

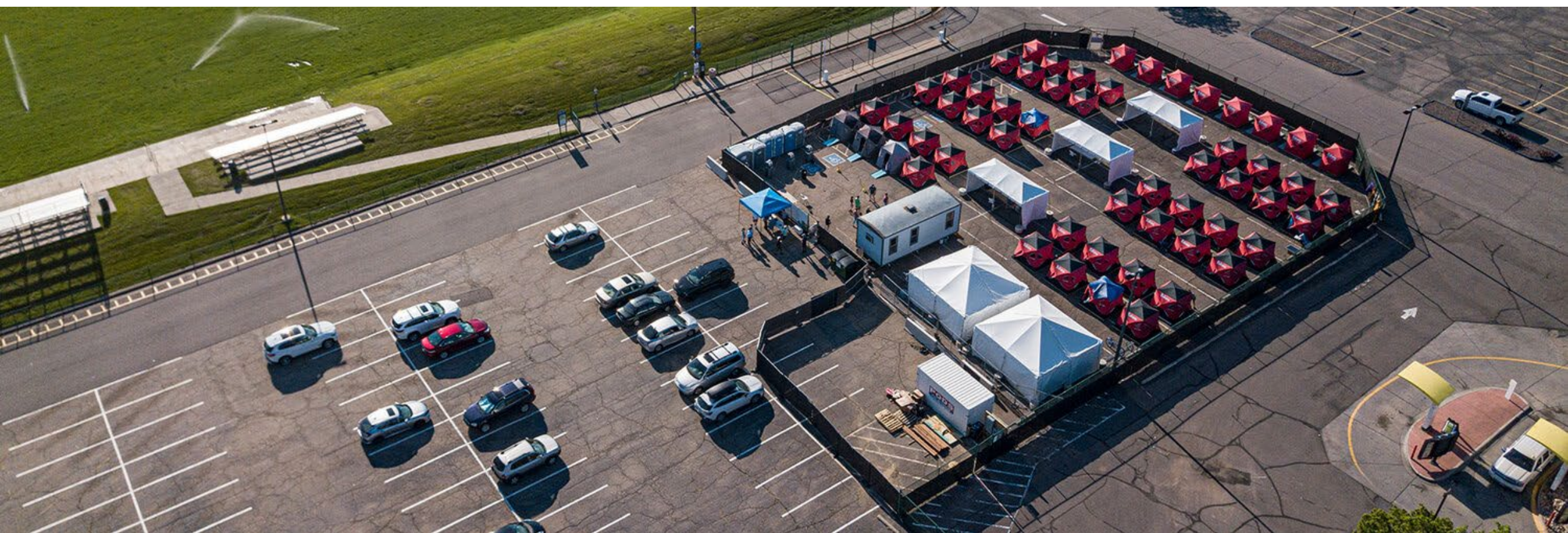
An aerial photograph of a temporary managed community. The site is a paved area with numerous blue and red tents set up in rows. In the background, there are white buildings, a parking lot with several vehicles, and a row of portable toilets. The surrounding area includes residential houses and trees.

TEMPORARY MANAGED COMMUNITIES

Text Amendment
Budget and Policy Committee: 3/20/2023

TEXT AMENDMENT BACKGROUND & PURPOSE

- **November 2020:** Zoning Administrator issued Unlisted Temporary Use Determination for sanctioned campsites amid COVID-19
- **December 2023:** Use determination expires



TEXT AMENDMENT BACKGROUND & PURPOSE

- **In over 2 years:** 8 sites have provided shelter for 516 individuals, 180 of whom have transitioned into permanent housing



TEXT AMENDMENT BACKGROUND & PURPOSE

- **Safe parking:** one site has provided secure space for people to sleep in their vehicles
- **Management:** all sites have been managed by non-profits providing 24/7 staff, sanitary facilities, and supportive services, etc.



TEXT AMENDMENT BACKGROUND & PURPOSE

- **Moving forward:** blend existing regulations for Temporary Tiny Home Villages with regulations specified in the Unlisted Temporary Use Determination for Temporary Managed Camping to create proposed regulations for Temporary Managed Communities



TEXT AMENDMENT BACKGROUND & PURPOSE

- **Apply regulations similarly to:** tents, vehicles (including RVs), tiny homes, pallet shelters, and other temporary sleeping units in a secure environment



TEMPORARY MANAGED COMMUNITY - DEFINITION

- Non-profit organizations or government entities provide or arrange for:
 - operational management
 - access to supportive services
 - on-site staffing
 - routine maintenance, or
 - housekeeping accommodations including but not limited to facilities for secure shelter, guest check-in, food distribution or preparation, toilets, washrooms, showers, personal storage opportunities, and communal gathering

APPROACH TO PROPOSED REGULATIONS

TEMPORARY TINY
HOME VILLAGE

Existing regulations

TEMPORARY USE
DETERMINATION

Existing regulations

TEMPORARY MANAGED
COMMUNITY

Proposed regulations

USE LIMITATIONS IN SU/TU/RH DISTRICTS

TEMPORARY TINY HOME VILLAGE

Must be accessory to a
Civic, Public or
Institutional Use

TEMPORARY USE DETERMINATION

Not applicable

TEMPORARY MANAGED COMMUNITY

Must be accessory to a
Civic, Public or
Institutional Use;

OR

On a vacant corner lot
with a minimum size of
5,000 SF where at least
one of the intersecting
streets is a collector or
arterial street

USE LIMITATIONS IN SU/TU/RH DISTRICTS

TEMPORARY TINY HOME VILLAGE

Maximum of 30 sleeping
units

TEMPORARY USE DETERMINATION

No maximum

TEMPORARY MANAGED COMMUNITY

Maximum based on required
separation per Building and
Fire codes, where applicable

OWNER AND OPERATIONAL REQUIREMENTS

TEMPORARY TINY HOME VILLAGE

Requires an operational plan as a part of the zoning permit, which is difficult to enforce

TEMPORARY USE DETERMINATION

Requires an operational plan as a part of the zoning permit, which is difficult to enforce

TEMPORARY MANAGED COMMUNITY

Requires the use be operated by a non-profit organization, government entity or quasi-governmental agency

AND

Allows the Zoning Administrator to attach conditions to the zoning permit

SITE DESIGN REQUIREMENTS - SETBACKS

TEMPORARY TINY HOME VILLAGE

Non-SU/TU/RH Districts:

Primary Street: Least
required for a primary
building form in that
district / 0'

Side Street: 5'

Side Interior / Rear: 5'

SU/TU/RH Districts:

Primary Street: 20'

Side Street: 5'

Side Interior / Rear: 5'

TEMPORARY USE DETERMINATION

No Defined Setbacks

TEMPORARY MANAGED COMMUNITY

All Districts:

Primary Street: 0'

Side Street: 5'

Side Interior / Rear: 5'

EMERGENCY SUSPENSION

TEMPORARY TINY HOME VILLAGE

Not applicable

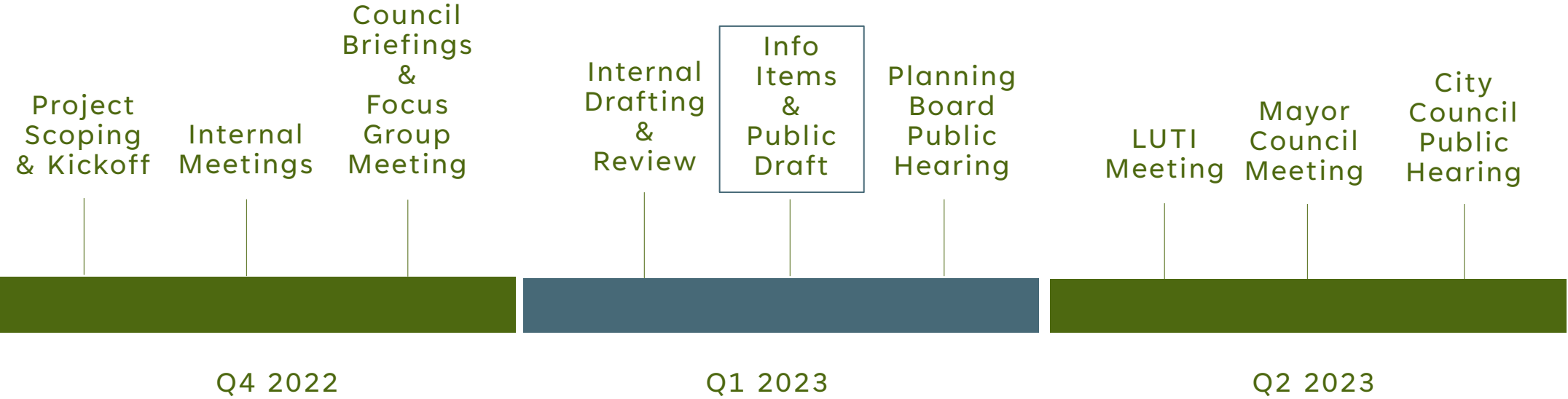
TEMPORARY USE DETERMINATION

Established during an
emergency with an
expiration of Dec. 2023

TEMPORARY MANAGED COMMUNITY

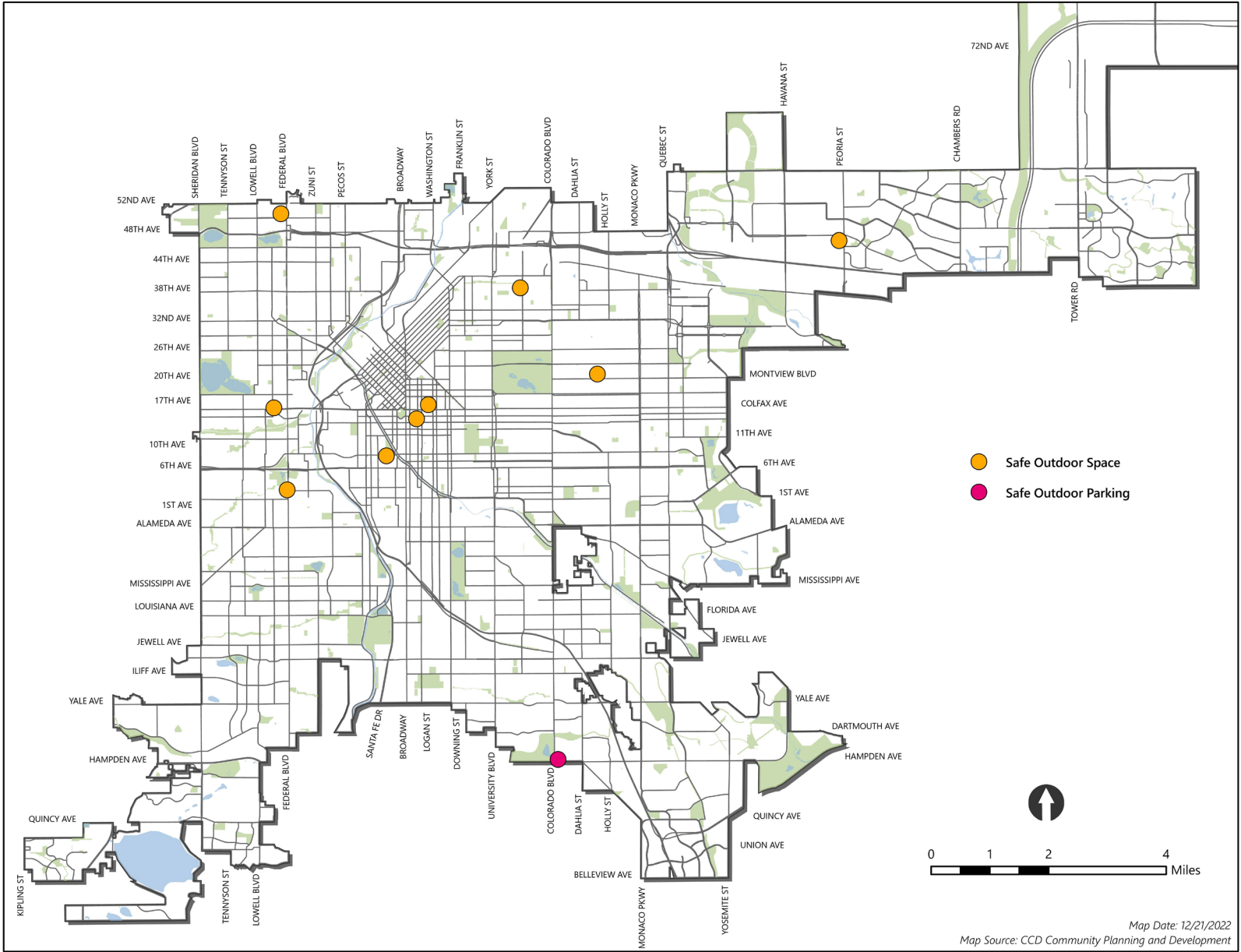
Allows the Zoning
Administrator to suspend
zoning code standards and
procedures during
emergencies that threaten
public health or life

PROJECT TIMELINE



APPENDIX

SAFE OUTDOOR SPACES / PARKING



FUNDING

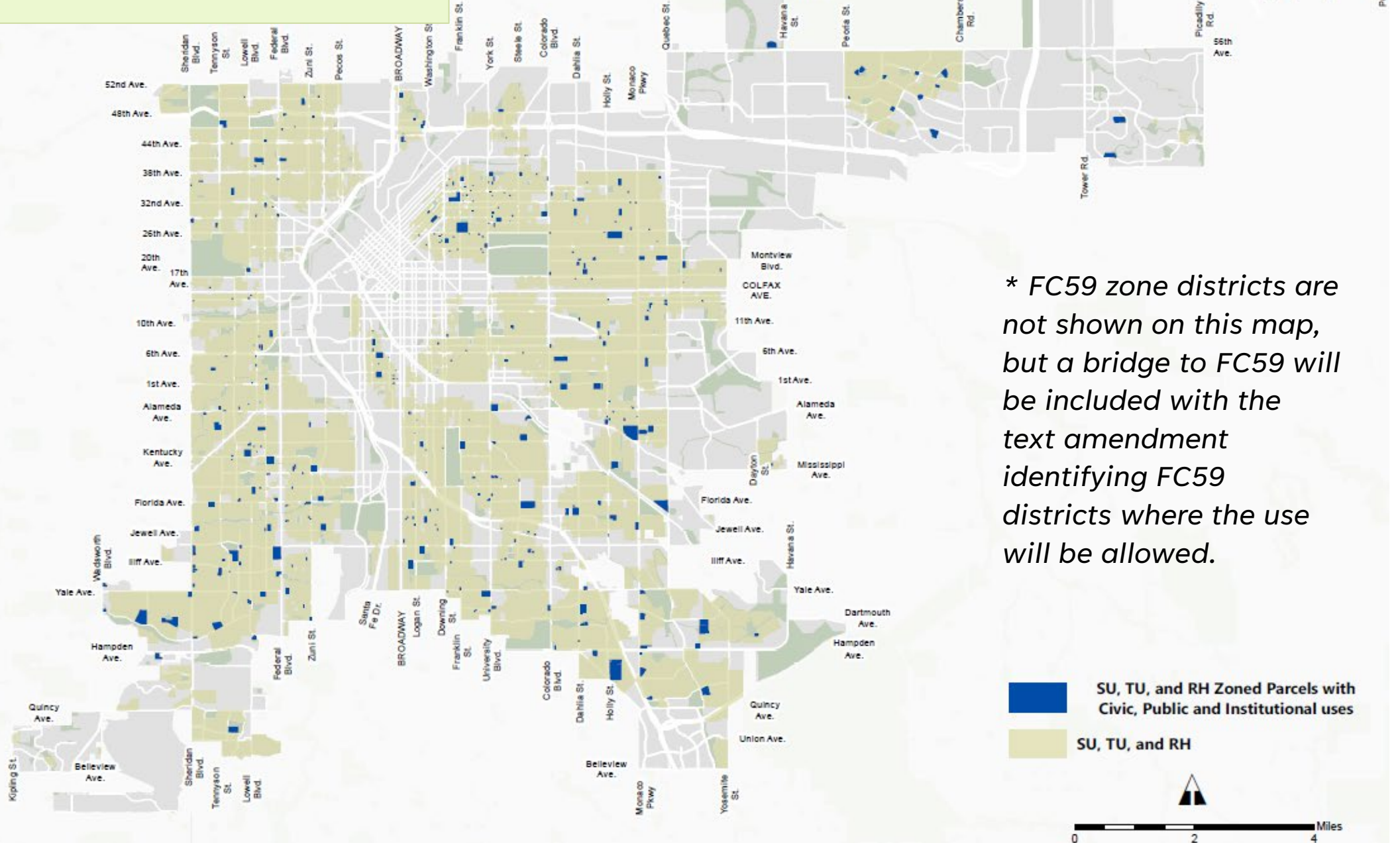
2021 – 2024

- \$12.3 million

2023-2024

- Safe Campsites:
 - \$7.3 million in ARPA funding, serving 410 households
 - \$225,000 in Participatory Budget program funding, 3 new shower trailers at SOS sites
- Safe Parking (planned, not yet executed):
 - \$600K, serving 45 households

