



Homeless Services Uses LUCA Public Hearing

City Council
June 11, 2018

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Citywide Shelter Land Use Code Amendment



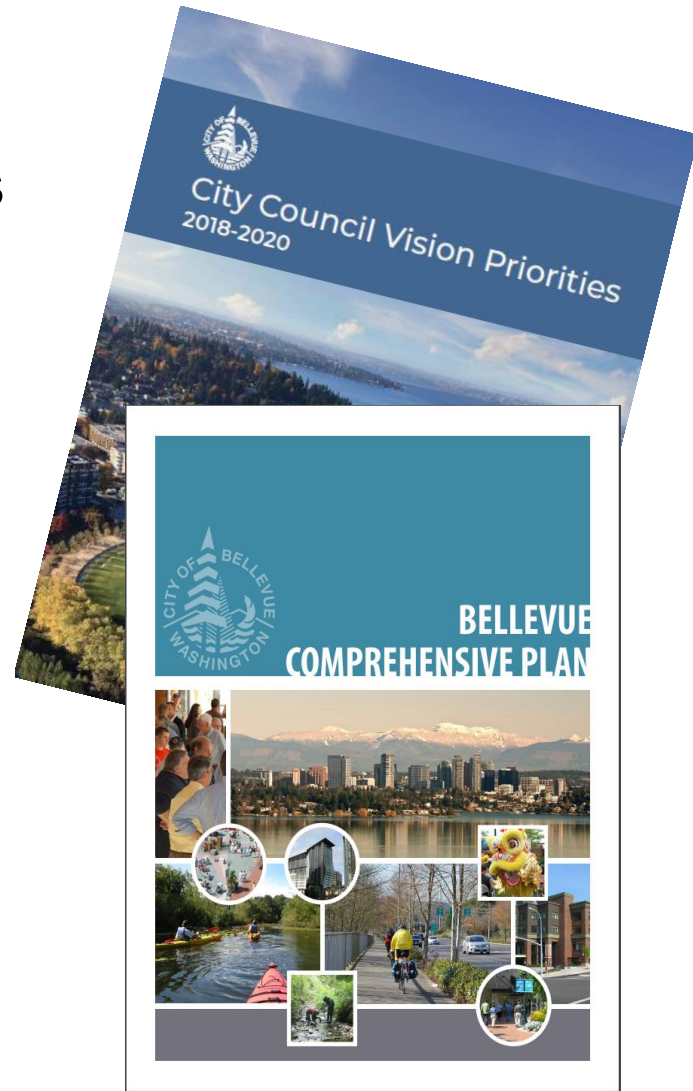
Meeting Objectives

- Purpose: hold a Public Hearing on the Homeless Services Uses LUCA
- Policy Consideration: should staff be directed to prepare an ordinance amending the Land Use Code to regulate Homeless Services Uses (shelters and day centers).



Policy Framework for the LUCA

- Work toward an Eastside solution for a permanent location for a men's winter homeless shelter.
- Support the establishment of a year-round homeless shelter on the Eastside.
- Take steps to ensure homelessness is rare, brief and one time.
- Regulate homeless service uses without criminalizing homelessness.
- Effectuate policies contained in the Comprehensive Plan.



Draft Shelter Permitting LUCA

- Received Council Direction
- Reviewed information
 - Individual and Community Group Feedback
 - City Due Diligence Report
 - Best Practice Research/Peer Cities
- Surveyed Interested Stakeholders
- Listened to Feedback (Workshops/Listening Session)
- Prepared Initial Draft Shelter Permitting LUCA (released April 23)





City's Shelter Permitting Response



2016 – 2018

Policy Framework

Community Input
Due Diligence Report
Best Practices
Citywide Survey

2018

Land Use Code Amendments

Use Requirements, Definitions,
Development Standards, Design
Guidelines and Facility Operations

