

# Shelter Code Project

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City Council Work Session

March 1, 2022

# Agenda

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- Project overview
- Alternatives: considerations for shelter location, site design, and review process
- Discussion

# Project Overview

This project considers where and how shelters are allowed in Beaverton, including:

- **Emergency Shelters** provide temporary shelter for people in a time of crisis.
- **Severe Weather Shelters** provide emergency shelter during severe heat or severe cold weather conditions.
- **Permanent (Year-Round) Shelters** provide shelter on a year-round basis for people temporarily.



Beaverton Winter Shelter

# Why is this important?

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- **~24,000 households** are experiencing homelessness across the region.
- ~50% of people experiencing homelessness in the county are **unsheltered**.
- Groups **disproportionately represented**:
  - People of Color
  - Seniors
  - Children
  - People who identify as LGBTQ+
  - Women
  - Persons with disabilities
  - Veterans
  - Youth exiting foster care
  - Unaccompanied homeless youth
  - People with criminal records
  - Survivors of domestic violence
  - People living with certain chronic health conditions

Source: Oregon Statewide Shelter Study, 2019; Washington County Supportive Housing Services: Local Implementation Plan, 2021.

# Project Timeline

★ We are here

## July – October 2021: Research and Analysis

- Project kickoff
- Code audit
- Public engagement
- Research best practices

## November – March 2022: Review Alternatives & Select Approach

- Consider alternative solutions
- Public engagement on alternatives
- Select preferred alternative(s)

## March – Aug. 2022: Implement

- Draft code changes
- Public engagement on draft code changes
- Public hearings and adoption

# What we've done so far

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- Researched shelter best practices
- Interviewed other cities with development rules for shelters
- Interviewed 10 service providers with local shelter experience
- Engaged with faith organizations and Beaverton community members
- Alternatives survey: 290 responses

# Project Alternatives

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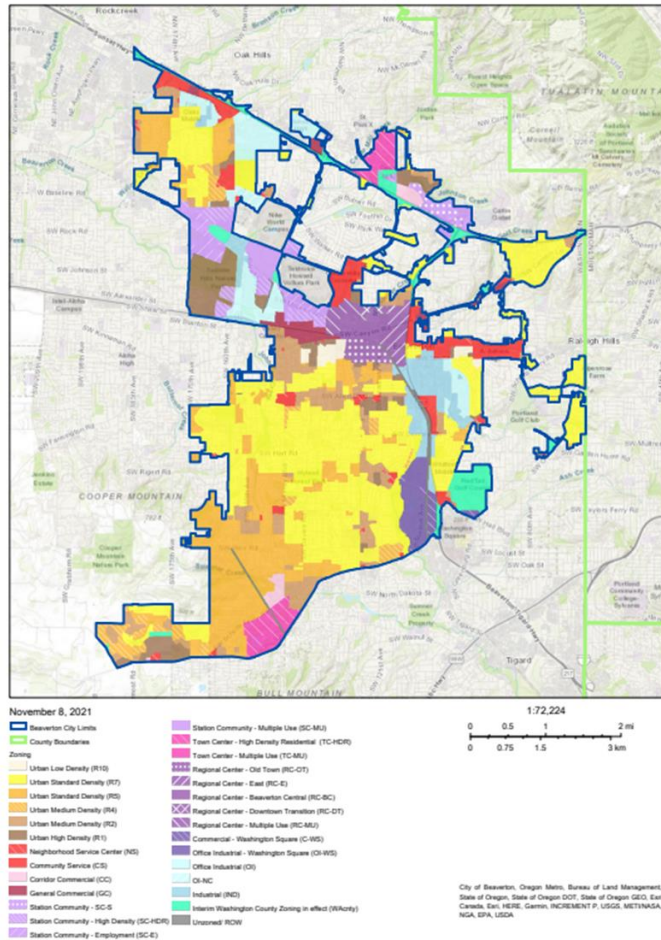
# Alternatives at-a-glance

	Option A	Option B	Option C
<b>Where allowed</b>	All zoning districts	Not allowed in industrial areas	Not allowed in residential or industrial areas
<b>Site design standards</b>	Exempt	Create rules that are more flexible than current design rules	Create rules that are applied on top of current design rules
<b>Review process</b>	<ul style="list-style-type: none"><li>• Staff review</li><li>• No discretion</li><li>• No public notice</li></ul>	<ul style="list-style-type: none"><li>• Staff review</li><li>• Some discretion</li><li>• Public notice provided</li></ul>	<ul style="list-style-type: none"><li>• Planning Commission review</li><li>• More discretion</li><li>• Public notice provided</li></ul>

