

April 28, 2026

MEMORANDUM

To: Land Use and Sustainability Committee
From: Ketil Freeman, Legislative Analyst
Subject: Council Bill 121195 – Interim Development Controls for Expanded Encampments: Draft Amendments

Introduction

This memorandum sets out draft amendments that Councilmembers may offer to [Council Bill \(CB\) 121195](#). The draft amendments will be discussed at the Land Use and Sustainability Committee (Committee) meeting on April 29, 2026. The Committee is currently scheduled to act on a final set of amendments on May 6, 2026. Draft amendments contained in this memo may vary from those ultimately considered by the Committee

CB 121195 would, on an interim basis, (1) increase the number of allowed occupants of a transitional encampment from 100 to 150 occupants for encampments that utilize vehicles and micro-modular structures as shelter; (2) define micro-modular shelter as “a small, prefabricated structure intended to temporarily shelter one household;” and (3) allow only one interim use transitional encampment that shelters up to 250 occupants in vehicles or micro-modular shelters. The interim regulations would expire a year after passage or upon approval of ongoing regulations, whichever occurs sooner.

Sponsor / Author	Amendment Description
1. Foster / Juarez	This amendment would: (1) require that operators of new or expanded encampments with more than 100 occupants develop a public safety plan with required elements and (2) authorize the Community Advisory Committee to advise on public safety plan implementation.
2. Hollingsworth	This amendment would require that the operators of new or expanded encampments with more than 100 occupants enter into a Good Neighbor Agreement (GNA) and prescribes minimum communication and public safety protocols that must be included in the GNA.
3. Rinck	This amendment would require that operators of new or expanded encampments with more than 100 occupants have at least two staff on site 24 hours a day.
4. Rinck	This amendment would set a goal that operators of new or expanded encampments with more than 100 occupants strive to provide intensive case management for encampment occupants at a ratio of one case manager for every 15 occupants with high-acuity needs.

Sponsor / Author	Amendment Description
5. Strauss	This amendment would require that operators of new or expanded encampments with more than 100 occupants be divided into neighborhoods of no greater than 50 occupants.

Amendment 1, Version 1 to CB 121195 - MO Transitional Encampment Expansion ORD

Sponsor: Councilmember Foster

Author: Councilmember Juarez

Public Safety Plan Permit Requirement

Effect: This amendment would: (1) require that interim use encampments with more than 100 occupants that are newly established or expanded through the bill develop a public safety plan with required elements and (2) authorize the Community Advisory Committee to advise on public safety plan implementation.

Amend Section 3 to CB121195, as follows:

Section 3. Section 23.42.056 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.056 Transitional encampment as an interim use

A Type I Master Use Permit may be issued for a transitional encampment interim use according to the requirements of this Section 23.42.056.

A. The Director, in consultation with the Human Services Director, shall adopt a rule according to Section 23.88.010 that includes but is not limited to establishing:

1. Community outreach requirements that include:

a. Community outreach standards that the encampment operator shall comply with before filing a transitional encampment interim use permit application, whether for a new transitional encampment or relocation of an existing transitional encampment. At a minimum, outreach standards shall contain a requirement that the encampment operator convene at least one public meeting in the neighborhood where the transitional encampment interim use is proposed to be established, at least 14 days prior to applying for a permit;

b. A requirement that the proposed encampment operator establish a Community Advisory Committee that would provide advisory input on proposed encampment operations including identifying methods for handling community complaints or concerns as it relates to the facility or facility clients and implementation of public safety plans required by subsections 23.42.056.D.3, as applicable. The committee shall include one individual identified by each stakeholder group in the geographic area where the proposed encampment would be located as best suited to represent their interests. The committee shall consist of no fewer than five and no more than ten members. Encampment operator representatives shall attend committee meetings to answer questions and shall provide regular reports to the committee concerning encampment operations. City staff may attend the meetings; and

2. Operations standards that the encampment operator is required to implement while an encampment is operating.

D. Additional requirements. The transitional encampment interim use shall meet the following requirements:

7. The operator of a transitional encampment interim use who receives funding from the City of Seattle and operates an encampment with more than 100 occupants that is established or expanded after the effective date of the ordinance introduced as Council Bill 121195 shall provide a public safety plan that details the following:

a. An initial public safety assessment of the area in which the shelter is to be located, including an assessment of 911 emergency call data;

b. Completion of a Crime Prevention through Environmental Design (CPTED) assessment prior to the opening of the shelter, and integration of any CPTED recommendations into the shelter's design and operations;

c. Policies and procedures for keeping the area within 500 feet free of any unsanctioned encampments or recreational vehicles that are in violation of the Seattle Municipal Code parking regulations;

d. A protocol for complying with the data collection and reporting requirements requested in Section 4 of the ordinance introduced as Council Bill 121185, including, but not limited to, the critical incident reports, 911 call data, and Unified Care Team deployments;

e. A plan for how the Mayor's Office will promptly address illegal activity, behavioral health emergencies, and other challenges that impact public safety in the area surrounding the shelter; and

f. A City liaison that neighborhood residents can contact if there are issues occurring outside of the shelter boundaries that are beyond the shelter provider's control or authority to address.

