



Memorandum

TO: MAYOR AND CITY COUNCIL

FROM: Councilmember Rocha

SUBJECT: INCIDENTAL SHELTERS
IN PLACES OF ASSEMBLY

DATE: June 26, 2017

Approved

Date

6/26/17

RECOMMENDATION

- 1) Defer action on item 4.4 Incidental Shelters in Places of Assembly.
- 2) Direct the City Manager to bring back a revised version of the proposed ordinance that retains all of the provisions of the proposed ordinance, but also incorporates additional provisions consistent with the current temporary ordinance that allow shelters for up to 30 individuals for up to 90 days annually without a permit.
- 3) Direct the City Manager to research and present to Council options for additional support the City may provide within current budget funding levels for Incidental Use Shelters in places of assembly. Some of these options may include:
 - a. Subsidizing start up costs for temporary shelters, such as cots or inspection costs.
 - b. Providing case management support or other services to guests of incidental use shelters.
 - c. Dedicated staff support for temporary shelter operations.

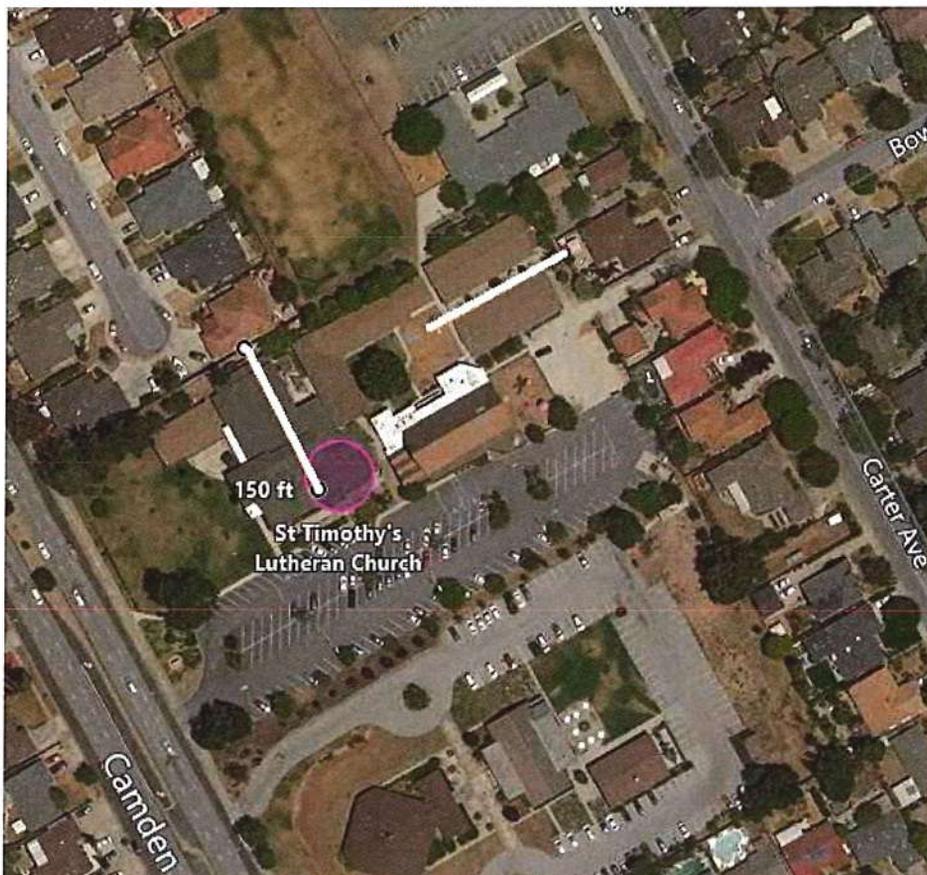
COMMENTS

A group called the Village House is a network of churches who have established a rotating shelter for homeless women using our current emergency temporary shelter ordinance. However, it was brought to our attention that a 150 ft. setback from residential would require the churches to obtain a permit from the City. This approach would be restrictive and cost prohibitive for many of the participating churches that currently provide temporary shelters under our emergency ordinance.

This setback requirement is intended to limit the impact of the shelter use on the neighboring residents. We use this mechanism in our outdoor vending ordinance where we require a 50 ft. setback from residential uses in Residential Zoning Districts. The setback may help diminish the disruptive impact of the sound and traffic of the outdoor vending business. In this case, I believe the potential impacts of a shelter, which primarily occurs indoors, would be substantially less. In the last two years while the emergency shelter ordinance has been in effect, there has been over 10 participating locations and just one recorded complaint.

The Council direction was to streamline the process of providing temporary shelter to homeless residents without requiring a special use or conditional use permit. I believe requiring such a large setback for the permit exception may miss the intended purpose of this ordinance.

Here is an example of St. Timothy's Lutheran Church in my district which is planning to provide shelter this Fall. Some of the church's buildings are less than 30 ft. from a resident. The white lines represent the distance of 150 ft. from two neighboring houses. As you can see, most of the qualifying area falls in the parking lot:



I am impressed by the efforts and great compassion of many individuals and faith organizations to provide temporary shelter for some of the most vulnerable in our community these past two winters. I personally had the chance to visit one of the church shelters in action and was amazed at the kindness and dedication of these faith leaders, organizers, and volunteers, who have all taken on this project from their own generosity. As they commence shelters again this fall with even more churches participating, it is clear the effect has been truly inspiring. We should help encourage this good work.