Authority (AHA)	Noel House / St. Mark's - C	72 beds
Catholic Community Services (CCS)	Sacred Heart - C	9 units; 4 overflow beds
Compass Housing Alliance	FASC / Operation NightWatch - C	80 beds; 1 overflow bed
Compass Housing Alliance	First United Methodist Church - C	60 beds
Compass Housing Alliance	Hammond House - C	40 beds; 1 overflow bed
Compass Housing Alliance	Roy Street - C	40 beds; 1 overflow bed

Catholic Community Services (CCS)	St. Martin de Porres - C	212 beds; 34 seasonal beds
Downtown Emergency Service Center (DESC)	Main Shelter - C	184 beds; 14 overflow beds
Downtown Emergency Service Center (DESC)	Kerner Scott Women's Shelter - C	25 beds
Immanuel Community Services	Recovery Program / Transitional Housing - C	15 beds
Mary's Place	Bianca's Place - C	22 units
New Beginnings	Emergency Shelter - C	5 units; 3 beds
Salvation Army	City of Seattle Winter Response Shelter - C	76 beds; 3 overflow beds
Salvation Army	King County Admin Building - Winter Response - C	50 seasonal beds
Salvation Army	Pike Street - C	20 beds; 7 overflow beds
Salvation Army	William Booth (lower level) - C	91 beds; 16 overflow beds
Salvation Army	Catherine Booth House - C	9 units; 3 beds
Shalom Zone Nonprofit Association	ROOTS Young Adult Shelter - C	45 beds (youth)
SHARE	All SHARE shelters - C	258 beds; 25 overflow beds
Solid Ground	Family Shelter - C	14 units
Solid Ground	Broadview Shelter - C	10 units
YouthCare	Orion Shelter - C	15 beds (youth); 5 overflow beds
YWCA Seattle - King - Snohomish	SIS Late Night Shelter - C	44 overflow beds
YWCA Seattle - King - Snohomish	YWC13.120 Angeline's Enhanced Night Shelter - C	80 beds; 5 overflow beds
YWCA Seattle - King - Snohomish	YWC14.621 Downtown Emergency - C	12 units; 14 beds
YWCA Seattle - King - Snohomish	YWC14.625 Willow Street Enhanced Emergency - C	35 units; 11 overflow beds
Transitional Housing		
Organization Name	Project Name	Beds/Units
Archdiocesan Housing Authority (AHA)	Spruce Park Apartments	4 units
Archdiocesan Housing Authority (AHA)	Traugott Terrace TH	12 beds
Auburn Youth Resources	Severson House	11 beds (youth)
Catholic Community Services (CCS)	Alder Crest	8 units
Catholic Community Services (CCS)	FUSION	16 units

Catholic Community Services (CCS)	GPD Michael's Place	18 beds
Catholic Community Services (CCS)	Harrington House (Bellevue)	8 units
Catholic Community Services (CCS)	Katherine's House	6 beds
Catholic Community Services (CCS)	Rita's House (Auburn)	6 beds
Community Psychiatric Clinic (CPC)	El Rey	16 beds
Community Psychiatric Clinic (CPC)	The Willows	15 units
Community Psychiatric Clinic (CPC)	Cedar House	8 beds (youth)
Compass Housing Alliance	GPD - Renton Regional Veteran's Program	10 units; 26 beds
Compass Housing Alliance	GPD - Veterans Program (Shoreline)	25 beds
Compass Housing Alliance	Othello House	4 beds
Elizabeth Gregory Home	Elizabeth Gregory Home at Maple Leaf House	7 beds
Friends of Youth	New Ground Avondale Park	24 units
Friends of Youth	New Ground Bothell	14 units (youth)
Friends of Youth	New Ground Kirkland	9 beds (youth)
Hopelink	Avondale Park II (Redmond)	27 units
Hopelink	Heritage Park/ Alpine Ridge (Bothell)	15 units
Hopelink	Hopelink Place	20 units
Kent Youth and Family Services	Watson Manor (Kent)	7 units (youth); 2 child only beds
KITH	Petter Court Transitional	4 units
Low Income Housing Institute (LIHI)	Cate Apartments / GPD-Cate Apartments	11 units
Low Income Housing Institute (LIHI)	Columbia Court	13 units
Low Income Housing Institute (LIHI)	Denny Park	8 units
Low Income Housing Institute (LIHI)	GPD - Arion Court	16 beds
Low Income Housing Institute (LIHI)	Martin Court	13 units; 28 beds
Low Income Housing Institute (LIHI)	Meadowbrook View	15 units
Low Income Housing Institute (LIHI)	Tyree Scott - TH	6 units
Multiservice Center (MSC)	Family Transitional Program - S. King county	6 units

