
SUBSTITUTE HOUSE BILL 2649

State of Washington

66th Legislature

2020 Regular Session

By House Housing, Community Development & Veterans (originally sponsored by Representatives Ryu, Doglio, Lekanoff, Ormsby, and Pollet; by request of Office of the Governor)

READ FIRST TIME 02/07/20.

1 AN ACT Relating to homeless shelter capacity; amending RCW
2 43.185C.050; and creating a new section.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** The legislature recognizes that leaving
5 people living outside is unacceptable and constitutes an emergency,
6 and that immediate action is necessary to bring more people inside
7 before the next winter. The legislature recognizes that long-term
8 reforms are needed to reduce homelessness by expanding the supply of
9 affordable housing, ensuring adequate behavioral health treatment,
10 increasing accessible housing to those with disabilities, and funding
11 permanent supportive housing while further finding that current
12 shelter capacity is inadequate to address the immediate need. Each
13 county or local government legislative authority has developed a
14 five-year homeless housing plan. These plans identify actions
15 necessary to reduce homelessness and increase housing affordability.
16 Within the plans each jurisdiction has projected how many households
17 remain unsheltered and those still not in a permanent housing
18 solution. It is the intent of the legislature to direct counties to
19 work collaboratively with cities in a regional approach in order to
20 reduce the projected unmet need identified in each five-year plan.

1 **Sec. 2.** RCW 43.185C.050 and 2018 c 85 s 5 are each amended to
2 read as follows:

3 (1) Each local homeless housing task force shall prepare and
4 recommend to its local government legislative authority a five-year
5 homeless housing plan for its jurisdictional area, which shall be not
6 inconsistent with the department's statewide guidelines issued by
7 December 1, 2018, and thereafter the department's five-year homeless
8 housing strategic plan, and which shall be aimed at eliminating
9 homelessness. The local government may amend the proposed local plan
10 and shall adopt a plan by December 1, 2019. Performance in meeting
11 the goals of this local plan shall be assessed annually in terms of
12 the performance measures published by the department. Local plans may
13 include specific local performance measures adopted by the local
14 government legislative authority, and may include recommendations for
15 any state legislation needed to meet the state or local plan goals.

16 (a) In counties with a population of more than forty thousand
17 persons, the county shall review current zoning and development
18 regulations of its unincorporated area and report to the department
19 by December 1, 2021, with a list of all parcels within the
20 jurisdiction that are zoned, suitable, and potentially feasible for
21 development of additional shelters, sanctioned camping capacity
22 equivalent, affordable housing designed to serve persons with
23 disabilities, permanent supportive housing, and behavioral health
24 facilities. An assessment of surplus public property, as defined in
25 RCW 39.33.015, must be included in this review.

26 (b) In counties with a population of more than forty thousand
27 persons, each city with a population of more than fifteen thousand
28 shall review current zoning and development regulations and report to
29 the department by December 1, 2021, with a list of all parcels within
30 the jurisdiction that are zoned, suitable, and potentially feasible
31 for development of additional shelters, sanctioned camping capacity
32 equivalent, affordable housing designed to serve persons with
33 disabilities, permanent supportive housing, and behavioral health
34 facilities. An assessment of surplus public property, as defined in
35 RCW 39.33.015, must be included in this review.

36 (c) For each parcel reported in (a) and (b) of this subsection,
37 the county or city shall list the number of expected units or
38 capacity for services on that parcel, the type of facility that could
39 be developed, and any populations that cannot be served on that
40 parcel. This information must be used in developing recommendations

1 required in (f) of this subsection to close resourcing gaps in the
2 homeless housing plan. Cities and counties shall provide a
3 consolidated list to the department along with an assessment if the
4 listed parcels are sufficient to address regional housing needs with
5 respect to sheltering, sanctioned camping, affordable housing
6 designed to serve persons with disabilities, and permanent supportive
7 housing.

8 (d) If the department determines that the total capacity zoned,
9 suitable, and potentially feasible is not adequate to meet the
10 region's needs, the department shall convene the cities, county, and
11 the local homeless housing task force to develop a plan for
12 addressing unmet housing and sheltering needs and to provide a report
13 for the governor and appropriate legislative committees on barriers
14 to meeting housing goals. For the purposes of this subsection, the
15 region's needs must be quantified by:

16 (i) A regional analysis endorsed by the local homeless housing
17 task force that identifies necessary capacity, whenever available; or

18 (ii) When no such analysis exists, the number of unsheltered
19 individuals in the region as identified in the point-in-time count as
20 required by the United States department of housing and urban
21 development.

22 (e) If a jurisdiction is unable to complete the report required
23 in this subsection, a jurisdiction may request assistance from the
24 department in fulfilling the requirements of (a) or (b) of this
25 subsection.

26 (f) Shelter and housing gap analysis plans for addressing unmet
27 housing and sheltering needs required in (d) of this subsection must
28 be completed by December 31, 2022, and include (i) an accounting of
29 the law, policy, and resource changes that will be implemented by the
30 local government to meet the needs identified in (d) of this
31 subsection; and (ii) recommendations to the state regarding law,
32 policy, and resource changes needed at the state level to achieve the
33 local goal. These recommendations must include an anticipated
34 implementation timeline.

35 (g) The department is authorized to produce additional guidance
36 regarding (a) and (b) of this subsection, which may include:

37 (i) The types of facilities needed in the region;

38 (ii) The populations that would be served by those facilities;

39 and

1 (iii) Further definition of the terms zoned, suitable, and
2 feasible for purposes of this subsection, including: Factors that
3 would make the property developable, required nexus to existing or
4 planned infrastructure, current use, long-term operational needs and
5 planning efforts, financial feasibility of development, ability to
6 meet the needs of the user, the time period required for project
7 completion, and potential for shared use.

8 (2) Eligible activities under the local plans include:

9 (a) Rental and furnishing of dwelling units for the use of
10 homeless persons;

11 (b) Costs of developing affordable housing for homeless persons,
12 and services for formerly homeless individuals and families residing
13 in transitional housing or permanent housing and still at risk of
14 homelessness;

15 (c) Operating subsidies for transitional housing or permanent
16 housing serving formerly homeless families or individuals;

17 (d) Services to prevent homelessness, such as emergency eviction
18 prevention programs including temporary rental subsidies to prevent
19 homelessness;

20 (e) Temporary services to assist persons leaving state
21 institutions and other state programs to prevent them from becoming
22 or remaining homeless;

23 (f) Outreach services for homeless individuals and families;

24 (g) Development and management of local homeless plans including
25 homeless census data collection; identification of goals, performance
26 measures, strategies, and costs and evaluation of progress towards
27 established goals;

28 (h) Rental vouchers payable to landlords for persons who are
29 homeless or below thirty percent of the median income or in immediate
30 danger of becoming homeless; and

31 (i) Other activities to reduce and prevent homelessness as
32 identified for funding in the local plan.

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