



TO: Elizabeth A. Pauli, City Manager
FROM: Allyson Griffith, Assistant Director, Neighborhood and Community Services
Linda Stewart, Director, Neighborhood and Community Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Amendment to Contract with Low-Income Housing Institute: Operation and Site Management of Temporary Emergency Micro-Shelter Site at 602 N Orchard Street
DATE: October 20, 2020

SUMMARY AND PURPOSE:

A resolution authorizing the execution of a contract amendment with Low Income Housing Institute (LIHI), Seattle, WA, in the amount of \$2,241,616 (\$314,960 for development and \$1,926,656 for operations) budgeted from Emergency Solutions Grant CARES funding to expand temporary shelter bed capacity by developing and managing a Temporary Emergency Micro-Shelter Site located at 6th Ave and N Orchard St through June 30, 2023.

BACKGROUND:

In May 2017, the City of Tacoma declared a state of emergency around homelessness, to mitigate the impacts of unauthorized homeless encampments in Tacoma, and enable processes to quickly address the public health and safety risk encampments pose to those inhabiting them, and the surrounding community.

The Annual Point-in-Time Count conducted in January 2020, reported 544 homeless individuals in Tacoma (158 unsheltered). This data shows that there is still a deficit in available shelter beds in Tacoma, and there are still individuals and families living in situations that are not fit for human habitation.

In order to continue serving individuals experiencing homelessness, the City proposes opening a new micro-shelter site at 602 N. Orchard Street. The site will provide 40 furnished micro-shelters (no more than 60 individuals residing onsite at any time), common areas, case management, and other supportive services for individuals who are currently experiencing homelessness. Individuals residing at this location will be limited to families with children, couples, and single women. The goal of this temporary shelter approach is to stabilize and transition individuals experiencing homelessness to permanent housing that meets their needs.

Under this agreement, LIHI will provide 24/7 on-site support and operations management. If at any time the project operator is deemed out of compliance with contractual obligations, the City will review alternatives for action. Staff will provide regular updates to Council on the project’s performance. A Community Advisory Committee (CAC) will be formed to ensure connections with the community.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The City hosted a Town Hall on October 7th to provide information on the micro-shelter site including location, site layout and operations and management expectations. That presentation and associated questions are available at www.cityoftacoma.org/authorizedencampments.



The LIHI model establishes a Community Advisory Committee (CAC) which offers community members an opportunity to directly engage with LIHI staff and the City to discuss any issues or concerns with the management of the site and collaboratively problem solve to address those needs. Applications for the CAC are being accepted through the City's website at www.cityoftacoma.org/authorizedencampments and CAC meetings are open to the public.

LIHI currently provides regular weekly reporting to the City for the site at E 60th and McKinley, which assists the City in assessing the success of this shelter model. Similar reports will be provided for the 602 N Orchard site, with the initial report expected within one month of the site going operational. The reports are posted on the City website, at www.cityoftacoma.org/authorizedencampments.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: *(Mandatory)*

Systemic racism and racial inequities have resulted in communities of color being disproportionately represented in our populations experiencing homelessness. In 2018, Supporting Partnerships for Anti-Racist Communities (SPARC) conducted a research study to "identify how people are experiencing the accrual of systemic racism" in our community. They found that according to data from the Homeless Management Information System (HMIS) in Tacoma/Pierce County, "Black/African American people represent the HMIS population at a rate of 26.3%, despite only making up 6.6% of the general population in this area." In addition, the Washington State Low Income Housing Alliance reported this month that "COVID-19 and economic recession threatens significant increases in evictions and homelessness especially among black and latinx renter households." Increasing capacity and improving service delivery within our homelessness response system will have a positive impact on equity in our community.

Livability: *Equity Index Score:* High Opportunity

Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s).

Encampments and the associated litter and debris contribute to the overall perception of public safety. Prior to COVID-19, the City already had limited shelter capacity. Approving this amendment will allow for the addition of this micro-shelter site and increase capacity to serve additional individuals. Establishing this location allows the City to address unauthorized encampments and provide individuals experiencing homelessness connection to resources and stabilization to transition to permanent housing. The site itself will have 24/7 management and oversight, be fenced, and have security camera surveillance of the property. The site operators will establish a community advisory committee, which provides a community platform to discuss concerns including safety and security. Placement into housing is a priority for every resident of the site. Site residents must agree to adhere to a behavioral code of conduct and actively engage in case management and other supportive programs to advance their plans to become housed. Residents at the current micro-shelter site at E 60th and McKinley have reflected on the positive impact of having direct access to services, in terms of enhancing their ability to achieve stability.



ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Do not approve contract amendment	N/A	Alternative service provider would have to be identified and funded to provide services; significantly impacting the City's ability to quickly expand shelter capacity during the Homelessness Emergency Declaration and Pandemic Response.
2. Approve partial funding for contract amendment	N/A	Reduced funding will reduce the number of individuals served.

EVALUATION AND FOLLOW UP:

Neighborhood and Community Services will provide regular updates to Council detailing the following information:

1. Number of residents currently on site
2. Number of residents served by the site over time
3. Number of employed residents
4. Number of residents engaged in housing plans
5. Number of exits from the site and number of individuals transitioned to housing

STAFF/SPONSOR RECOMMENDATION:

Staff recommends that Council approve the Resolution to amend the current contract with Low-Income Housing Institute to operate the Tacoma Emergency Micro-Shelter Site at 6th and Orchard through June 30, 2023.

FISCAL IMPACT:

This project is 100% supported through the use of State and Federal funds related to addressing COVID-19.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. 1195-FGRT ESG CARES Act Grant	730800	5330100	\$2,241,616
2. 1195-FGRT ESG CARES Act Grant	730800	4331282	(\$2,241,616)
TOTAL			\$2,241,616



What Funding is being used to support the expense?

Funds to support this expense will come from an Emergency Solutions Grant (ESG-CV) the City received specifically for addressing homelessness and the City's response to COVID-19 non-congregate shelter directives and State Department of Commerce funding to support creation of shelter.

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

Unplanned expenditures will be covered by available State and Federal funds.

Are there financial costs or other impacts of not implementing the legislation?

YES

If the City does not approve this operations contract there will be no expansion of shelter beds in our community at this location, which impacts the ability to address unauthorized encampments throughout the community, resulting in increased costs for cleanup and other associated costs for individuals experiencing homelessness.

Will the legislation have an ongoing/recurring fiscal impact?

YES

The contract described in this memorandum will run through June 30, 2023, with all costs covered by Federal funds

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

- Original contract agreement
- Amendment No. 1
- Amendment No. 2