



TO: Elizabeth A. Pauli, City Manager
FROM: Allyson Griffith, Assistant Director, Neighborhood and Community Services
Linda Stewart, Director, Neighborhood and Community Services
COPY: City and City Clerk
SUBJECT: Resolution – Lease Agreement with Tacoma Housing Authority
DATE: May 13, 2020

SUMMARY AND PURPOSE:

A resolution authorizing the execution of a lease agreement with the Tacoma Housing Authority for use of property located at the corner of E. 60th and McKinley Avenue through December 31, 2021 for the establishment and operation of a temporary emergency micro shelter site.

BACKGROUND:

In December 2019, the City established a temporary emergency micro shelter site at S. 8th and Martin Luther King Jr. Way. This site has twenty-two micro shelter units and serves up to thirty-two individuals at a time. The site is located on property owned by Mercy Housing under a lease through July 2020.

In order to continue serving individuals experiencing homelessness, the City needs to relocate the existing micro shelters. The City must also expand temporary shelter capacity to serve additional individuals under COVID-19 non-congregate shelter directives.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The lease agreement is for property located on the border of Council districts four and five. Council received an update on the proposed location during the May 8, 2020 City Council Emergency Management Update. On that same date, an email communication was sent to the South End and Eastside Neighborhood Councils, to inform them of the project. A postcard mailer will go to properties within 1000’ of the site location inviting community members to participate in a virtual town hall to receive information about the site and address community questions and concerns. In addition to postcard mailings and virtual meetings, individual community members are being contacted as they inquire about the project. Community members interested in volunteering at the site will be offered opportunities to assist with site set up and ongoing supports (clothing and food donations, on-site projects).

Pending approval of contractual agreements, the Low Income Housing Institute (LIHI) will operate the micro shelter site; an essential element of their standard operating model establishes a community advisory council, which meets monthly to discuss area questions and concerns. Members of the community will be invited to participate in the community advisory council.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: *(Mandatory)*

Livability: *Equity Index Score:* Low 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 the overall perception of public safety. Prior to COVID-19 the City already had limited shelter capacity. Approving this agreement will allow the development of a micro shelter site. Establishing a micro-shelter site should contribute to increasing the perception of safety by providing a managed site to provide shelter to individuals experiencing homelessness throughout our community. 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, will be fenced and have security cameras and the operations establish a community advisory council which provides a community platform to discuss concerns including safety and security. This site is a temporary shelter site only for individuals registered as site residents. Site residents must actively engage in case management and other supportive programs that actively advance their plans to become housed. Placement into housing is a priority for every resident of the site.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Do not approve lease agreement	N/A	1. Will need to identify an alternate location to relocate existing micro shelter site 2. Community will continue to experience impacts from unauthorized encampments while staff evaluates alternate locations

EVALUATION AND FOLLOW UP:

Once agreements are executed and the site is operational, 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 residents engaged in housing plan
4. Number of employed residents
5. Number of residents engaged in housing plans
6. Number of exits from the site and number of individuals transitioned to housing

STAFF/SPONSOR RECOMMENDATION:

Staff recommends approval of this lease agreement with THA.



FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. N/A			
2. N/A			
TOTAL			

What Funding is being used to support the expense? The use of the property under this lease agreement is being offered at no charge to the City. There will be costs incurred to establish and operate the site. Those costs will be detailed in the Council Action related to executing agreements with Low Income Housing Institute.

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

NO, PLEASE EXPLAIN BELOW

The use of the property under this lease agreement is being offered at no charge to the City.

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

YES

If the City does not approve this lease, staff will seek an alternate location which may result in costs to procure a lease with another property owner.

Will the legislation have an ongoing/recurring fiscal impact?

NO

The use of the property under this lease agreement is being offered at no charge to the City. There will be costs incurred to establish and operate the site. Those costs will be detailed in the Council Action related to executing agreements with Low Income Housing Institute.

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

NO

ATTACHMENTS:

Draft agreement with Tacoma Housing Authority