



**COMMISSION  
AGENDA MEMORANDUM**

**Item No.** 7a

**ACTION ITEM**

**Date of Meeting** October 8, 2019

**DATE:** August 13, 2019

**TO:** Executive Director Steve Metruck

**FROM:** Veronica M. Valdez, Commission Specialist

**SUBJECT:** Renewal of lease agreement with the City of Seattle for a temporary homeless encampment at Tsubota

Amount of this request: \$0

**ACTION REQUESTED**

Request Commission authorization for the Executive Director to renew the lease agreement for one year with the City of Seattle for continued use of the Tsubota site (1601 15<sup>th</sup> Avenue West, Seattle) for a temporary homeless encampment.

**EXECUTIVE SUMMARY**

Since November 2017, the City of Seattle has leased a portion of the Tsubota property, located at 1601 15<sup>th</sup> Avenue West, Seattle, Washington, for a temporary housing encampment, known as Interbay Safe Harbor Village. The current lease is set to expire November 16, 2019.

On August 13, 2019, the Port Commission received a formal request from the City of Seattle to renew the lease agreement of the Tsubota property through 2020 for the continued operations of the Interbay Safe Harbor Village.

Community supporters of the Interbay Safe Harbor Village have requested the Port consider renewing the lease so that residents do not have to relocate from the current site.

**JUSTIFICATION**

Since opening the Interbay Safe Harbor Village (village) in November 2017, the village has served more than 200 individuals including single adults, couples, and families with children. There are currently 42 tiny houses in the village with approximately 60 residents. As of July 31, 2019, 62 of the residents have since transitioned into permanent housing. Prior to moving to Tsubota, the village was located at a different site in Interbay where it was called Tent City 5. The Interbay Safe Harbor Village is outperforming other shelter models throughout the City with a rate of transition into permanent housing at 46 percent for the first and second quarters of 2019, compared to the average 4 percent of traditional shelters.

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The SEPA review was completed in November 2018 which expanded the square footage of the village from 12,000 square feet to 18,000 square feet (the original size the Commission authorized in 2017) and nearly doubled the number of tiny homes from 23 to 42. This expansion also allowed for a temporary hygiene unit to be installed with running water and showers on site.

The Village is managed by the Low Income Housing Institute in partnership with the residents of the village through a democratic self-governance structure. In addition, two case managers are on site daily to support the residents in obtaining housing, employment, healthcare, education and other services as they transition to permanent housing.

Of the 169 people who exited the village (as of July 31, 2019):

- 62 individuals or 36.7 percent moved into long-term housing (this is a combination of the two figures just below this)
  - 60 individuals or 35.5 percent moved into permanent housing. This exceeds the permanent housing placement rates of overnight shelters (4 percent) and enhanced 24/7 shelters (21 percent)
  - 2 individuals or 1.1 percent moved into transitional housing
- 35 individuals or 20.71 percent moved into shelter (including Bridge Housing, which is a stepping stone to permanent housing)
- 42 individuals or 24.85 percent (rounded to 25 percent) exited Interbay Village with earned income, which suggests that those residents had jobs when they left the village.

The Port currently participates in the Interbay Public Development Advisory Committee convened by the Department of Commerce tasked by the Legislature to explore potential future uses of National Guard Armory located on the westside of Tsubota in Seattle’s Ballard-Interbay manufacturing industrial center. Given the current environment, the Port has no imminent near-term plans for the Tsubota property.

**DETAILS**

The objective of the lease agreement is to enable the City of Seattle to continue to temporarily house a sanctioned encampment on a portion of the Tsubota property for one year. The City of Seattle intends to continue to use the Tsubota property for up to 45 tiny structure houses all of which will provide residential housing to no more than 100 residents and their pets, where applicable.

***Schedule***

*Activity*

Approved Lease	No later than November 16, 2019
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This lease has a zero-dollar cost to the Port of Seattle. The lease stipulates rent for a sum of ten dollars per year, plus applicable taxes, if any.

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**ALTERNATIVES AND IMPLICATIONS CONSIDERED**

**Alternative 1** – Do not authorize Executive Director to renew this lease agreement with the City of Seattle

Cost Implications: Zero

Pros:

- (1) Minimal impact on the Port’s budget.
- (2) No impact on staff time with respect to implementation.
- (3) The Port could lease to another tenant for market price.

Cons:

- (1) Negative implication on our relationship with the City of Seattle.
- (2) Negative implication on our relationship with community supporters of homeless encampments.

This is not the recommended alternative.

**Alternative 2** – Authorize to execute this lease agreement with the City of Seattle

Cost Implications: Zero

Pros:

- (1) Interbay Safe Harbor Village residents to remain on the Tsubota property.
- (2) Strengthens our relationship with the City of Seattle.
- (3) Available space on Tsubota property continued to be used for temporary purposes.

Cons:

- (1) Impact on staff time with respect to executing lease agreement.

**This is the recommended alternative.**

**ATTACHMENTS TO THIS BRIEFING**

- (1) Seattle Human Services Department Village Program – Interbay Safe Harbor Village Presentation
- (2) Draft Third Amendment to Lease Agreement, First and Second Amendments and Original Lease between the City of Seattle and the Port of Seattle

**PREVIOUS COMMISSION ACTIONS OR BRIEFINGS**

February 14, 2017 – The Commission was briefed on regional efforts to address homelessness and winter shelter needs. Presenters included Alison Eisinger, Director of the Coalition on Homelessness; Scott Moorhouse, Off-Site Shelter Programs Director, Salvation Army; and Mark Ellerbrook, Manager, King County Regional Housing & Community Development.

August 8, 2017 – The Commission was briefed on the City of Seattle and King County’s comprehensive approach to the region’s homelessness crisis. Presenters included: Seattle

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Councilmember Sally Bagshaw; Mark Putnam, Executive Director, All Home; Mark Ellerbrook, King County, Department of Community and Human Services; George Scarola, City of Seattle, Director of Homelessness;

September 12, 2017 – The Commission authorized the Executive Director to execute a lease agreement with the City of Seattle for a temporary sanctioned encampment for the homeless at the Tsubota site located at 1601 15<sup>th</sup> Avenue West, Seattle.