

Southwest Youth and Family Services

Southwest Youth and Family Services Use, Occupancy and Maintenance Agreement Renewal

City Council Public Assets and Native Communities Committee

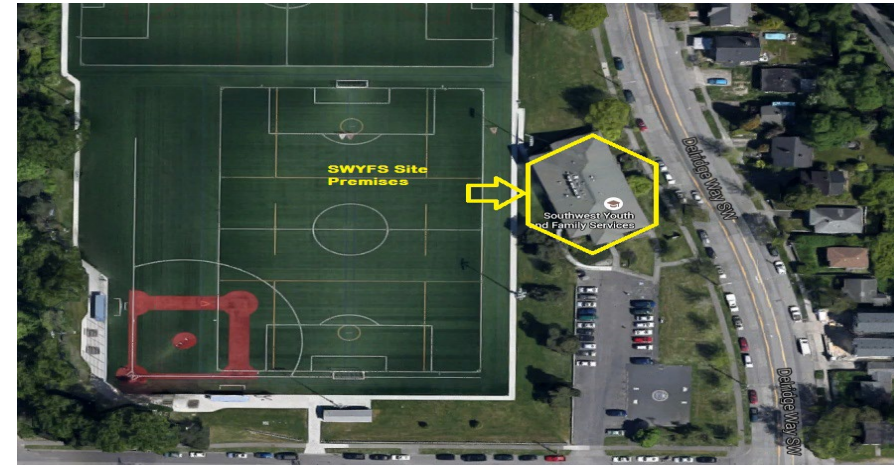
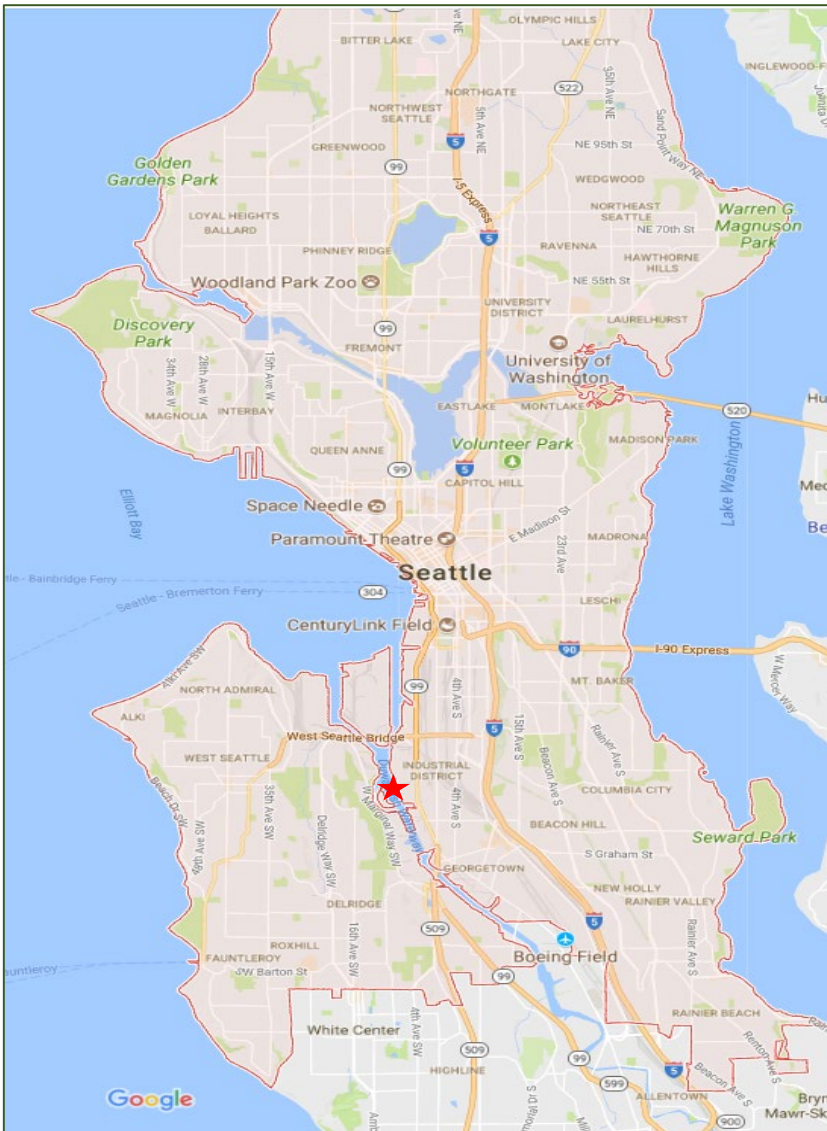
May 4, 2021

