



## RESOLUTION NO. 39639

1 A RESOLUTION relating to the acquisition of real property; authorizing the  
2 acquisition of two parcels of real property, located at 5401 South Tacoma  
3 Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon  
4 for the amount of \$850,000, plus closing costs, budgeted from the Mental  
Health Fund, for the Youth and Young Adult Drop-In Center and Shelter for  
youth between the ages of 12 and 24 years old experiencing homelessness.

5 WHEREAS, for almost 30 years, the City and Pierce County have lacked a  
6 dedicated facility to provide services and overnight shelter for youth and young  
7 adults experiencing homelessness, and

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9 WHEREAS, since January 1, 2016, 74 youth and young adults have  
10 entered the homeless services system, of which 59 percent have a documented  
11 disability or mental health issue, and

12 WHEREAS, for these youth and young adults, homelessness creates  
13 trauma and stress in addition to the loss of family, community, possessions,  
14 privacy, and security, and

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16 WHEREAS youth and young adults exposed to trauma are often vulnerable  
17 to victimization, sexual exploitation, and trafficking, furthering adverse childhood  
18 effects that will negatively affect them into adulthood, and

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20 WHEREAS the City currently uses the Beacon Senior Center during its  
21 non-operating hours to serve as a temporary overnight shelter for these young  
22 adults, and

23 WHEREAS, since opening in December 2015, the Beacon overnight shelter  
24 services an average of 30-40 young adults each night, and

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1 WHEREAS, over the past three years, City staff has researched over  
2 200 properties to find a suitable site for the Youth and Young Adult Drop-In Center  
3 and Shelter, but the sites have been incompatible due to issues including, but not  
4 limited to, zoning, cost-prohibitive building rehabilitation, distance from transit,  
5 distance from other services, and environmental hazards, and

6 WHEREAS the City's Neighborhood and Community Services Department  
7 is requesting approval to purchase real property located at 5401 South Tacoma  
8 Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon for the  
9 amount of \$850,000, plus closing costs, budgeted from the Mental Health Fund, to  
10 provide services and overnight shelter for youth and young adults experiencing  
11 homelessness, and  
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13 WHEREAS 5401 South Tacoma Way is an 11,000 square-foot parcel with  
14 an 11,444 square-foot building consisting of a vacant retail unit on the ground  
15 level, office space on the upper level, and an adjacent retail unit currently being  
16 occupied; and 5402 South Puget Sound Avenue is an 11,000 square-foot parking  
17 lot, and  
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19 WHEREAS the property will require rehabilitation; however, it has a transit  
20 stop at the front door, is relatively close to other community services, and is close  
21 to a library, schools and activities for youth and young adults, and  
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23 WHEREAS a Phase I and Phase II Environmental Study was performed,  
24 and no prohibitive environmental factors were found onsite, and

25 WHEREAS there is ample parking and potential for future growth due to the  
26 parking lot parcel included in the sale, and



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WHEREAS the purchase price is based on a fair market valuation performed by City staff, and the terms and conditions of the proposed agreement have been approved by NCS and Public Works, Real Property Services; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the request of the City of Tacoma, Neighborhood and Community Services Department, to purchase two parcels of real property, located at 5401 South Tacoma Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon for the amount of \$850,000, plus closing costs, budgeted from the Mental Health Fund, for the Youth and Young Adult Drop-In Center and Shelter, for youth between the ages of 12 and 24 years old experiencing homelessness, is hereby approved.

Section 2. That the proper officers of the City are hereby authorized to close on the transaction memorialized in that certain Purchase and Sale Agreement entered into with Stuart and Susan Simon for the purposes hereinabove enumerated, with said document being on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney