Temporary Homeless Encampment Code Development
March 6, 2014
Planning Commission
City of Sammamish
Tonight’s Goals

- **Goals:**
  - Provide context for homeless encampments and the related code development process
  - Understand what further information Commissioners would like to have to better inform their recommendation to City Council
Tonight’s Information

• Background

• Direction from Council

• Information staff is gathering

• Next steps
Context under state law

• Religious organizations enjoy protection under state law to host homeless encampments

• City can regulate time, place and manner
  • Frequency, location, duration
  • Permit process, public notice and comment
  • Standard requirements and authority for site-specific conditions

• RCW 36.01.290
Homeless In King County

- Seattle King County Coalition on Homelessness
  - Contracted by King County Coalition to End Homelessness
- One Night Count*
  - 2014: 3,123 without shelter
  - 2013: 2,736 without shelter
  - 2012: 2,594 without shelter (6,236 were served by local programs in shelters or transitional housing)
  - 2011: 2,442 without shelter (6,382 were served by local programs in shelters or transitional housing)

*www.homelessinfo.org
Encampments in King County

- Tent City 1 and Tent City 2
  - Est. in the 1990’s
  - No longer operating

- Tent City 3
  - Est. in 2002 by a consent decree between City of Seattle and SHARE/WHEEL*
  - Current location: St. Dunstans Episcopal Church, Shoreline

- Tent City 4
  - Est. in 2004 on the Eastside
  - Current location: Faith United Methodist Church, Unincorporated King County

- Nicklesville
  - Est. in 2008
  - Current locations: 2020 S. Jackson St. and 1415 22nd Ave., Seattle

- Camp Unity
  - Est. in 2012
  - Current location: Unitarian Universal Church, Woodinville

*Seattle Housing and Resource Effort / Women’s Housing Equality and Enhancement League
In Sammamish

• Tent City 4 at Mary, Queen of Peace
  • Temporary Use Permit
    • 60 days granted beginning on October 19, 2013
    • 30 day extension granted to end on January 17, 2014

• Six-month moratorium on temporary homeless encampments – expires July 14, 2014
  • City Council direction to produce permanent regulations as soon as possible
# Permanent Regulations

Direction from City Council: research the experience of peer cities, gather stakeholder input and develop regulations for Sammamish to permit this type of temporary land use.

## Peer Cities
- Mercer Island
- Bothell
- Bellevue
- Issaquah
- Kirkland
- Redmond
- SeaTac
- MRSC Research

## Topics/Issues
- Length of stay
- Return timeframe
- Number of camps at once
- Number of camps in a given timeframe
- Warrant/sex offender checks
- Proximity to transit
- Public notice
City Council Direction: February Retreat

Council supported the following staff recommendations for potential policy choices during the decision making process:

- Limit encampments to one location in the city at any one time
- Limit a site that has hosted from hosting again (say for 12 or 18 months)
- Limit total sites hosting to one site every 365 days
- Limit stays to 90 days plus move-in/move-out days (so about 94 total)
- Work with hosts/encampment sponsors to ensure warrant and sex offender checks. Options to consider include:
  - All residents at move-in
  - New prospective residents that ask to move in
  - Returning residents that have been absent for four days or more
  - Proximity to transit or alternative mechanism provided by host site (e.g. ¼ or ½ mile)
- Public notice and comment opportunity
Example: Tent City Code of Conduct

- SHARE/WHEEL shall implement and enforce at all times at the site its Code of Conduct. The Code of Conduct requires that all residents abide by the following:
  - No drugs are permitted in the encampment
  - No alcohol is permitted in the encampment
  - No weapons are permitted in the encampment
  - All knives over three and one-half (3-1/2) inches must be turned into SHARE/WHEEL for safekeeping
  - No violence is permitted
  - No open flames are permitted
Example: Tent City Code of Conduct (cont.)

• No trespassing onto private property in the host neighborhood is permitted
• No loitering in the host neighborhood is permitted
• Disturbing neighbors is not permitted
• No verbal abuse, intimidating remarks, yelling or degrading remarks against member(s) of the host or the host neighborhood is permitted
• No verbal abuse, intimidating remarks, yelling or degrading remarks against member(s) of SHARE/WHEEL is permitted
• No littering on the emergency encampment site or in the host neighborhood is permitted
Some Potential Sites

- Church of Jesus Christ of Latter-day Saints
- Community Church of Joy
- Eastside Catholic High School
- Evergreen Christian Church
- Good Samaritan Episcopal Church
- Mars Hill Church
- Mary, Queen of Peace
- Pine Lake Covenant Church
- Sammamish Hills Lutheran Church
- Sammamish Muslim Association Prayer House
- Sammamish Presbyterian Church
- Spirit of Peace United Church
- Vedic Cultural Center
In addition to collecting the information before you, staff have been busy conducting retrospective interviews. Here are some of the common themes heard:

- Safety inside the camp and outside
- Pre-application notice and meetings
- Security – police patrols and inspections
- Need a process in place
- More time prior to move-in date
- Proximity to transit, schools, services
Tent City 4 Retrospective (cont.)

- City resource impacts
- Number of encampments allowed in the city at any one time
- Number of times an encampment can return to the city, or a specific site, within a given time period
- Tent City schedule
- Neighborhood outreach a key component
- More consistent leadership in the encampment
- Permanent barrier for frequent sites and/or temporary screening and setback requirements
Basic Process Schedule

• March 20  Planning Commission public hearing
• April 3   Planning Commission deliberation and adoption
• May 6    Hand-off to City Council
• May 19   City Council, first reading and public hearing
• June 3   City Council, 2nd reading and adoption
• July 14  Moratorium expires
Recap

- Context regarding homelessness in King County and tent cities
- Brief overview of the topics/issues to be discussed
- What we have heard/learned so far
Next steps and questions

• Staff work
  • Compile records from peer jurisdiction code development processes
  • Compile public comments
  • Conduct further research into peer jurisdiction’s adopted codes
  • Research and answer questions from the Planning Commission
  • Maintain and update the City’s Web page:

www.ci.sammamish.wa.us/departments/communitydevelopment/HomelessEncampmentCode