

## 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 <sup>17</sup>	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

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<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
<b>City of Seattle Funded Transitional Housing</b>		
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
<b>City of Seattle Funded Permanent Supportive Housing</b>		
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