



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: May 15, 2018

TO: ASTORIA PLANNING COMMISSION

FROM: NANCY FERBER, CITY PLANNER

SUBJECT: PROPOSED EMERGENCY SHELTER CODE AMENDMENT

At the February 27, 2018 and Tuesday April 24, 2018 worksessions, Astoria Planning Commission reviewed initial draft of code changes to address emergency shelter facilities. The standards address issues including definitions, operating days, number of occupants and conditional uses.

Attached is a draft set of standards prepared by Commissioner Daryl Moore, including comments from the April worksession. The amendment will be discussed at the Planning Commission worksession on Tuesday May 22, 2018. Legal questions raised during the last worksession are still pending review. The updated draft language is being sent out now to give you an opportunity to review prior to the Planning Commission meeting. A letter received from Mr. Dan Parkison is also included.

To move forward with a code amendment requires a 35 day notice to the Department of Land Conservation and Development, and local public notice. The next Planning Commission meeting fitting this timeline would be either the first APC meeting July 3rd, 6:30pm, or the regularly scheduled July 24th meeting at 6:30pm.

5-15-18

Definitions

Homeless, Homeless Individual, Homeless Person, Homeless Family:

(1) an adult individual or family consisting of at least one adult and one or more dependent juveniles who lacks a fixed, regular, and adequate nighttime residence;

(2) an adult individual or family consisting of at least one adult and one or more dependent juveniles with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Temporary Warming Shelter:

A temporary shelter that accommodates more than 10 Homeless per operating day and meeting specific conditional use standards as defined in the development code.

Specific Conditional Use Standard

11.180 Temporary Warming Shelters

I. Temporary Warming Shelters

A. Purpose

The purpose of a Temporary Warming Shelter is to provide short-term shelter for Homeless when Homeless are at greater risk of injury and death from inclement weather conditions.

B. Description

A Temporary Warming Shelter provides an opportunity for Homeless to escape from weather conditions that can be hazardous to their health. Operating during the coldest hours of the day, and during the coldest months of the year, the shelter provides warmth, a place to dry, a place to sleep, and optional warming food and beverage.

C. Operation

In addition to the specific operating local jurisdiction guidelines outlined below, a Temporary Warming Shelter shall operate under the guidelines of **Oregon State**

Fire Marshal's Technical Advisory No. 11-14 ("TA 11-14").

In the event that guidelines from the local jurisdiction conflict with guidelines from TA 11-14 or from future revisions to TA 11-14, the more stringent guidelines shall supercede.

Local jurisdiction guidelines:

1. Maximum Number of Occupants Allowed:

Zone	Maximum Occupants
R3	One (1) individual for every thirty-five (35) square feet of room area or 25 individuals, whichever is less
R2	One (1) individual for every thirty-five (35) square feet of room area or 15 individuals, whichever is less
All Other Zones	One (1) individual for every thirty-five (35) square feet of room area

2. Buffer

- a) A warming shelter may not operate within 1,000' of another warming shelter

3. Neighborhood Responsibilities

a) Garbage Watch

During non-operating hours at least one responsible individual shall canvass the neighborhood within 100' of the Shelter and collect all trash not in receptacles.

b) Crime Watch

For one hour prior to and for thirty minutes after the Shelter's operating hours, at least one responsible individual shall maintain a crime watch in and around the Shelter and shall report all suspicious activity to the Astoria Police Department.

