

Provisions Governing the Establishment of Permanent Supportive Housing

Excerpts of IOC Ordinance No. 3059 - Passed by City Council on August 17, 2021

Section 9. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II are hereby amended to include the new provisions of chapter RZC 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing as follows:

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NEW SECTION. RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.

A. Purpose.

The purpose of the permanent supportive housing and transitional housing provisions is to:

- 1. Support housing stability and individual safety to those experiencing homelessness.**
- 2. Ensure that housing is accessible to all economic segments of the population.**

B. Applicability.

The provisions of this section apply to all permanent supportive housing and transitional housing developments in the City.

C. Requirements.

1. Siting and Spacing of Permanent Supportive Housing and Transitional Housing.

The siting and spacing of permanent supportive housing and transitional housing shall be limited to no less than one half mile from any established Permanent Supportive Housing and Transitional Housing.

2. Density.

The density or maximum number of residents for permanent supportive housing and transitional housing shall be limited as follows:

- a. Permanent supportive housing and transitional housing located in mixed-use zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an Occupancy Agreement.**

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

3. Occupancy Agreement.

a. An occupancy agreement shall be established with the City prior to occupancy of a permanent supportive housing or transitional housing use:

i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios; and

E. Roles and responsibilities of all staff.

iv. Program rules and/or code of conduct describing occupant expectation and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

A. The use or sale of alcohol and illegal drugs;

B. Threatening or unsafe behavior; and

C. Weapon possession.

v. Safety and security plan reviewed and approved by the Redmond Police Department.

vi. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a “Good Neighbor Agreement Plan”)

vii. Description of eligibility for residency and a referral process.

viii. Parking management plan that includes a prohibition of car camping onsite and in designated on-street parking.

Section 13. Amendments to Redmond Zoning Code (RZC) 21.78

Definitions. The provisions of RZC Chapter 21.78, subsections E Definitions, P Definitions, and T Definitions are hereby amended to include the new provision of definitions as follows:

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NEW SECTION. Permanent Supportive Housing. Permanent supportive housing has the same meaning as RCW 36.70A.030 “Permanent supportive housing” and as thereafter amended.

For Council Reference, the definition from RCW 36.70A.030 reads as follows: “Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

NEW SECTION. Transitional Housing. Transitional housing has the same meaning as RCW 84.36.043 “Transitional housing” and as thereafter amended.