

May 2024

## Affordable Housing Committee's Recommendations

1. Application Review Process:
  - Transitional Housing developments should be processed through a Director's (Administrative) Review Process, without Notice. Proposals should not be required to have neighborhood meetings, public noticing, or a public hearing process.
2. Land Use Allowance: Permitted outright in Residential zones, O/R zone, and C-3 zone.
3. Housing Types:
  - Unique and unconventional construction types should be allowed as transitional housing (residential units that do not qualify as "dwelling units" under the Building Code). This includes structures that may be prefabricated or modular buildings. Allowing non-traditional housing types may promote lower-cost options for service providers looking for creative solutions for people experiencing homelessness.
  - Yurts, tents, and temporary fabric structures should be **prohibited**. Although these provide shelter from the elements, they are not aligned with the goal of transitioning people into permanent, stable housing.
4. Common Shared Facilities. For residential structures that lack private bathrooms and kitchens, common shared facilities must be required. This includes kitchen areas, full bathrooms with showers, and secure storage. Laundry facilities are not required.
5. Management and Operational Standards. Similar to the emergency shelter state criteria, management and operational standards are necessary to ensure success of transitional housing project and mitigate any perceived negative impact to the community. Specific regulations would be required for:
  - Qualifications for Eligible Operational Agency to manage the transitional housing;
  - Qualifications for Eligible Residents who can benefit from transitional housing;
  - Requirements for supportive services;
  - Management Plan, to be approved by Director;
  - Resident Code of Conduct, to be approved by Director;
  - Annual Agency Reporting Requirement.
6. Neighborhood Compatibility. (The Committee recommended that the Planning Commission investigate the following items further):
  - Planning Commission to help determine appropriate "scale" of development to be allowed in different zoning districts. Development should be less intensive in lower-density neighborhoods and more intensive in high-density areas.
  - Planning Commission to help determine the appropriate design and development standards that should be required for transitional housing.
7. Permanency of Approved Use. In the context of local land use regulations, it is also important to note that although the residency of transitional housing is meant to be temporary, the recommendation of the AHC is that transitional housing development itself would be permitted as a permanent land use.