



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 for site management of Temporary Emergency Micro-Shelter Site – July 21, 2020
DATE: July 8, 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 \$775,667, budgeted from a combination of Housing and Urban Development CARES Act funds and CARES Act funding from Pierce County, to expand temporary shelter bed capacity by developing and managing a Temporary Emergency Micro-Shelter Site located at East 60th and McKinley Avenue through December 31, 2020.

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 December 2019, the City established a temporary emergency micro-shelter site at South 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, and is operated by LIHI.

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.

The Temporary Emergency Micro-Shelter Site located at 623 E 60th St. will provide 50 furnished micro-shelters (65-person site capacity), common areas, case management, and other supportive services for individuals who are currently experiencing homelessness. 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. The site is located on property owned by the Tacoma Housing Authority, who is allowing the City access to the property for this use at no cost, through December 2021.



COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

LIHI currently provides regular weekly reporting to the City of Tacoma for the site at S. 8th and MLK Jr. Way, which assists the City in assessing the success of this shelter model. The reports are posted on the City website, at www.cityoftacoma.org/authorizedencampments,

As of July 2, 2020, 100% of residents currently at the TEMS site are actively working with a Case Manager. Additionally, 65 individuals have been served at the site, with 14 residents exiting the site into housing. 5 residents at the current TEMS site have received workforce development supports and/or become employed. 24 of the 25 residents at the current TEMS site are enrolled and actively participating in recovery services.

The City hosted a virtual town hall on June 4, 2020 to provide area residents with more details about the project at 623 E 60th Street and to hear their questions and concerns. Information regarding the project is available at www.cityoftacoma.org/authorizedencampments,

The LIHI model also establishes a Community Advisory Committee (CAC) which offers community members an opportunity to directly engage with LIHI staff to discuss any issues or concerns with the management of the site and collaboratively problem solve to address those needs. LIHI has received eight applications from community members, neighbors, and adjacent businesses to participate on the CAC. Applications for the CAC will continue being accepted as the site develops and operates and CAC meetings are open to the public.

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:* 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 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 transition of the existing 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. 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 have reflected on the positive impact of having direct access to services has had on their ability to achieve stability. Placement into housing is a priority for every resident of the site.

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 at the site being developed at East 60 th and McKinley
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 residents engaged in housing plans
4. Number of employed residents
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 East 60th and McKinley.

FISCAL IMPACT:

Utilizing CARES Act funds will minimize the fiscal impact of this project on traditional funding sources (e.g. General Fund, MHSUD)

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. 1195-FGRT ESG CARES Act Grant	730800	5330100	\$759,366
2. 0010-General Fund-NCS-Homeless Declaration-Phase II	80024182	5330100	\$16,301
3. 1195-FGRT ESG CARES Act Grant	730800	4331282	(\$759,366)
4. 0010-General Fund-NCS-Homeless Declaration-Phase II	Various	Various	(\$16,301)
TOTAL			\$775,667



City of Tacoma

City Council Action Memorandum

What Funding is being used to support the expense?

General Fund and CARES Act Grant funding

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

NO, PLEASE EXPLAIN BELOW

Unplanned expenditures will be covered by CARES Act funding.

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

YES

Will the legislation have an ongoing/recurring fiscal impact?

No

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

No