

2026 Shelter Expansion: Shelter & Service Providers Presentation

Land Use and Sustainability Committee

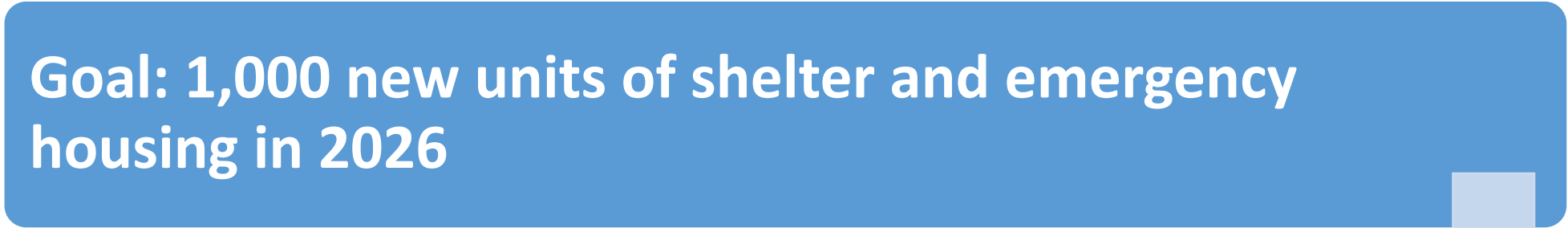
April 1st, 2026

Mayor's Office: Policy & Innovation



City of Seattle

Goal: 1,000 new units of shelter and emergency housing in 2026



Seattle is entering a period of major activity—from a busy summer season to FIFA 2026.



We must accelerate shelter expansion for more people to have a safe place indoors.



Issue Identification

Land use code currently limits 100 people per site.

There are limited publicly owned sites suitable for microshelters.

Most already have an existing microshelter sited.
A few have significant unused land adjacent to the site.

As a result, public land sits unused while demand for shelter remains high.

Policy Overview

Legislation increasing census limits for transitional encampments

- Increases citywide census limit for transitional encampments from 100 to 150 people.
- Allows one site per council district to serve up to 250 people.
- Interim legislation that expires after 12 months.
- SDCI workplan established to complete SEPA analysis and develop and transmit permanent regulations in Winter 2027.

Proven Large-Scale Models Nationwide

Cities across the country have demonstrated that large microshelter programs can operate effectively

- Microshelter programs can scale to 100–220 units per site.
- At the largest site, more than 300 people are served in a single location.