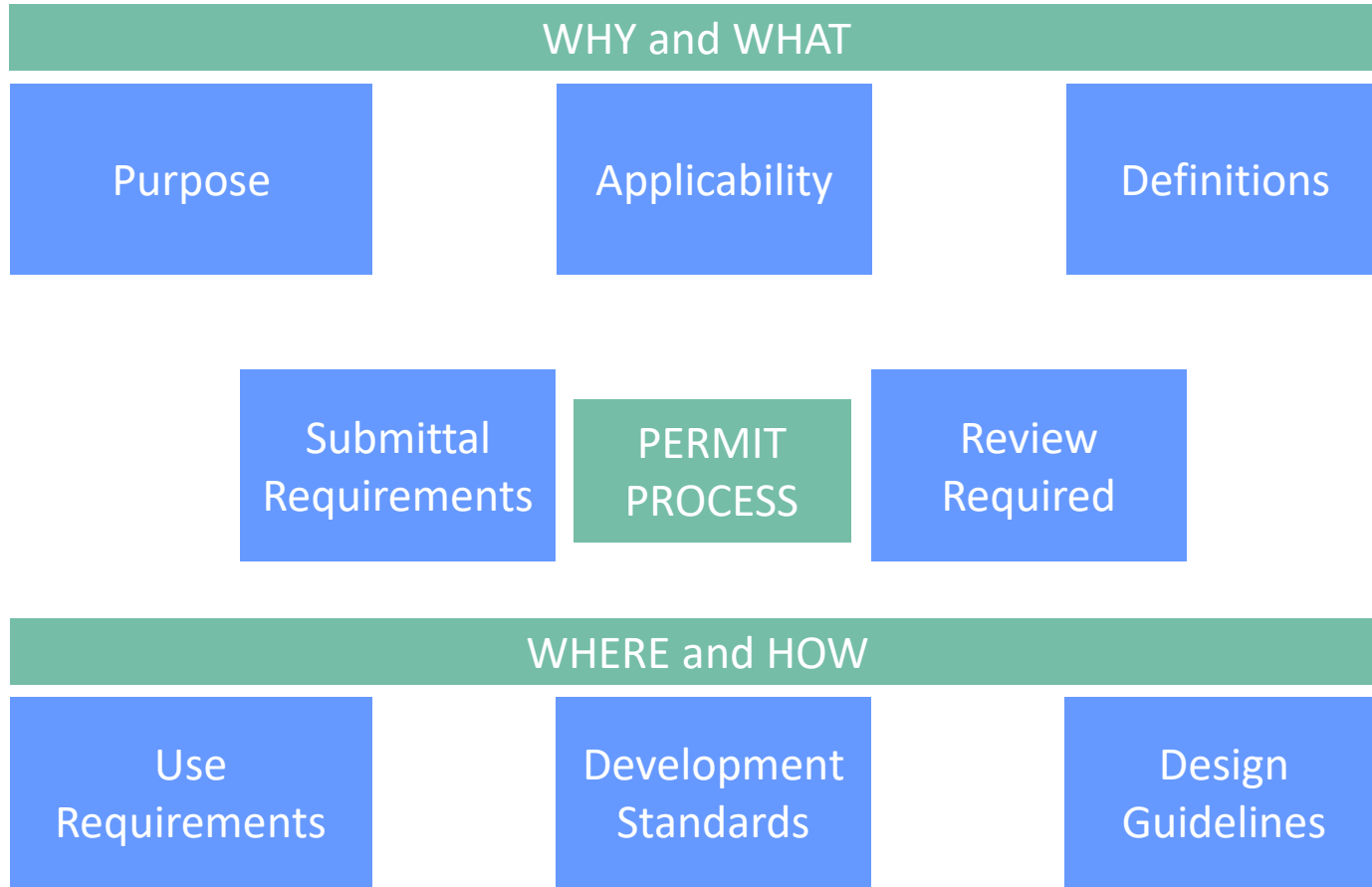
Shelter Permitting

City Approval Process

Citywide Shelter Land Use Code Amendment



Organization of the Public Hearing Draft LUC Amendment (LUCA)



Permitting Process

Homeless Services Uses Permitting

Processing Decision by Council
LUC 20.20.455.E

Development Agreement (DA)

Conditional Use Permit (CUP)

Public Review Components

Public Review Components

Public Notice
1,000 Foot Mailing
Public Meeting

DA or CUP Application
(LUC 20.20.455.H)