Seattle Parks and Recreation



City of Seattle

Southwest Youth & Family Services – Location



Southwest Youth & Family Services - 501(c)3 organization
4555 Delridge Way SW
Seattle, WA



SPR – SWYFS Partnership History

- ▶ **1992:** City passed Resolution 28607, authorizing Seattle Parks and Recreation (SPR) to incorporate family support centers into the designs of certain community center improvements, and authorizing SPR to proceed with negotiations with SWYFS for use of the existing Delridge Community Center facility
- ▶ **1994:** SPR executed a Design agreement with SWYFS, followed in 1996 by a Use, Occupancy & Maintenance agreement
- ▶ **1996:** SWYFS raised \$1.2M and completed the construction project, at no cost to the City, to convert the old Delridge Community Center into the SWYFS Offices and Service Center
- ▶ **1996-Present:** SWYFS is a valued City partner providing youth development, mental health, family support, and education services to culturally/economically diverse, underserved families and at-risk youth in Seattle



Conditions of the Proposed Lease Agreement

Term: 10 years with an option for one 10-year extension upon mutual consent of the City and SWYFS

Use Fee: \$16,353 monthly (\$196,236 annually), adjusts each year by CPI-U inflation rate

Use Fee Offsets: The value of approved Public Benefits provided by SWYFS may be used to offset 100% of the monthly Use Fee

Maintenance: SWYFS responsible for all minor and major maintenance & utility costs to operate facility

SWYFS Full Range of Programs



SWYFS provides culturally appropriate education, counseling and family advocacy programs to underrepresented immigrant/BIPOC communities, at-risk youth and families in need of free or low-cost services. Core programs include:



- **Behavioral Health:** SWYFS Counseling Center offers individual, group and family therapy
- **Education:** SWYFS Education programs support learning from cradle to career
- **Family Advocacy:** Resource Specialists placed in the Family Resource Center and New Futures sites help families with systems navigation, child development, community connections, and more
- **Youth Development:** Students receive wrap-around case management and enrichment services that go above and beyond for youth



Proposed Annual Public Benefit

Public Benefits	Description	Metric	Value
Public Access	Public access to facility and programs	251 days/50 weeks per year.	Not valued
Volunteer Service	Volunteer time is available working with SWYFS programs, board service, events, and operations	1,074 hours	\$35,463
Capital Improvements	Capital improvements beyond the required maintenance and repair completed by SWYFS	Furnace, carpet replacement planned for 2021-22	\$140,000+
Community Outreach & Events	Outreach to underserved schools to recruit students into programs Additional outreach to immigrant, refugee, and BIPOC community partnering organizations to recruit SYFS participants into programs	100+/- students 1 Community Event	\$500
Programs & Scholarships	Programs include: Education, Counseling, Parent-Child Plus Scholarships for at least 3 participants	Approx. 50 youth served	\$208,329

Total Public Benefit Provided: **\$384,292**

Public Benefit Required to Offset Use Fee: **\$196,236**

Public Benefit to Exceed the Requirement: **\$188,056**



Public Benefit – Programs, Scholarships & Outreach



- **Education Center Programs:** Credit retrieval program for youth who have been expelled from or dropped out of school
- **Counseling Services:** Individual, family and group behavioral health therapy
- **Parent-Child Home Programs (PCHP):** Home social work visits for families with children aged two to four years that includes parent-child communication, developing good reading habits and socialization skills



➤ **Outreach:**

- SWYFS works with staff and counselors at Chief Sealth High School, Denny Middle School, Highland Park Elementary, Sanislo Elementary, and Pathfinder K-8 to identify youth as early as possible who may benefit from the services and programs
- Provide materials and outreach to a minimum of 100 students at risk and in need of greater support
- Collaborate with other immigrant/refugee and BIPOC community organizations to create awareness of services that specifically support their culturally diverse needs



Questions?