# Location Options

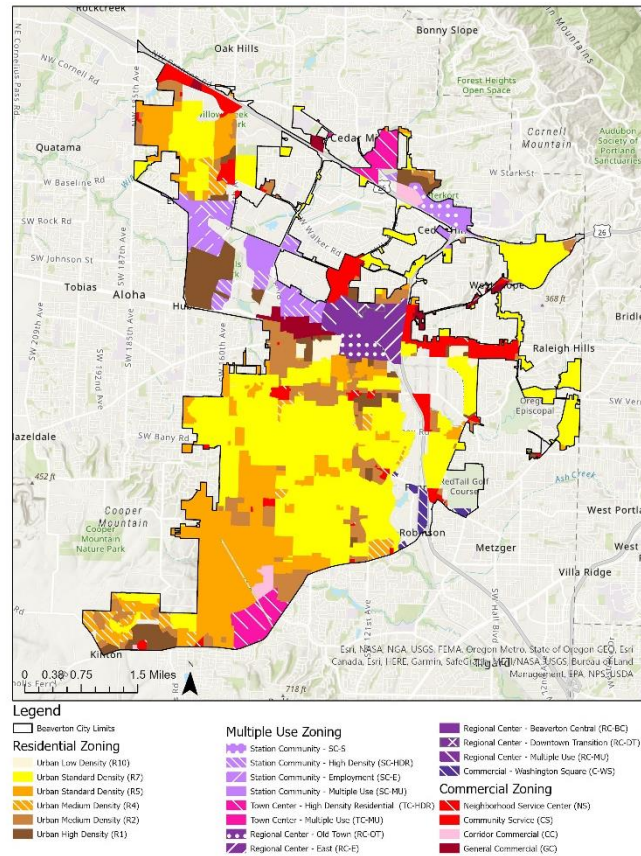
## Option A

Allow shelters in all zoning districts



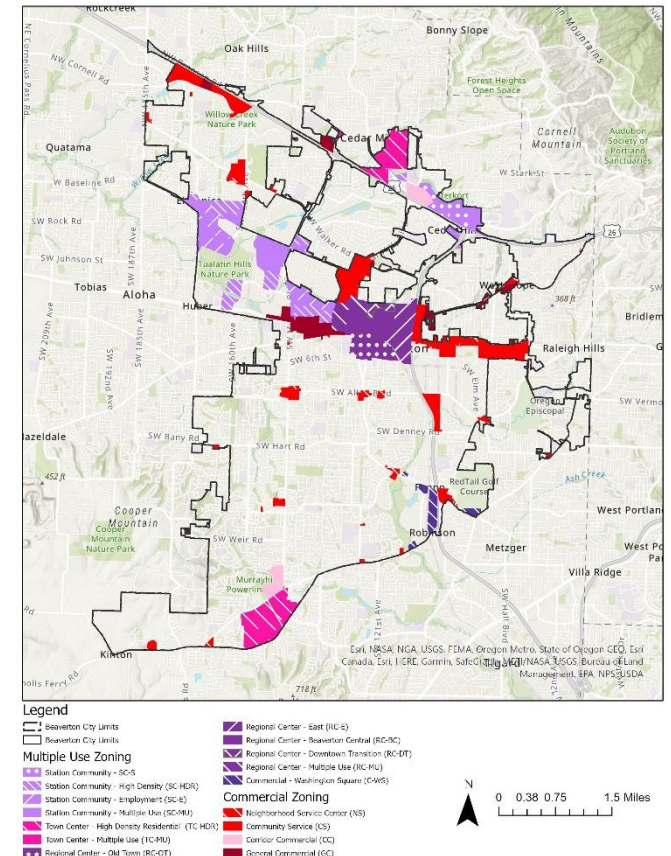
## Option B

## Don't allow in industrial areas



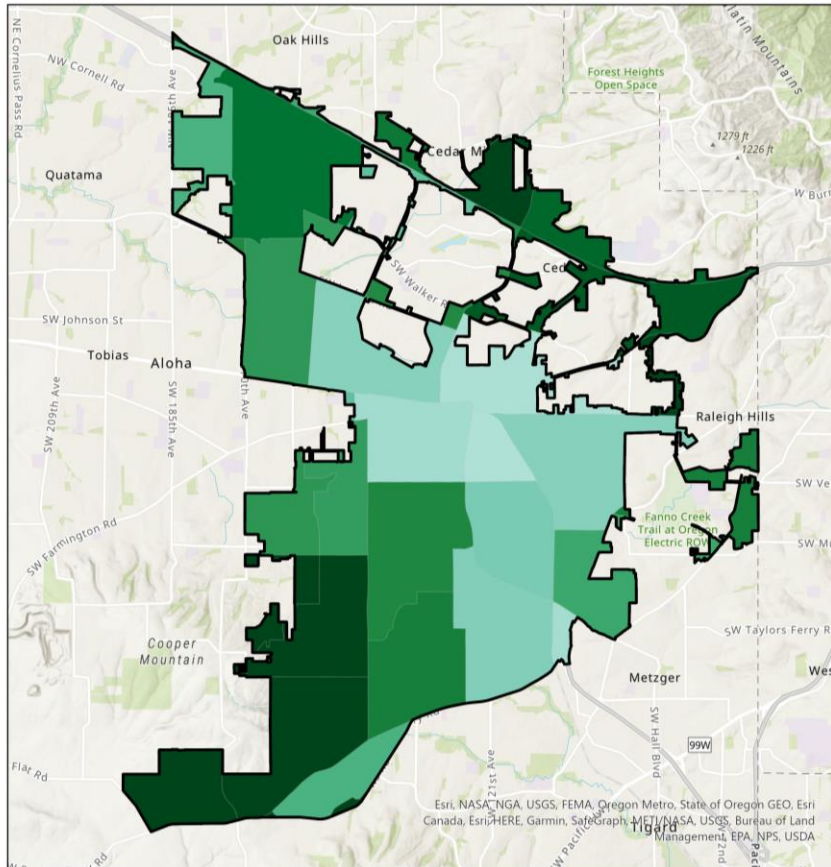
