

# **Planning and Community Development**

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**August 16, 2021**

## ***HB 1220 Zoning Code Update***



# What is HB 1220?

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New State Law effective 9/30/21

- Focus is on housing and homelessness
- New Comprehensive Plan requirements
  - Will be addressed in next Plan update
- Suggested updates to Accessory Dwelling Unit (ADU) regulations
  - Not mandatory, but will discuss at a later date

# What is required by HB 1220?

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- These are mandatory changes to promote affordable housing
- Aimed at distributing these needed facilities among all cities/counties
- Cities must allow them where housing or hotels are currently permitted

# What is required by HB 1220?

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Emergency housing/shelters must be permitted uses where hotels are permitted

- Regional Commercial, Industrial and Tukwila South Districts

Transitional/Supportive housing must be permitted uses where housing or hotels are permitted

- All zoning districts in Tukwila

# What is required by HB 1220?

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We are treating the single family/duplex houses operated by Way Back Inn in Tukwila for domestic violence survivors as a separate category

- These would not be subject to the new standards proposed in the ordinance

# Where we are now

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- June 7: PCD briefed on HB 1220
- July 22: Planning Commission held public hearing, discussed draft ordinance, and forwarded to City Council
- August 16: PCD review of PC recommendations and draft ordinance

# What can Tukwila control?

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- Operational criteria to increase the success of these facilities and improve neighborhood compatibility
- Location criteria to avoid an overconcentration of facilities
  - We are required to accommodate our fair share

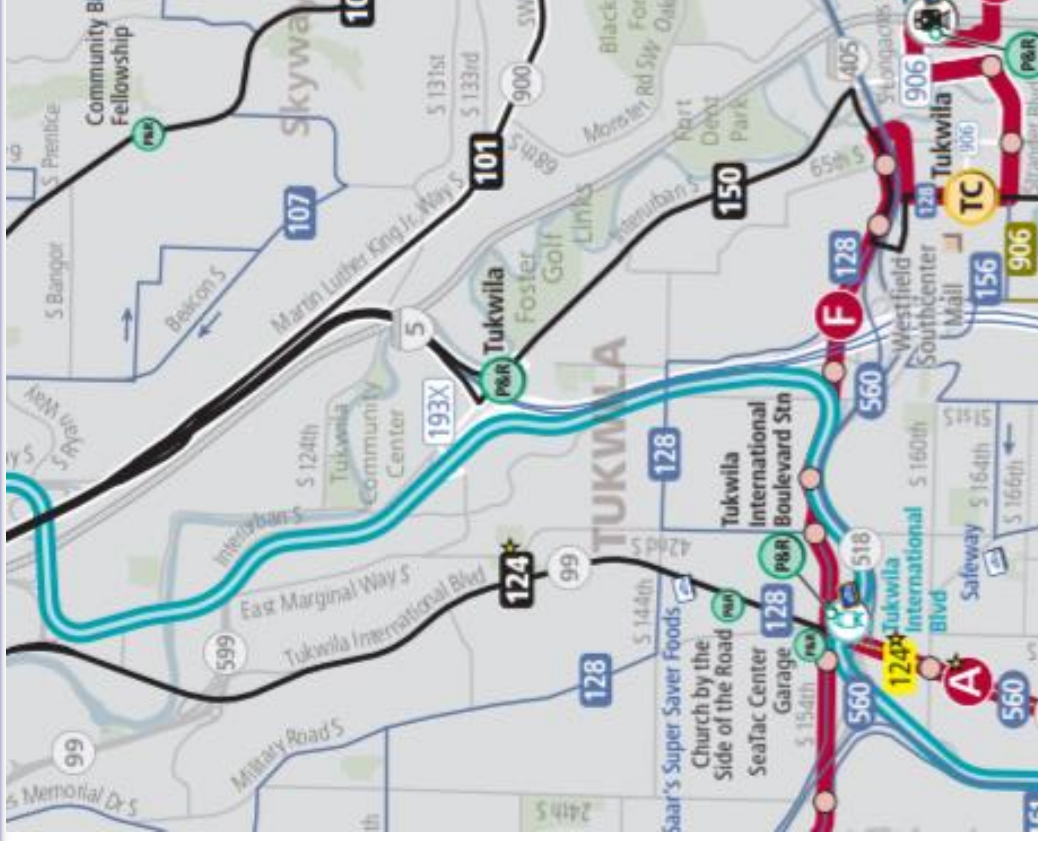
# Proposed Changes/Additions

- Add definitions to the Code
- Require 24/7 facilities with assigned beds/rooms/apartments
  - Provides stability for residents, fewer spillover effects on neighborhood than day/night shelters
  - Onsite services limited to residents



