



**COMMISSION  
AGENDA MEMORANDUM**

**Item No.** 3c

**ACTION ITEM**

**Date of Meeting** September 12, 2017

**DATE:** August 25, 2017

**TO:** The Port Commission and Interim Executive Director Dave Soike

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

**SUBJECT:** Proposal to locate Tent City 5 on Tsubota property

Amount of this request: \$0

**ACTION REQUESTED**

Request Commission public hearing and authorization for 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.

**EXECUTIVE SUMMARY**

On Tuesday, August 8, 2017, the Commission was briefed on the City of Seattle and King County's comprehensive approach to the region's homelessness crisis. They highlighted the most pressing need is property to house sanctioned homeless encampments in the region. In November, the City's sanctioned encampment Tent City 5 will reach its two-year limit in its current location in Seattle's Interbay neighborhood. The City is looking for an alternative location to relocate the encampment. Community supporters and residents of Tent City 5 requested the Port consider the Tsubota property, located at 1601 15<sup>th</sup> Avenue West, Seattle, WA, as a temporary location for a sanctioned encampment. The Commission directed Port staff to work with the City to assess the Tsubota property and determine if it can be useful in addressing the homelessness crisis in the region.

**JUSTIFICATION**

As an economic development agency, the Port of Seattle is responsible for spurring our regional economy, sustaining and creating family-wage jobs by supporting small businesses, workforce development, tourism and leveraging real estate development to create jobs. As part of this responsibility, the Port recognizes there are two distinct issues that our entire community is concerned with: 1) Emergency needs of the current homeless population; and 2) Affordable housing in our communities. The Port is interested in playing a helpful role in addressing homelessness in our community.

The Commission heard testimony from Tent City 5 residents and supporters at its July 25, 2017, meeting. The Commission requested a presentation from the City of Seattle and King County

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on homelessness issues at their August 8, 2017 public meeting. The Commission directed Port staff to work with the City and assess if the Tsubota property can be useful to the City. The City and the Low Income Housing Institute (LIHI), who contracts with the City to manage the sanctioned encampments, did a site visit to the Tsubota property on August 18, 2017. It was determined that the Tsubota property meets the City’s requirements for a sanctioned encampment.

Under RCW 53.08.080, the Port may lease its real and personal property “for such purposes and upon such terms as the Port Commission deems proper.” in response to Tent City 5 closing in November 2017.

**DETAILS**

The objective of the lease agreement is to lease the City of Seattle approximately 18,000 square feet of vacant land to enable the City of Seattle to temporarily house a sanctioned encampment on a portion of the Tsubota property for one year with an option to extend for one year. According to City of Seattle Ordinance Number: 124747, a permit for a transitional encampment interim use may be authorized for up to one year from the date of permit issuance. A permit for a transitional encampment may be renewed one time for up to one year. The City of Seattle intends to use the Tsubota property for up to 35 tiny structures and additional tents to accommodate up to 80 residents and their pets, where applicable.

***Schedule***

*Activity*

Permit Issuance	October/November 2017
Move-In Date	Mid-November 2017

**ALTERNATIVES AND IMPLICATIONS CONSIDERED**

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

Cost Implications: Zero

Pros:

- (1) No impact on the Port’s budget.
- (2) No impact on staff time with respect to implementation.

Cons:

- (1) Negative implication on our relationship with local government.
- (2) Negative implication on our relationship with community supports of homeless encampments.

This is not the recommended alternative.

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

Cost Implications: Zero

Pros:

- (1) Tent City 5 residents to relocate to Tsubota property from current location before expiration of permit for current location.
- (2) Strengthens our relationship with the City of Seattle.
- (3) Available space on Tsubota property to be put to temporary use.

Cons:

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

**This is the recommended alternative.**

FINANCIAL IMPLICATIONS

All cost of this lease agreement will be borne by the tenant.

ATTACHMENTS TO THIS BRIEFING

1. Draft Lease Agreement
2. Presentation Slides
3. Map of Tsubota Property

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.

July 25, 2017 – Commissioners requested a briefing from the City of Seattle and King County on their strategy to address the homelessness crisis in King County in response to testimony received from the public on the issue of Tent City 5 reaching its two-year limit in its current location in Seattle’s Interbay neighborhood.

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 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;