## Option C

Don't allow in industrial or residential areas



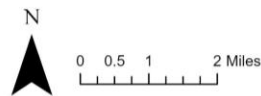
# Racial Equity Analysis

## Highest income areas



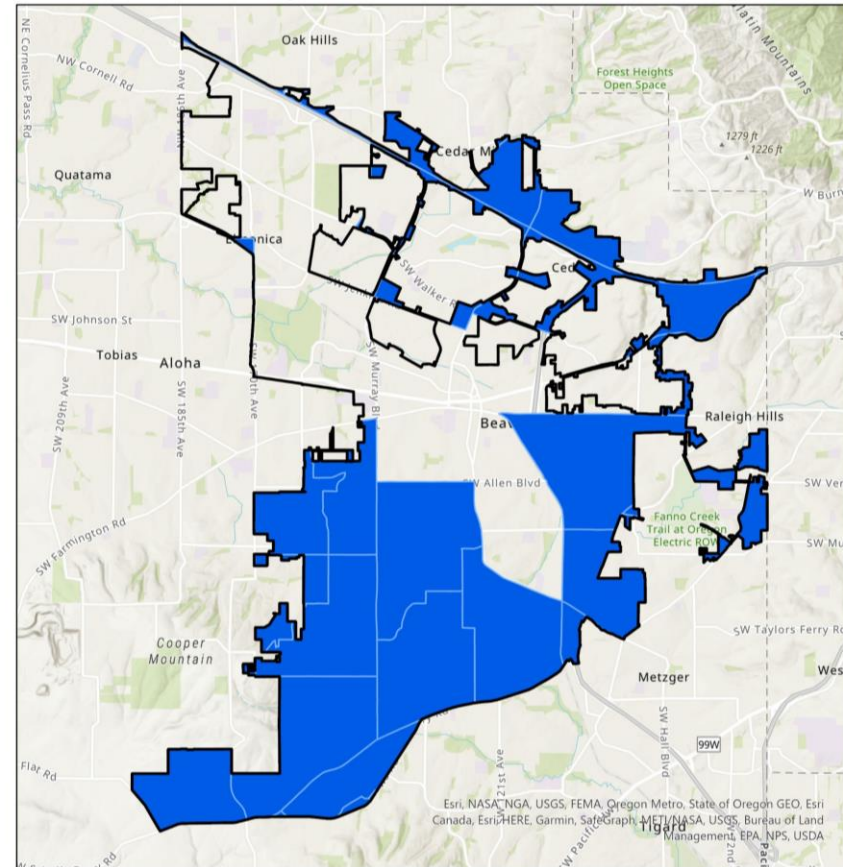
### Legend

- Beaverton City Limits
- Very Low-Income (30% MFI)
- Very High-Income (140% MFI)



