



TO: T.C. Broadnax, City Manager
FROM: Jennifer S. Hines, Assistant Division Manager, Public Works
Nadia Chandler Hardy, Director, Neighborhood and Community Services Department
COPY: City Council and City Clerk
SUBJECT: Acquisition of 5401 South Tacoma Way and 5402 South Puget Sound Avenue –
January 24, 2017
DATE: January 3, 2017

SUMMARY:

Neighborhood and Community Services Department requests the City Council authorize the acquisition of two parcels located at 5401 South Tacoma Way and 5402 South Puget Sound Avenue from Stuart and Susan Simon, in the amount of \$850,000, plus closing costs.

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Encourage thriving residents with abundant opportunities for life-long learning.

Approval of this acquisition will allow the City to establish a Youth and Young Adult Drop-In Center and Shelter for youth between the ages of 12 and 24 years old.

BACKGROUND:

5401 South Tacoma Way is an 11,000 square foot parcel with an 11,444 square foot building located upon it. 5402 South Puget Sound Avenue is an 11,000 square foot parking lot. The building consists of a vacant retail unit on the ground level, several office spaces on the upper level and an adjacent retail unit currently being occupied by Northwest Impressions Printing Company.

For almost 30 years, the City of Tacoma and Pierce County have lacked a dedicated facility to provide services and overnight shelter for youth and young adults experiencing homelessness. City staff have researched over 200 properties in the past three years to find a suitable site for the Youth and Young Adult Drop-In Center and Overnight Shelter. These sites have been incompatible due to issues including, but not limited to, zoning, cost-prohibitive building rehabilitation, distance from transit, distance from other community services and environmental hazards.

The subject site will require rehabilitation, however, it has a transit stop at the front door, is relatively close to other community services, is close to a library, schools and activities for youth and young adults. A Phase I and Phase II Environmental was performed, and no prohibitive environmental factors were found on site. There is ample parking and potential for future growth due to the inclusion in the sale of the parking lot parcel.

ISSUE:

Since January 1, 2016, 74 youth and young adults have entered the homeless services system, of which 59% have a documented disability or mental health issue. According to the Tacoma School District's 2015 McKinney-Vento Data, 1,616 students enrolled in their schools were experiencing homelessness, of which 202 were unaccompanied high school students. For these youth and young adults, homelessness creates trauma and stress, in addition to the loss of family, community, possessions, privacy and security. Often youth and young adults exposed to trauma are vulnerable to victimization, sexual exploitation and trafficking, furthering adverse childhood effects that will negatively affect them into adulthood.



The City has researched approximately 200 properties for the provision of youth and young adult housing stability services. Currently, the City has activated the Beacon Senior Center during its non-operating hours to serve as a temporary overnight shelter. Since its opening in December 2015, the Beacon overnight shelter services an average of 30-40 young adults each night.

ALTERNATIVES:

The City could choose to not acquire the property. If this occurs, then the search for a suitable site will continue, and meeting the needs of homeless youth and young adults will be further delayed.

RECOMMENDATION:

The Neighborhood and Community Services Department recommends Council approve the City's acquisition of the subject parcels.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1185-MHCD HRHS Mental Health	GGV-00020-02	5621000	850,000 + closing costs
TOTAL			850,000 + closing costs

* General Fund: Include Department

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$850,000 + closing costs

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes