

# 2026 Shelter Expansion Council Bill (CB) 121184

**Finance, Native Communities and Tribal Governments Committee**

*March 30th, 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

- Service providers are burdened with navigating permits, negotiating lease terms, and finding land suitable for standing up new shelter programs.
- Many service providers lack background in real estate and working with brokers.
- Typical microshelter programs exceed 18k square feet, ranging from 20k to 55k square feet.
- 7-9 months of delay can occur just in site selection, permitting, and negotiating lease terms.



# Policy Overview

**Legislation that allows the Finance & Administration Services (FAS) Director greater flexibility in signing lease agreements relating to shelter programs.**

- Increases the square footage limit from 18k square feet up to 65k square feet.
- Removes cost per square foot cap to allow market costs. The existing limit is tied to inflation and would otherwise be capped at \$9.50 per square foot.
- Enables the City to lease up sites and do initial prep work for raw land.

**Impact:** This would allow the city to select and prepare sites quickly to be turned over to shelter operators and significantly expedite the opening of new microshelter programs.

# Average Square Footage of Active Microshelters

Table 1: Current micro-modular shelters\*

| Site               | Square Feet   | Units      | District |
|--------------------|---------------|------------|----------|
| Camp Second Chance | 30,000        | 69         | 1        |
| Georgetown         | 30,000        | 45         | 1        |
| Henderson          | 24,500        | 42         | 2        |
| Interbay           | 37,000        | 76         | 7        |
| Maple Leaf         | 22,000        | 40         | 5        |
| New Rosie's        | 21,000        | 37         | 5        |
| Olympic Hills      | 22,000        | 45         | 5        |
| Southend           | 21,500        | 40         | 2        |
| TC Spirit          | 12,000        | 24         | 3        |
| True Hope          | 13,500        | 33         | 3        |
| Raven              | 8,500         | 22         | 6        |
| Brighton           | 6,200         | 15         | 2        |
| Junction Point     | 55,000        | 85         | 5        |
| Whittier Heights   | 7,000         | 15         | 6        |
| <b>Average:</b>    | <b>22,157</b> | <b>588</b> |          |

\*This list does not include the Nickelsville Central District or Northlake sites, as those two shelters operating under a different model than what is being proposed in the transmitted legislation.

# Current process takes ~ 9-12 Months



# IDT-built process shrinks this to ~3-5 months

City Sites Secured

City gets sites to 'raw land'



Shelter legislative package is **key** to unlocking this new process

Develop site plan

Permitting & utilities coordination

Selects contractor to build site

Site development

Final inspections

HSD Selects Service Provider

Service Provider mobilizes

Operations begin

Community Engagement  
**Site Selection**

Community Engagement  
**Design**

Good Neighbor Agreement

- Site Selection
- Site Development
- Provider
- Selection
- Community Engagement







# Questions and Discussion

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