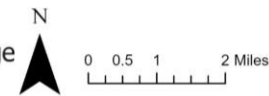
Source: ACS 2015-2019

## Least racially diverse areas



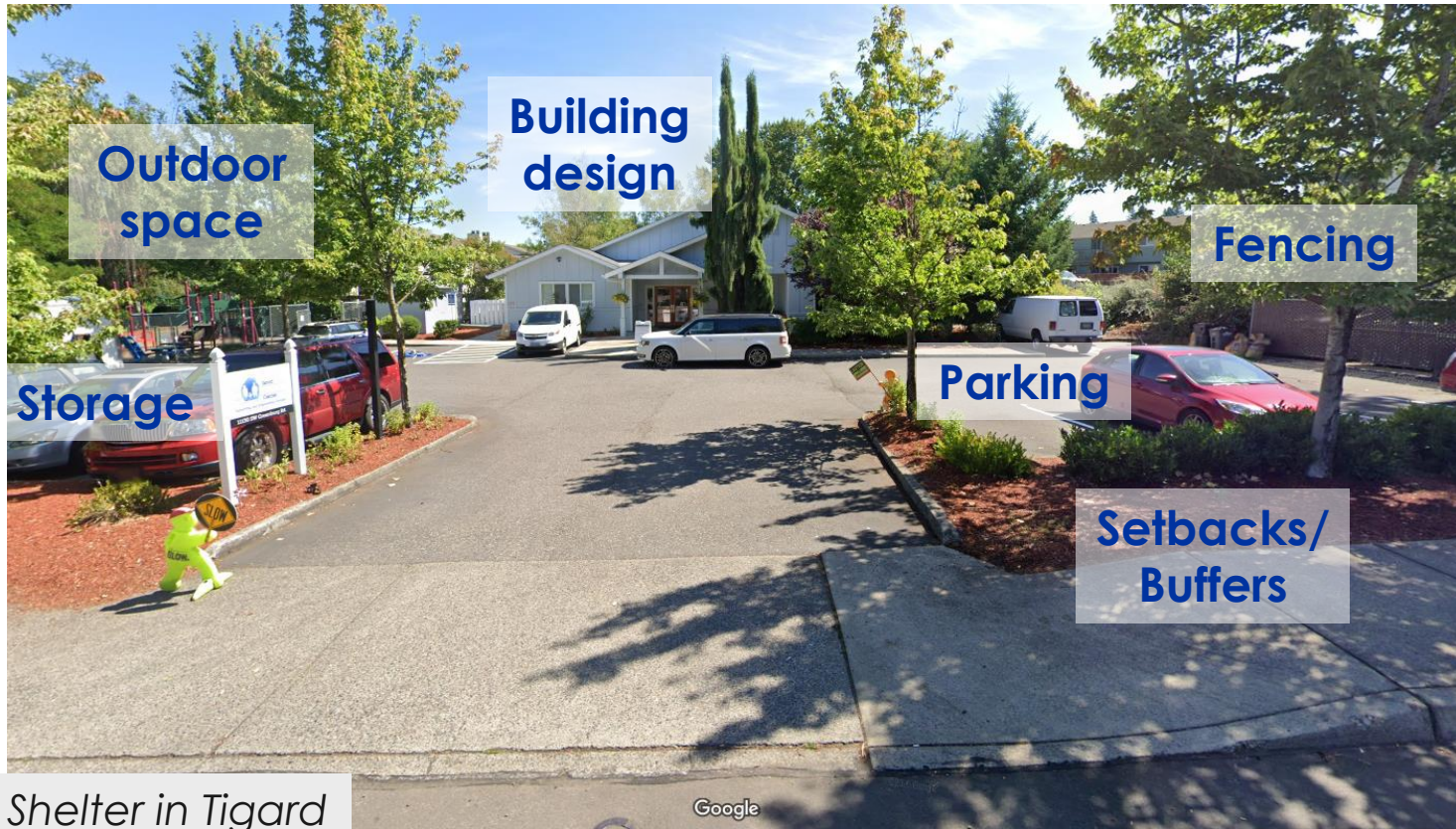
### Legend

- Beaverton City Limits
- White Population Above Citywide Average



Source: ACS 2015-2019

# Site Design



Options:

- A. **Exempt** shelters from most design rules
- B. Create design rules that are **more flexible** than existing rules
- C. Create design rules that are applied **in addition to** existing rules

# Review Process Options

	Option A	Option B	Option C
<b>Review type</b>	Type 1	Type 2	Type 3
<b>Description</b>	Clear and objective standards	Staff-level review with limited discretion	Discretionary process
<b>Who makes the decision?</b>	Community Development Director (staff)	Community Development Director (staff)	Planning Commission
<b>Public involvement</b>	Typically, no public notice or opportunity to provide comments	<ul style="list-style-type: none"><li>• Public notice</li><li>• Written comments accepted</li></ul>	<ul style="list-style-type: none"><li>• Requires a neighborhood meeting</li><li>• Public notice</li><li>• Comments accepted</li><li>• Public hearing</li></ul>

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# Alternatives: can mix and match

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# Discussion Questions

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1. **Location:** Which zones or areas of the city are less suitable for shelters (such as for emergencies or to serve people experiencing homelessness)?
2. **Site Design:** Are site design rules needed to address certain relationships with neighbors or issues specific to shelters?
3. **Public Notice:** Is receiving a notice necessary when new shelters are established? In which cases?
4. **General:** Any other comments or questions?

# Thank You

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**For more information, visit the project website:**

[www.beavertonoregon.gov/1344/Shelter-Code-Project](http://www.beavertonoregon.gov/1344/Shelter-Code-Project)

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