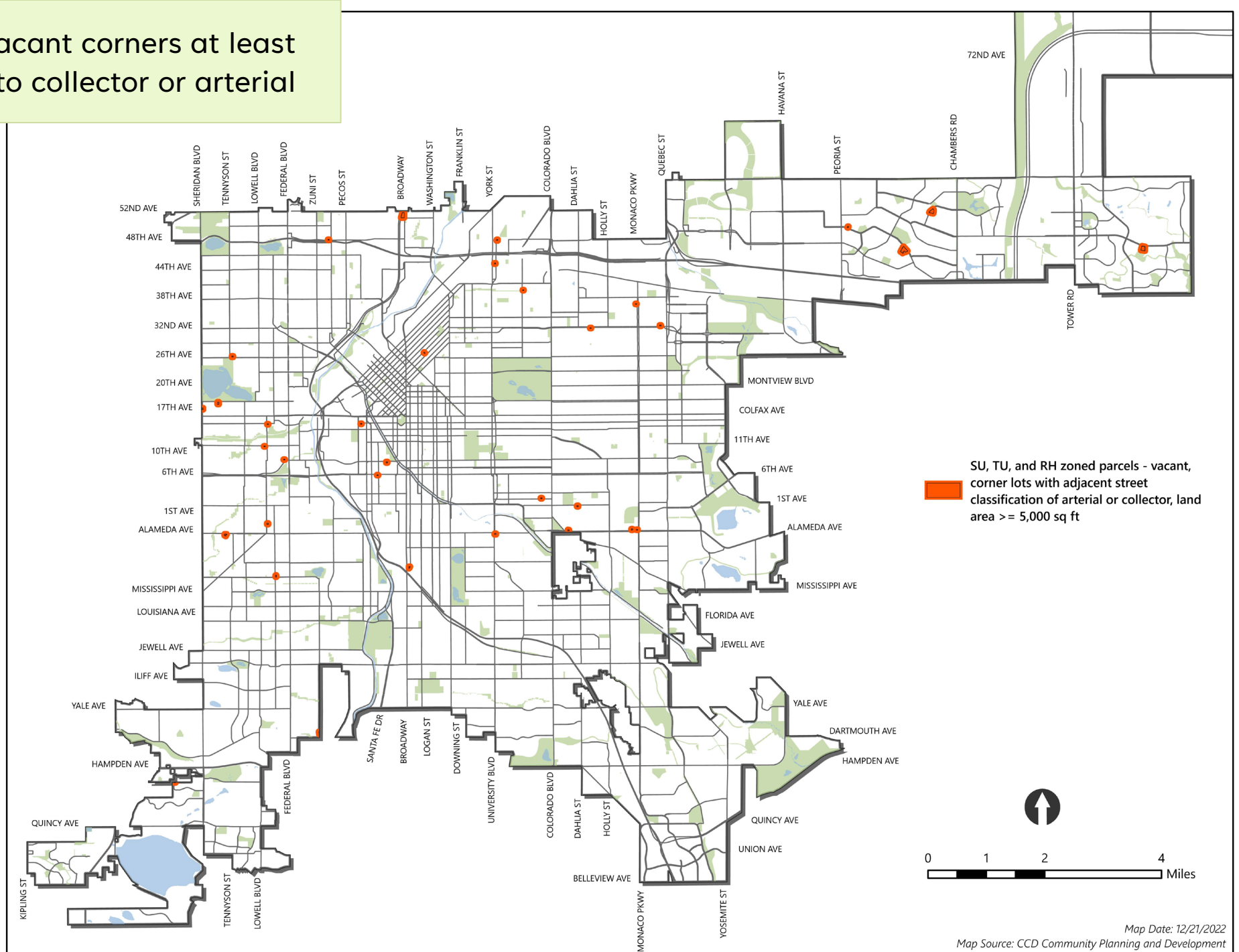
Sites zoned SU/TU/RH with a civic, public or institutional use.



