

Proposed Code Amendments Relating to Compliance Review: Housing Code

Snohomish County Council

Planning & Community Development Committee Briefing

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Compliance Review

Before adoption of the 2024 Update to the Comprehensive Plan, the County is required to review and update regulations to comply with changes in state legislation that have been passed the previous update. This code project addresses the following legislation:

- HB 1377 (2019) Affordable housing on religious organization property
- HB 1754 (2020) Hosting the homeless by religious organizations
- SB 5235 (2021) Removing arbitrary limits on housing options
- HB 1220 (2021) Housing Elements

Affordable Housing on Religious Properties

The newly proposed SCC 30.28.130 establishes an affordable housing density bonus for affordable housing on religious owned property:

- Doubles the maximum density,
- Allowed in all zones that allow residential within the urban growth areas,
- Projects must be 100% affordable, to be occupied by households making 80% AMI or less, and
- Must remain affordable for at least 50 years.



Madrona Highlands, Housing Hope and Edmonds Lutheran Project.

Rendering by Designs Northwest Architects

Emergency Shelters on Religious Properties

The newly proposed SCC 30.28.131 establishes regulations for emergency shelters on religious owned properties. Religious organizations may provide indoor overnight shelter, outdoor shelter, temporary small housing on site, or vehicle resident safe parking for the unhoused on property they own.

- A memorandum of understanding is required, which will include a management plan and a fire safety plan.
- Noticing requirements reflect state law

A new use 'Emergency Shelters, Religious-Owned Property' is added to the use tables. This use is permitted in all urban zones and in those rural zones that also allow 'Church'.

Definition of Family

The definition of Family in SCC 30.91F.080 is amended to remove the limit on the number of unrelated persons that can live together in a dwelling unit.



Permanent Supportive Housing, Emergency Housing, Emergency Shelters

- Proposed amendments to SCC 30.91H.095 Health and Social Services Facilities (HSSF) Levels I, II, and III establish:
 - Permanent supportive housing as a HSSF Level I use
 - Emergency Housing and Emergency Shelters as a HSSF Level III use
- The use tables are amended to allow HSSF Level III in the same zones that hotels are allowed. Emergency housing and emergency shelters are the only HSSF Level III uses allowed in the rural zones.

Questions?

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