Amendment 2, Version 1 to CB 121195 - MO Transitional Encampment Expansion ORD

Sponsor: Councilmember Hollingsworth
Good Neighbor Agreement Requirement

Effect: This amendment would require that newly established transitional encampment enter into a Good Neighbor Agreement (GNA) and prescribes minimum communication and public safety protocols that must be included in the GNA.

Amend Section 3 to CB 121195, as follows:

Section 3. Section 23.42.056 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.056 Transitional encampment as an interim use

A Type I Master Use Permit may be issued for a transitional encampment interim use according to the requirements of this Section 23.42.056.

D. Additional requirements. The transitional encampment interim use shall meet the following requirements:

7. The operator of a transitional encampment interim use who receives funding from the City of Seattle and operates an encampment with more than 100 occupants that is established or expanded after the effective date of the ordinance introduced as Council Bill 121195 shall enter into a Good Neighbor Agreement. The Good Neighbor Agreement shall include:

a. The Good Neighbor Agreement's physical boundaries and a corresponding map.

- b. The roles and responsibilities of the operator as a good neighbor.
- c. Communication protocols for community concerns, including:
 - i. A point of contact for initial concerns, which is posted at the encampment site and on the operator's website
 - ii. A process for community stakeholders to escalate concerns within the operator's organization:
 - iii. Timeframes for responses from initial contact and each subsequent contact within the escalation process; and
- d. A point of contact for urgent issues during non-standard business hours.
- e. Commitment to responding to the concern or complaint within 72 hours unless an emergency.
- f. A commitment to attend regular community meetings, such as those held by community or business organizations.
- g. Rules and behavioral standards for encampment residents and their guests.
- h. Description of the remedies the operator will use when responding to an infraction of the rules and behavioral standards by encampment residents or their guests.
- i. Commitment to reporting crime observed by operator staff to the Seattle Police Department at the time of observation;
- j. The hours that operator staff will be on-site to provide services to residents;
- k. A Commitment to publish the Good Neighbor Agreement on the operator's website as well as distribute to neighbors, neighborhood organizations and neighborhood businesses within the Good Neighbor Agreement boundaries.

Amendment 3, 1 Version 1 to CB 121195 - MO Transitional Encampment Expansion ORD

Sponsor: Councilmember Rinck

Staffing Minimums

Effect: This amendment would require that operators of new or expanded encampments with more than 100 occupants have at least two staff on site 24 hours a day.

Amend Section 3 to CB 121195, as follows:

Section 3. Section 23.42.056 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.056 Transitional encampment as an interim use

A Type I Master Use Permit may be issued for a transitional encampment interim use according to the requirements of this Section 23.42.056.

D. Additional requirements. The transitional encampment interim use shall meet the following requirements:

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7. The operator of a transitional encampment interim use who receives funding from the City of Seattle and operates an encampment with more than 100 occupants that is established or expanded after the effective date of the ordinance introduced as Council Bill 121195 shall have two staff members on site 24 hours a day every day the encampment is operating.

Amendment 4, Version 1 to CB 121195 - MO Transitional Encampment Expansion ORD

Sponsor: Councilmember Rinck

Case management ratio

Effect: This amendment would set a goal that operators of new or expanded encampments with more than 100 occupants strive to provide intensive case management for encampment occupants at a ratio of one case manager for every 15 occupants with high-acuity needs.

Amend Section 3 to CB 121195, as follows:

Section 3. Section 23.42.056 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.056 Transitional encampment as an interim use

A Type I Master Use Permit may be issued for a transitional encampment interim use according to the requirements of this Section 23.42.056.

D. Additional requirements. The transitional encampment interim use shall meet the following requirements:

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7. The operator of a transitional encampment interim use who receives funding from the City of Seattle and operates an encampment with more than 100 occupants that is established or expanded after the effective date of the ordinance introduced as Council Bill 121195 shall strive to provide intensive case management for encampment occupants and consider a ratio of at least one case manager for every 15 high-acuity occupants.

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Amendment 5, Version 1 to CB 121195- MO Transitional Encampment Expansion ORD

Sponsor: Councilmember Strauss

50 Occupant Encampment Neighborhoods

Effect: This amendment would require that operators of new or expanded encampments with more than 100 occupants be divided into neighborhoods of no greater than 50 occupants.

Amend Section 3 to CB 121195, as follows:

Section 3. Section 23.42.056 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.056 Transitional encampment as an interim use

A Type I Master Use Permit may be issued for a transitional encampment interim use according to the requirements of this Section 23.42.056.

D. Additional requirements. The transitional encampment interim use shall meet the following requirements:

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7. The operator of a transitional encampment interim use who receives funding from the City of Seattle and operates an encampment with more than 100 occupants that is established or expanded after the effective date of the ordinance introduced as Council Bill 121195 shall separate the encampment into self-contained neighborhoods with no more than 50 occupants per neighborhood and controlled access to each neighborhood.
