

# SAND POINT YOUTH HOMES

Youth Care and Friends of Youth Group Homes:

Authorization of new leases and amendment to existing lease



**Seattle**  
Office of Housing

Briefing: Seattle City Council Committee on Affordable Housing, Neighborhoods & Finance  
September 7, 2016

# Brief history of the Sand Point Group Homes

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- Buildings were constructed in 1939 and used as Navy officer quarters until 1993.
- The City of Seattle took ownership of the Sand Point Naval Air Station in 1997 with the condition in the base re-use plan to include 200 units of housing for homeless families and individuals.
- In alignment with the re-use plan, the Youth Homes were renovated in 1999 and repurposed for use as group homes for teenagers and young adults, operated by Friends of Youth and Youth Care.

# Housing and Services Provided

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## **Youth Care's Passages and Pathways Programs:**

- ❑ Buildings 331 and 332.
- ❑ 19 total homeless units.
- ❑ Tenants include homeless young adults ages 18 through 21.

## **Friend's of Youth New Ground Sand Point Program:**

- ❑ Building 330.
- ❑ 8 homeless units.
- ❑ Tenants include homeless pregnant and parenting mothers ages 18 through 21.

## **Services:**

- ❑ On-site case managers assist tenants with education, stability, self-sufficiency and building positive connections.
- ❑ In addition, New Ground focuses on improving parent's and child's well-being.

# Proposed Transaction

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The partial termination and new leases require Council approval.

Approval of this transaction will allow the service & housing providers to work directly with OH staff.

- ❑ OH awarded \$562,382 and \$294,605 to Youth Care and Friends of Youth respectively in 2015 for recapitalization.
- ❑ Historic homes will be renovated and rehabbed to extend their life-cycle by 20 years.
- ❑ Amend and restate the original lease, excluding buildings 330, 331 and 332.
- ❑ Establish a new lease directly with FOY & YC for 330, 331, and 332, the current service providers and building operators.



QUESTIONS?



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