What Happens With Shelters for the Homeless?

PROBLEMS IDENTIFIED:

• Current limitations on spacing, density, and size for shelters are difficult to administer and have unintended consequences, including overreliance on emergency determinations to expand existing facilities and continued concentration of legacy facilities in certain neighborhoods.

• City Council districts are the wrong geographic units for regulating the maximum number of beds for shelters as permanent, primary uses.

• The terms “beds” and “residents” are used inconsistently, and the use of “beds” as a measure of facility size does not reflect best practices for limiting the size of shelters.

• Definitions of shelter types are confusing, have ineffective and inequitable public involvement procedures, and make it difficult to combine a continuum of shelter to housing options in one facility.

CURRENT CONDITIONS

Unintended Consequence
• Concentration of Existing Facilities

Continuum of Services
• Provision of multiple services, multiple housing types at one site

Inappropriate Geographic Units
• City Council Districts change every 10 years
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### PROPOSED CHANGES

**Proposed Solutions:**
- Consolidate current residential care uses and expand permitted zone districts to allow establishment of shelters to reduce exclusion of populations and ensure facilities can be established near transit and services.
- Establish clear, consistent spacing and density requirements to prevent overconcentration of facilities while allowing equitable distribution of shelters and other types of Residential Care uses throughout the city.
- Establish standardized permitting processes and terminology for all residential care uses.
- Require Community Information Meetings prior to submitting a formal application for larger residential care uses to notify and educate neighbors and foster positive relationships.

**Proposed Residential Use Types:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Permitted Zones</th>
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<tbody>
<tr>
<td>Residential Care Large</td>
<td>All Zone Districts except SU, TU, RH, MU (2.5, 3, &amp; 5), RX (3 &amp; 5), RO, MS/MX-2x, MS/MX-2, MX-2A, OS (A, B, &amp; C).</td>
</tr>
<tr>
<td>Residential Care Medium</td>
<td>Permitted in all zone districts, except the SU, TU, RH, MU-2.5, MS/ MX-2x, MS/MX-2, MX2A, OS-B, OS-A and OSC zone districts.</td>
</tr>
<tr>
<td>Residential Care Small</td>
<td>Permitted in all zone districts, except the OS-B, OSA and OS-C zone districts.</td>
</tr>
<tr>
<td>Residential Care Very Small</td>
<td>Permitted in all zone districts, except I-A, I-B, AIO, OSB, OS-A and OSC.</td>
</tr>
</tbody>
</table>

**Where will shelters be allowed?**

- **Residential Care Large** – All Zone Districts except SU, TU, RH, MU (2.5, 3, & 5), RX (3 & 5), RO, MS/MX-2x, MS/MX-2, MX-2A, OS (A, B, & C).
- **Residential Care Medium** - Permitted in all zone districts, except the SU, TU, RH, MU-2.5, MS/ MX-2x, MS/MX-2, MX2A, OS-B, OS-A and OSC zone districts.
- **Residential Care Small** - Permitted in all zone districts, except the OS-B, OSA and OS-C zone districts.
- **Residential Care Very Small** - Permitted in all zone districts, except I-A, I-B, AIO, OSB, OS-A and OSC.