4. Life-Safety Requirements

a) Weapons

The Temporary Warming Shelter shall formulate a weapons safety plan to ensure the safety of its clients. At a minimum, the plan shall contain describe the process for:

- (1) Defining what the shelter considers a weapon
- (2) Describing the method(s) to determine if clients are carrying a weapon(s)
- (3) Describing the process for ensuring that weapons are safely stored during operating hours

D. Annual Reporting

1. A warming shelter shall report to the city on an annual basis the following information:
 - a) The dates and times of each operating day
 - b) The number of Homeless accommodated on each operating day
 - c) Dates and times of all emergency services contacts and visits
 - d) Copies of all public feedback

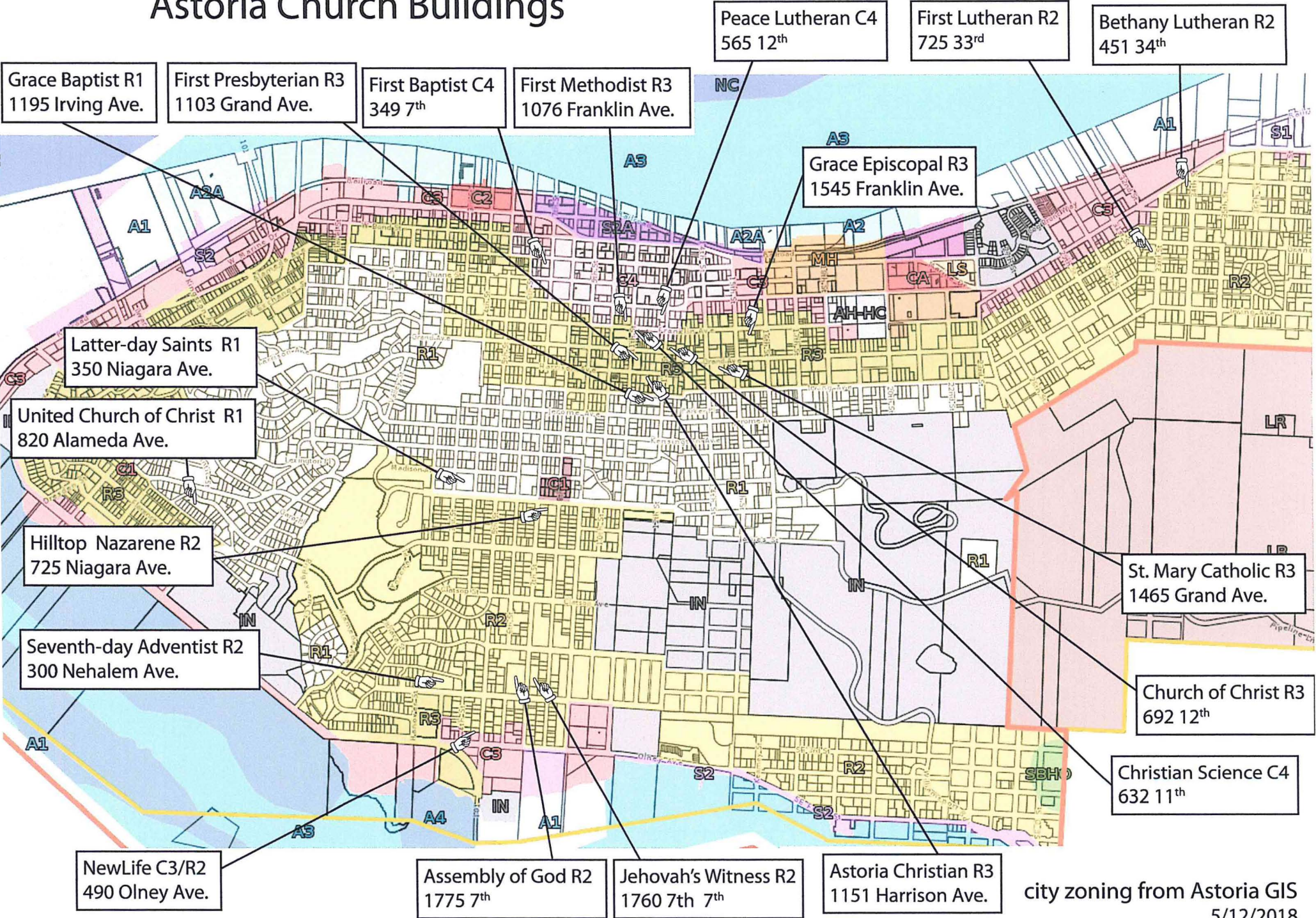
Zone Changes

Add “Temporary Warming Shelter” as Conditional Use in Zones

1. AH-HC
2. C3
3. C4
4. HR
5. LS
6. S2
7. R3
8. R2

DRAFT

Astoria Church Buildings



5-14-18

To: Nancy Ferber

CC: Janet Miltenberger <janetm971@gmail.com>; Annie Dolber <anniedolber@gmail.com>; Annie Martin <annie.annie.m@gmail.com>; Jeremy Martin <Yerpaljer@gmail.com>; Ron Maxted <ronmaxted@wwestsky.net>; Rev. Bill Van Nostran <pastorbill@fpcastoria.org>; Judy Hollingsworth <judy.holly@hotmail.com>; Rick Bowers <bowers@cgifellowship.org>; Nelle <moffett@speakeace.com>; Bruce b42w@mac.com

Dear Nancy,

Brett Estes suggested I send this letter to you---and to ask you to forward it by email to all the Planning Commissioners.

Re: Code Amendment on Emergency Shelter.

I am writing this letter to the Planning Commission to express my concern that the proposed Code Amendment regarding Emergency Shelters could include a limit of 25 guests per night per shelter.

There currently is one emergency shelter operating in Astoria. There are no plans to open a second shelter here in the foreseeable future.

Over the last two winters, the local warming center operated with 30 guests on a regular basis. This is the limit that the City of Astoria CUP authorized. It also is the limit that the United Methodist Church allows. During the 2016-17 winter, there were many times, on severe weather nights, that the warming center (after reaching maximum 30 capacity) turned people away. During the 2016-17 season, the warming center also cooperated to send overflow homeless persons to shelters in Long Beach and/or Warrenton when they had space. In the 2017-18 winter, the Long Beach Peninsula Warming Centers were permanently closed: they simply were unable to find enough volunteers/donors to operate their facilities. Warrenton also struggled and is no longer a reliable option for the Astoria warming center's overflow. This year, the policy of the local warming center was to simply turn people away once capacity was reached. So going forward into the future, there is a documented need for an Emergency Shelter located in Astoria with a 30+ bed capacity to serve the city's existing homeless population