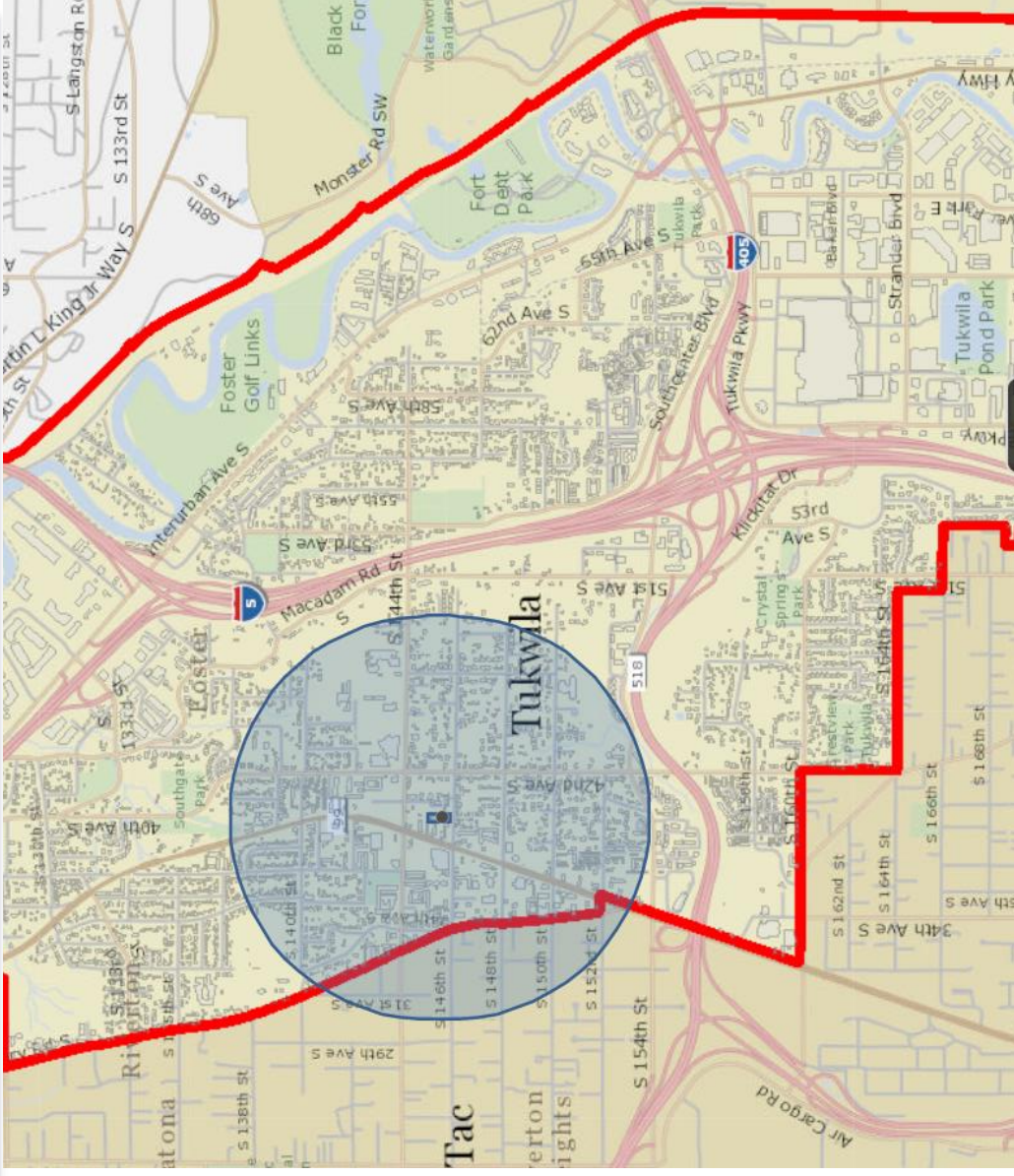
# Proposed Changes/Additions

- Facilities located within a ½ mile walking distance of a transit stop
- Promote access to jobs and services for this highly transit dependent population



# Proposed Changes/Additions

- **1/2 Mile separation between facilities**  
- Avoid concentrations to better serve all areas of the region



# Proposed Changes/Additions

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- Maximum facility size varies based on facility type:
  - Shelters: 45 residents
  - Transitional/supportive housing:
    - 15 LD
    - 30 MD
    - 45 HDR or other zones
- Memorandum of Agreement (MOA)
  - Proactively address issues that have arisen at other facilities
  - Tailor standards to the specific nature of the proposal

# MOA Contents

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- **Good Neighbor Agreement**
  - Standards covering quiet hours, smoking areas, security procedures, litter, landscaping, and screening
- **Code of Conduct for residents**
  - Expected rules of behavior addressing conduct within the facility

# MOA Contents

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- **Parking Plan**
  - Meet the expected demand from residents, staff, service providers, and visitors
- **Police and Fire Coordination**
  - Sets a threshold for calls for service
- **Regular reports to Human Services**

# Next Steps

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Discuss the ordinance language

Make any desired amendments

Make a recommendation to the City Council



# Sample Motions

- I move to amend the proposed ordinance language at 18.50.2XX item X to read as \_\_\_\_\_.
- I move to forward the proposed ordinance language to the Committee of the Whole for a public hearing.