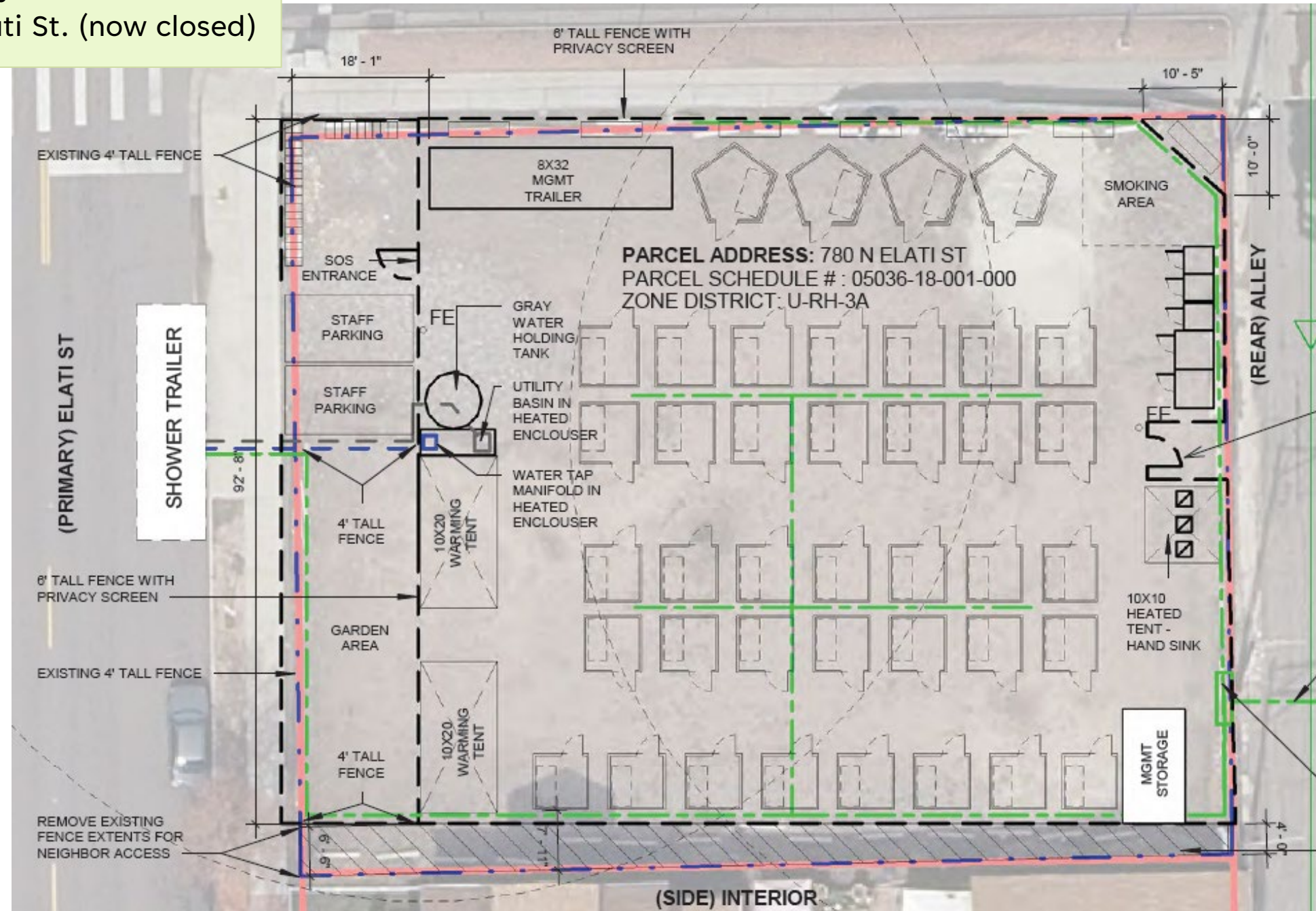
** FC59 zone districts are not shown on this map, but a bridge to FC59 will be included with the text amendment identifying FC59 districts where the use will be allowed.*

SU/TU/RH zones on vacant corners at least 5,000 SF adjacent to collector or arterial

** FC59 zone districts are not shown on this map, but a bridge to FC59 will be included with the text amendment identifying FC59 districts where the use will be allowed.*



Site plan for temporary use that operated at 780 N. Elati St. (now closed)



Site plan for temporary use that operated
at 5085 N. Federal Boulevard (now closed)