Jesus Center, Chico CA

177 units

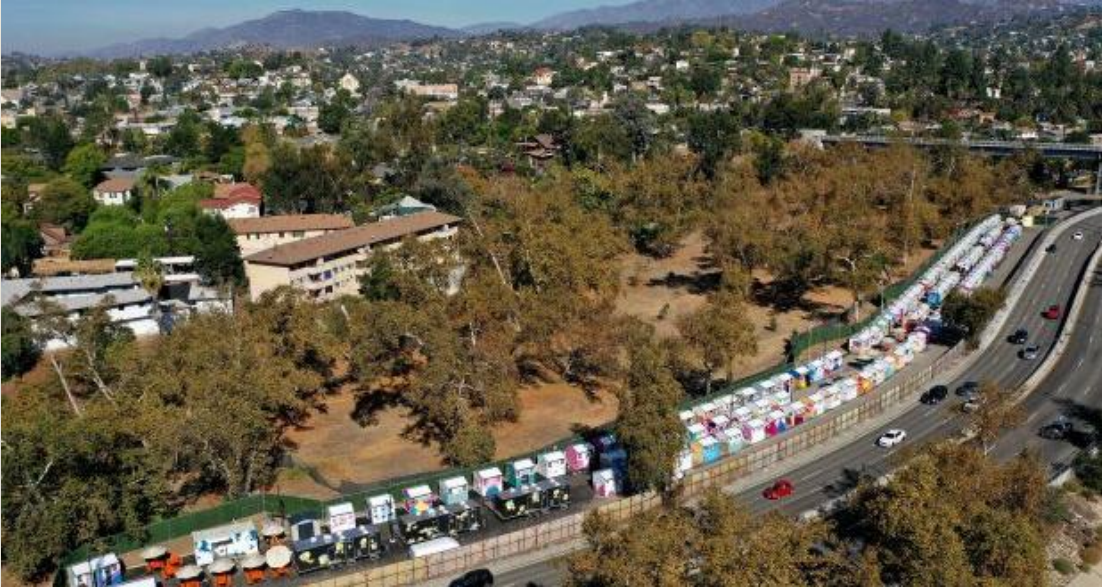
230 estimated people served



Tampa Hope, Tampa FL

215 units plus 75 tents

335 people served



Arroyo Seco Village, Los Angeles, CA

123 units

159 estimated people served



West LA Veterans Association

155 units

200 estimated people served



Hypothetical Example: Camp Second Chance Expansion

- **Land Owner:** City of Seattle – FAS
- **Location:** Myers Way in SW Seattle
- **Cost of Renting Land:** \$0
- **Current Unit Count:** 69 units
- **Potential Expansion:** 120 units
- **Total expanded population:** 250
- **Available Land:** 143k square feet
- **Landed needed:** 40-60k square feet

Public Safety is Community Partnership

Safe and welcoming neighborhoods are built through partnership, clear expectations, and shared responsibility.



Neighborhood Coordination and Site Safety

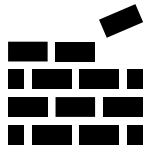


Supporting a Successful Launch

The Mayor's Office is committed to a strong program launch focused on community health & safety for all involved.

To accomplish this, ahead of program launch we will convene a space for ongoing collaboration by City Departments, Council, shelter provider, and key neighborhood stakeholders to activate the space and address issues as they arise.

Key Launch Strategies



Strong Safety Planning

Advance public safety through proactive environmental and design changes and rapidly respond to concerns



Deeper Coordination

Support coordination between UCT, SPD, and Mayor's Office on public safety and area activation.



Strong Communications

Ensure neighboring businesses and local stakeholders are informed and engaged.

Supporting a Successful Launch

Close collaboration with SPD on neighborhood safety:

- The Seattle Police Department is in active development of specific strategies to target dangerous and illegal activities that may occur near or around existing PSH and shelter programs.
- The intent of these expanded efforts is to target criminal elements that attempt to take advantage of vulnerable populations found within encampments that may also be within the vicinity of existing shelter programs.

Siting Criteria

FACTOR	WHAT TO CONSIDER	RELEVANCE
1. Public Safety & Good Neighbor Criteria		
Neighborhood Public Safety Consideration	Rates of overdose/EMT calls, priority 1 911 calls, or other public safety issues	Helps assess safety at microneighborhood level and support more equitable distribution of services.
Adjacency / Community Context	Proximity to parks, stadiums, or retail	May affect resident safety, community support, and perception
Line of Sight / Security	Visibility across site, controlled entry/exit, minimized hidden corners	Enhances safety and allows staff to monitor site effectively
Fire & Life Safety	Fire lane width, hydrant proximity, separation distances, emergency access	Ensures compliance and minimizes risk to residents and staff
Good Neighbor Consideration	Fencing, buffers, lighting, landscaping	Reduces community conflict and supports resident dignity

Siting Criteria

FACTOR	WHAT TO CONSIDER	RELEVANCE
2. Siting and Zoning Criteria		
Environmental / Critical Areas	Floodplain, wetlands, steep slopes, protected areas	Regulatory compliance and safety considerations
Sewer Service	Presence of sewer connections for waste management	Needed for health, sanitation, and daily operations
Water Service	Nearby transformers capable of 600–800 amps	Powers tiny homes, shared facilities, lighting, and security
Site Grading / ADA Access	Paving, slope, elevation changes, and ADA compliance	Ensures safety, accessibility, and constructability
Soil & Drainage Conditions	Soil bearing capacity, drainage patterns, ponding, stormwater management	Affects stability of units, construction cost, and long-term maintenance



Questions and Discussion