Multiservice Center (MSC)	Men's Transitional Housing (Federal Way)	11 beds
Multiservice Center (MSC)	Titusville Station	15 beds
Pioneer Human Services	GPD - Mark Cooper House	38 beds
Salvation Army	GPD - Veterans Transitional Program	30 beds
Salvation Army	William Booth Center (upper floor)	48 beds
Solid Ground	Bethlehem House	1 unit
Solid Ground	Rent Assistance at SandPoint	18 beds
Solid Ground	SandPoint Family Program	26 units
St Stephen Housing Association	City Park Townhouses Transitional Housing (Auburn)	11 units
St Stephen Housing Association	Nike Manor Transitional Housing	8 units
The Sophia Way	The Sophia Way Transitional Housing	7 beds
Valley Cities Counseling and Consultation	Valley Cities Transitional Housing	3 units
Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Bennett House	6 beds
Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Burien	6 beds
YMCA	YMCA Shared Homes	24 beds (youth)
YouthCare	Straley House	12 beds (youth)
YWCA Seattle - King - Snohomish	Auburn Transitional Housing	12 units
YWCA Seattle - King - Snohomish	Central Area Transitional Housing	42 units
YWCA Seattle - King - Snohomish	Family Village - Case Managed Units	5 units
YWCA Seattle - King - Snohomish	Family Village (Redmond)	20 units
Catholic Community Services (CCS)	Aloha Inn - CS	66 beds
City of Seattle Funded Transitional Housing		
Compass Housing Alliance	Cascade Women's Transitional - CS	32 beds
Compass Housing Alliance	Pioneer Square Men's Program - CS	78 beds
Compass Housing Alliance	Scattered Sites (Bryant, Cedar, Evanston, Phinney) - CS	22 beds (5 youth)
Compass Housing Alliance	HomeStep / Transitions / Transitions 2 - CS	14 units
Compass Housing Alliance	Cesar Chavez House - CS	5 beds
Compass Housing Alliance	Magnolia House - CS	5 beds
Compass Housing Alliance	Mary Witt / Rosa Parks House - CS	10 beds

Compass Housing Alliance	Miracle Manor - CS	6 beds
El Centro de la Raza	Transitional Housing Program Ferdinand/Shelton Houses - CS	2 units
First Place School	Housing Stabilization Program - CS	6 units
Friends of Youth	New Ground - SandPoint (Harmony House) - CS	6 units (youth)
Muslim Housing Services	Muslim Housing Services Transitional Housing - CS	15 units
Salvation Army	Bridges to Housing - CS	11 units; 30 beds
Solid Ground	Santos Place - CS	42 beds
United Indians of all Tribes	United Indians Youth Home - CS	25 beds (youth)
Urban League of Seattle	MJ Harder House - CS	7 beds (youth)
YMCA	Young Adults in Transition - CS	20 beds (youth)
YouthCare	Home of Hope - CS	18 beds (youth)
YouthCare	Passages (Sand Point) - CS	8 beds (youth)
YouthCare	Ravenna House - CS	10 beds (youth)

Permanent Supportive Housing		
Organization Name	Project Name	Beds/Units
Archdiocesan Housing Authority (AHA)	Frederic Ozanam House (Westlake 2)	56 beds
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Sta. Teresita del Nino Jesus	25 units
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Parke Studios (at the Josephinum)	15 beds
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Westlake	53 beds
Archdiocesan Housing Authority (AHA)	Bakhita Gardens	70 beds
Archdiocesan Housing Authority (AHA)	Dorothy Day	41 beds
Asian Counseling and Referral Services (ACRS)	HOPES	15 beds
Asian Counseling and Referral Services (ACRS)	The Beacon	6 beds
Catholic Community Services (CCS)	Palo Studios	17 beds
Catholic Community Services (CCS)	The Cedars	10 beds
Catholic Community Services (King County)	Monica's Place	5 beds
Community Housing Mental Health	Leighton Apartments	15 beds