It is my understanding that some of the Planning Commissioners proposed reducing the limit to 25 guests for the new Code. One of their concerns was that this was a maximum manageable number that a facility could handle.

Please consider the following information when making your decision on the number of homeless allowed per shelter:

1. The documented need in Astoria is 30+ persons on severe weather nights. And the Code Amendment is a document that will not only address the current need, it will address the future needs of Astoria.
2. The existing warming center revised its entire operating practices and staffing levels based on community input during the process that developed the Good Neighbor Commitment. This year, they operated at the 30-max/night limit without significant neighborhood impacts. Ted Ames has provided

testimony from Emergency Services that he supports the new warming center operations and that there was minimal impact at the current 30-person limit.

3. There were statements made at the previous Code workshop that the "25 number" was not based on any specific fact or data--that it simply seemed like a reasonable number to allow management of the guests. Again, using the experience of the existing warming center's operation, there was minimal neighborhood impact even on the nights that the 30-guest limit was reached.

4. Warming Centers are funded by donations. Many donations come from institutional foundations. Each facility must show that it is of a size that meets the needs of its community, or these institutional donors are unlikely to grant funds. There needs to be enough critical mass---or a warming center will not get funded. The existing warming center's grant applications, which included data showing that they met the documented 30+ need of Astoria, were well received. Additional warming centers in the future will most likely need to take the same documented approach in their grant requests.

5. Having shown that a size of 30 guests can be managed at a facility, requiring that an Emergency Shelter be limited to 25 would be a partial waste of critical resources. First and most important is the under-utilization of the building that has so graciously agreed to host a warming center. Also the paid staff, food donors, volunteers, and board members would also not be fully utilized.

This is a long letter. Thank you for reading it. I appreciate your time and consideration.

Sincerely

Dan Parkison 503.508.4021