



**Legislative Department  
Seattle City Council  
Memorandum**

**Date:** June 6, 2013

**To:**  
Sally Bagshaw, Vice Chair  
Bruce Harrell, Member  
Tom Rasmussen, Alternate  
Housing Human Services Health and Culture Committee

**From:** Nick Licata, Chair

**Subject:** Decision Agenda For Council Bill (C.B) 117791 (Interim Use Encampments) and C.B. 117792 (Funding for Glassyard Environmental Site Assessment)

**Introduction**

In 2012, the Council, by ordinance, added a Comprehensive Plan goal to, “Guide the operation of safe and healthy transitional encampments to allow temporary shelter for those who are homeless.”

I have proposed changes to the Land use Code to authorize homeless encampments as interim uses on public and private property in downtown, industrial and commercial zones. The encampments could locate for up to a year on sites that are 5000 square feet or larger subject to development standards governing location and operation. Once an encampment has been established on a site and the term of the permit expires, another encampment could not be established on the same site for at least a year.

Currently, encampments can only be authorized as temporary uses for a period of six months, although that permit can be renewed, or indefinitely as an accessory use on land owned or controlled by a religious institution.

The Mayor has also proposed legislation appropriating \$150,000 to both Finance General and the Department of Finance and Administrative Services to conduct an assessment of environmental conditions at the “Glassyard” site currently occupied by Nickelsville to determine whether pollutants make it unfit as a long term encampment site.

Finally, the Mayor and I propose a service and housing plan to transition Nickelsville off the Glassyard site either permanently or during the environmental assessment.

## Options

- Option 1 - Pass of C.B. 117791 (Interim Use Encampments); do not pass C.B. 117792 (Funding for Glassyard Environmental Site Assessment) -- Facilitate Nickelsville move/Food Lifeline property acquisition.

This option will include the identification of at least one and ideally two City-owned sites that would be suitable for encampments as an interim use. This option will also include new funding to assist those Nickelsville residents who want an alternative to living in outdoor encampments, The Mayor intends to transmit a supplemental budget request to Council to provide additional housing options and services. The likely outline of that request is summarized on Attachment 1.

- Option 2 – Pass C.B. 117792 (Funding for Glassyard Environmental Site Assessment); do not pass C.B. 117791 (Interim Use Encampments) - Explore use of current site for an on-going temporary encampment under existing temporary use permit/deny Food Lifeline property acquisition request.

This option would authorize the City to spend \$150K to enter into a contract with a qualified firm to conduct an environmental assessment of the current Nickelsville site in order to inform decision-makers as to the site's viability to house a City-sanctioned temporary homeless encampment and transitional services. This would likely result in a “Sunny Jim-like” proposal, meaning that under this option the Human Services Department would establish a relationship with a non-profit provider who can facilitate services on the site by contracting with a non-profit partner to oversee this encampment. It would not guarantee that Nickelsville be selected.

- Option 3 – Do not pass C.B. 117792 (Funding for Glassyard Environmental Site Assessment); do not pass C.B. 117791 (Interim Use Encampments) -- Facilitate Nickelsville move/Food Lifeline property acquisition under Seattle's existing Religious Encampment Ordinance.

Under this option Nickelsville would form a partnership with one or more religious institutions, which would own or control properties suitable for a Nickelsville Community of up to 100 participants, for a two year stay under Seattle's existing Religious Encampment Ordinance. Nickelsville would sign a management agreement with the religious institution and property owner as well as a non-profit if necessary.

Information about host identity, timeline, and costs has not been provided by the proponents of this option to determine whether this is a realistic alternative for Council to consider supporting.

## **Attachment 1 – Summary of Proposed Option 1 Services/Housing Package**

This summarizes the HSD services/housing plan for Nickelsville as envisioned in Option 1 (Councilmember Licata’s encampment legislation is adopted by City Council; Mayor transmits legislation to Council to expedite sale of the Glassyard property to Food Lifeline; Mayor sends a supplemental services/housing budget request to Council for Nickelsville residents).

Note that this is not the final plan that would be transmitted for services/housing. This is still a work in progress. The plan is scalable; number of apartments could be increased or decreased. Budget figures are preliminary.

### **Plan**

There would be short and long term solutions to address stable housing needs, while ensuring the health and safety of Nickelsville residents. The provider in conjunction with other organizations would offer the following:

- Skill-building opportunities for individuals seeking living wage employment opportunities
- Opportunities to use the expertise of those who have experienced homelessness to engage in systemic solutions in meaningful ways
- Provide engagement and community connections at the encampment, utilizing relational support models with the intention of creating alternative housing options.
- If necessary, offer interim shelter for 80-100 people as temporary alternative to the encampment for all who are interested.
- Assist in helping to engage other community networks, housing resources or connections to services in support of encampment residents who do not want to move to the GYM to find alternative housing options.
- Move resident belongings from the encampment to the temporary shelter site, for those residents who wanted to take advantage of the shelter.
- Store all encampment materials temporarily.
- Engage and assist Nickelsville residents in developing long term housing options.
- Partner with local churches and non-profit providers to continue the support of Nickelsville residents as they transition to other housing options.
- Provide 15 units of housing for 30 individuals. Provide full rent assistance for 0-6 months. Residents pay 50% of rent after 6 months. Intention to pay full rent after 12 months and remain in apartment.

<b>ACTIVITIES</b>		<b>CLIENTS SERVED</b>	<b>COST</b>
<b>Temporary shelter Staff*</b>	<b>1 month</b>	80-100 persons	15,000
<b>Moving costs</b>			500
<b>Storage container rental</b>	<b>1 month</b>		500
	Sub-Total		\$16,000
<b>Apartments 0-6 months</b>	<b>15 x \$800</b>	30 persons per month	72,000
<b>Apartments 6-12 months</b>	<b>15 x \$400</b>		36,000
<b>Utilities months</b>	<b>15 x 12</b>		10,800
<b>Case Manager 1 FTE 12 months</b>	<b>\$5,500 X</b>		66,000
<b>Expenses 12 months (flex fund; i.e. gas, food, identification, certifications)</b>	<b>\$1,000 X</b>		12,000
<b>Bus Tickets months</b>	<b>\$500 x 12</b>		6,000
	Sub-Total		
	<b>Total</b>		<b>\$218,800</b>
<b>IN-KIND CONTRIBUTIONS</b>			<b>COST</b>
<b>Operating** for the one month shelter month</b>	<b>1</b>		20,000
<b>Supportive services** (i.e CD and MH, legal, dental, furnishings, food, etc)</b>			<b>300,000</b>
	<b>In Kind Total</b>		<b>\$320,000</b>

**\*Staff costs at the temporary shelter site may not be necessary if the provider is able to engage with residents on site at the encampment while developing alternative housing options. Also, it is unclear how many Nickelsville residents would utilize the temporary shelter.**

**\*\*Operating and supportive service costs are estimated based on potential occupancy. These costs will be absorbed by the provider.**