Congregations for the Homeless	Congregations -Permanent Housing Program	69 beds
Downtown Emergency Service Center (DESC)	Aurora Supportive Housing	87 beds
Downtown Emergency Service Center (DESC)	Evans (415 10th)	75 beds
Downtown Emergency Service Center (DESC)	Kerner Scott - OPH	15 beds
Downtown Emergency Service Center (DESC)	Lyon Building	64 beds
Downtown Emergency Service Center (DESC)	Morrison Hotel	190 beds
Downtown Emergency Service Center (DESC)	Rainier Supportive Housing	50 beds
Downtown Emergency Service Center (DESC)	Scattered Site for MI Adults	60 beds
Downtown Emergency Service Center (DESC)	Union Hotel	52 beds
Downtown Emergency Service Center (DESC)	1811 Eastlake	75 beds
Downtown Emergency Service Center (DESC)	Cottage Grove Apartments	20 beds
Evergreen Treatment Services	REACH Respite Case Management	40 beds
Friends of Youth	FOY Permanent Housing with Supports	16 units
Hopelink	Duvall Place	8 units
Imagine Housing	Francis Village	15 units
Imagine Housing	Johnson Hill / Chalet Apartments	12 units
Imagine Housing	Rose Crest Apartments	8 units
Imagine Housing	Velocity Housing Stability Program	12 units
Plymouth Housing Group (PHG)	Shelter Plus Care \ Shelter Plus Care HIV	74 units; 706 beds
Low Income Housing Institute (LIHI)	Frye Hotel	48 beds
Low Income Housing Institute (LIHI)	Glen Hotel	37 beds
Low Income Housing Institute (LIHI)	Greenwood House	9 beds
Low Income Housing Institute (LIHI)	Broadway House	7 beds
Low Income Housing Institute (LIHI)	White River Gardens	8 beds
Plymouth Housing Group (PHG)	Gatewood	74 beds
Plymouth Housing Group (PHG)	Humphrey	81 beds
Plymouth Housing Group (PHG)	Pacific Hotel \ Pacific Hotel HIV	74 beds
Plymouth Housing Group (PHG)	Plymouth on Stewart	84 beds
Plymouth Housing Group (PHG)	Plymouth Place	70 beds

Plymouth Housing Group (PHG)	Scargo	45 beds
Plymouth Housing Group (PHG)	Simons Building (3rd and Blanchard)	92 beds
Plymouth Housing Group (PHG)	St. Charles	61 beds
Plymouth Housing Group (PHG)	Williams Apartments	81 beds
Solid Ground	Brettler Place	51 units
Solid Ground	P.G. Kenney Place	15 beds
Sound Mental Health	Homestead Family Housing	25 units
Sound Mental Health	Kasota	45 beds
Sound Mental Health	Kenyon Housing	18 beds
Sound Mental Health	Pacific Court	48 beds
Sound Mental Health	South County Pilot	50 beds
Sound Mental Health / Low Income Housing Institute	Ernestine Anderson Place	45 beds
Sound Mental Health / Low Income Housing Institute	Gossett Place	9 units; 27 beds
Sound Mental Health / Low Income Housing Institute	McDermott Place / VASH McDermott Place	75 beds
The Sophia Way	Sophia's Home	29 beds
Transitional Resources	Avalon Place	15 beds
Valley Cities Counseling and Consultation	Coming Up	22 beds
Valley Cities Counseling and Consultation	Families First	24 units
Valley Cities Counseling and Consultation	Homeless Services Enhancement Program	12 units; 8 beds
Valley Cities Counseling and Consultation	Pathways First	14 units
Valley Cities Counseling and Consultation	Valley Cities Landing	24 beds
YMCA	Home At Last	8 units; 7 beds
YWCA Seattle - King - Snohomish	Family Village Issaquah-Project Based	26 beds
YWCA Seattle - King - Snohomish	Opportunity Place	29 beds
YWCA Seattle - King - Snohomish	Summerfield Apartments	13 beds
YMCA	YMCA Permanent Housing	9 units; 4 beds
City of Seattle Funded Permanent Supportive Housing		
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Wintonia - C	92 beds
Compass Housing Alliance	Nyer Urness House - C	75 beds
Downtown Emergency Service Center (DESC)	Canaday House - C	83 beds

Rapid Rehousing		
Organization Name	Project Name	Beds/Units
Catholic Community Services (CCS)	CCS RRH Pilot	15 units
City of Seattle Funded Rapid Rehousing		
El Centro de la Raza	El Centro Rapid Rehousing - C	3 units
Wellspring Family Services	Wellspring RRH Pilot - C	6 units
YWCA Seattle - King - Snohomish	YWCA Rapid Rehousing - C	2 units
Solid Ground	SGO RRH Programs - C	27 units