Public Notice
1,000 Foot Mailing
Public Meeting

GNA Advisory
Committee Meetings

GNA Advisory
Committee Meetings

Director Recommendation

Director Recommendation

City Council PH/Decision

Hearing Ex PH/Decision

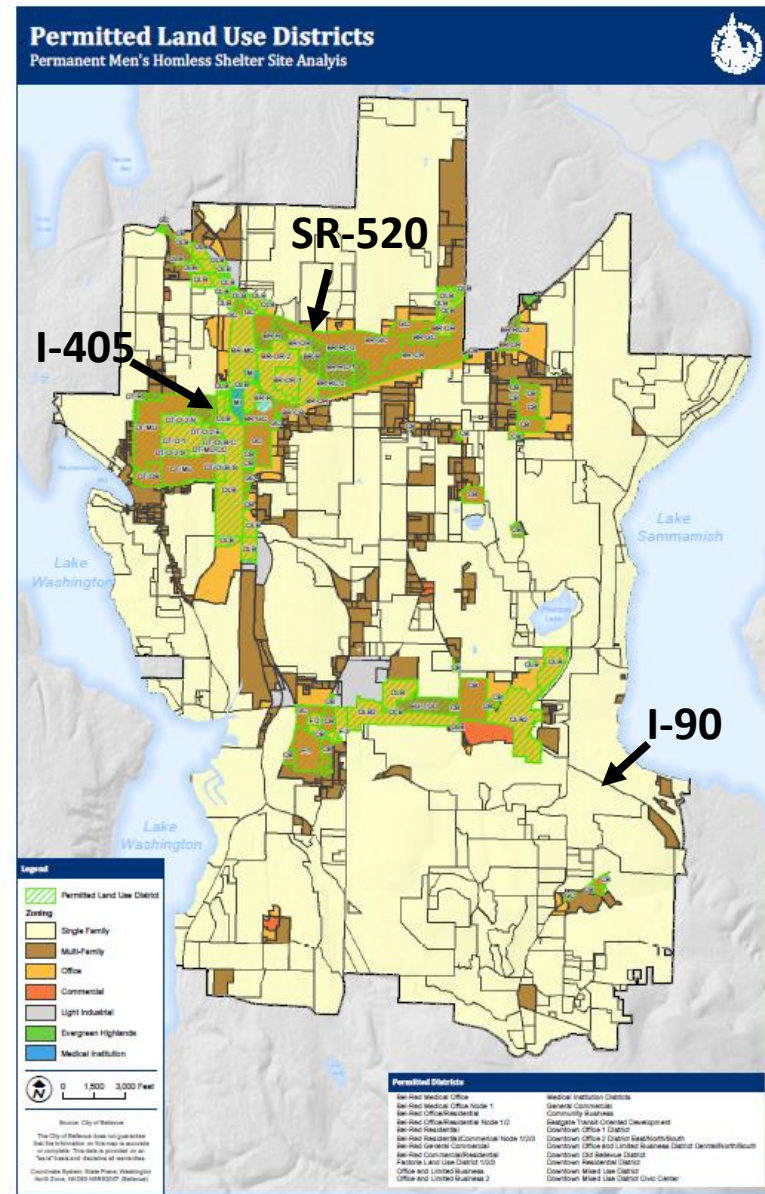
Appeal to Superior Court

Appeal to City Council

Permitted Land Use Districts

– Use Charts

- Commercial
 - GC
 - CB
 - EG-TOD
- Office
 - OLB and OLB-2
- All Downtown Districts
- BelRed
 - All Districts
 - Except BR-ORT
- All Factoria Districts
- All Medical Institution Districts



LUCA Review Plan – Remaining Steps

Plan Endorsed by the City Council

- ✓ • April 23: Introduction of Draft LUCA
- ✓ • May 7: Policy Discussion
- ✓ • May 21: Policy Discussion
- June 11: Public Hearing
- June 25: Final Adoption (tentative date)*

Contingency Dates

- July 16
- July 23
- August 6 (Interim Official Control Expires)

** Consider extension of IOC if permanent regulations will not be adopted by August break*





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