

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION expressing The City of Seattle’s commitment to addressing the shelter needs of people living unsheltered or at risk of homelessness by providing bridge housing options until housing stability or permanent housing can be secured.

..body

WHEREAS, Seattle is in the midst of a housing affordability crisis, and the number of residents experiencing homelessness in both sheltered and unsheltered living arrangements has grown dramatically; and

WHEREAS, the 2017 Point-In-Time count identified nearly 4,000 individuals experiencing unsheltered homelessness in Seattle; and

WHEREAS, the number of households exiting from homelessness to permanent housing annually in King County has increased 50 percent since 2013 with more than 7,500 exits in 2017; and

WHEREAS, approximately 18,000 households in King County became homeless in 2017, representing a 27 percent increase over 2013; and

WHEREAS, The City of Seattle (City) recognizes that there are limited resources to address the housing needs of everyone who is experiencing homelessness or at risk of homelessness and therefore seeks to invest in new bridge housing strategies that address the immediate needs of people living unsheltered or at risk of homelessness until housing stability or affordable permanent housing can be secured; and

WHEREAS, The City must develop a range of strategies to address the homelessness crisis; and

WHEREAS, in September 2016, The City established a policy framework and action plan that articulates a strategy for addressing homelessness with renewed urgency and envisioned a coordinated, effective, and person-centered crisis response that invests in what works and

1 addresses racial disparities in order to make homelessness a rare, brief, and one-time
2 occurrence in residents' lives; and

3 WHEREAS, in accordance with Pathways Home, the City embraces the evidence-based Housing
4 First philosophy, which recognizes the basic necessity of stable housing as a foundation
5 for successful engagement in supportive services and other appropriate supports. This is
6 a commitment critical to investing in what works and with a singular focus of moving
7 people to stable housing, and shifting to a system able to nimbly respond and invest
8 resources across interventions based on current need and best-practices; and

9 WHEREAS, the Office of Housing has funded nearly 2,500 new income- and rent-restricted
10 apartments that will be available for occupancy over the next three to four years; and the
11 Human Service Department projects over 7,000 households will exit from homelessness
12 to permanent housing in 2018 according to the contracts awarded through the competitive
13 Pathways Home RFP process, an increase of more than 120 percent from 2017; and

14 WHEREAS, nearly half of the 1,027 households issued a Seattle Housing Authority Housing
15 Choice Voucher between 2015 and 2017 experienced homelessness at some point during
16 their time on the waitlist, and over 150 of these households (15 percent) were housed
17 when placed on the waitlist and became homeless prior to receiving a voucher that would
18 provide long-term housing stability; and

19 WHEREAS, there are 956 housed households on the current Seattle Housing Authority Housing
20 Choice Voucher waitlist that reside in Seattle and that could be at risk of homelessness
21 before being issued a Housing Choice Voucher over the next three years; and

22 WHEREAS, on November 28, 2017, Mayor Jenny A. Durkan issued Executive Order 2017-12
23 that directed an interdepartmental team to develop a pilot Seattle Rental Housing

1 Assistance Program that urgently addresses the housing stability needs of households
2 currently waiting for a Seattle Housing Authority Housing Choice Voucher with the
3 primary goal of preventing homelessness by bridging to long-term housing assistance;
4 and

5 WHEREAS, on March 30, 2015, the City Council unanimously passed Ordinance 124747 to
6 allow new permitted sanctioned encampments on public or private property; and

7 WHEREAS, on November 2, 2015, the Mayor issued a Proclamation of Civil Emergency to
8 address the homelessness crisis in the City; and

9 WHEREAS, since November 2015, the City has opened six City-sanctioned encampments under
10 the authority of Ordinance 124747 and using emergency powers granted to the Mayor
11 pursuant to Seattle Municipal Code Chapter 10.02 and chapter 38.52 RCW; and

12 WHEREAS, a July 7, 2017, evaluation of the first three City-sanctioned encampments dated
13 found that the encampments are helping individuals and families experiencing
14 homelessness meet their immediate shelter needs and are exceeding the 2016 contracted
15 performance goals of moving people out of the encampments into transitional or
16 permanent housing; and

17 WHEREAS, all six of the existing City-sanctioned encampments are operating at or near
18 capacity and the Navigation Team finds that shelter at a City-sanctioned encampment
19 often better meets the needs of people living unsheltered by providing the access, safety,
20 and supportive case management that is necessary to help people living unsheltered find
21 their path to housing; and

22 WHEREAS, the City is committed to finding innovative solutions to addressing the crisis of
23 homelessness and will look to provide a bridge to long-term housing stability by:

1 increasing the supply of quick-to-deploy bridge shelter and bridge housing options for
2 people living unsheltered; and by preventing homelessness for people awaiting longer
3 term assistance; and

4 WHEREAS, companion legislation authorizes the sale of City real property at 1933 Minor
5 Avenue and designates \$7.5 million of net proceeds from the sale for innovative
6 programs to address the crisis of homelessness; NOW, THEREFORE;

7 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
8 **MAYOR CONCURRING, THAT:**

9 **Section 1. The Seattle Rental Assistance Pilot:**

10 A. The Office of Housing and Human Services Department shall implement the
11 Seattle Rental Housing Assistance Pilot, in partnership with the Seattle Housing Authority
12 (SHA), which will target households on the Seattle Housing Authority’s Housing Choice
13 Voucher waitlist that are most at risk of becoming homeless. The pilot will proactively deliver a
14 package of rent assistance and case management services to stabilize vulnerable households with
15 the goal of preventing households from becoming homeless and providing a bridge to the long-
16 term housing stability provided by a Housing Choice Voucher. This pilot program will be
17 funded using \$2,000,000 of the proceeds from the sale of property identified in Council Bill
18 , commonly known as the “Communication Shop.”

19 B. The Seattle Rental Housing Assistance Pilot program’s success will be
20 determined by its ability to prevent episodes of homelessness among the households it serves,
21 and the program design will incorporate data collection and analysis to allow for the evaluation
22 of whether the program is efficient and effective in meeting this primary goal. This pilot program

1 will also generate information that will inform the future deployment of City resources on
2 homelessness prevention programs.

3 **Section 2. Innovative Housing Strategies Subcabinet and Bridge Housing Investment**

4 **Strategy**

5 A. The Mayor shall create an Executive-level Innovative Housing Strategies (IHS)
6 subcabinet that includes the Human Services Department, the Office of Housing, the Seattle
7 Department of Construction and Inspections, the Office of Planning and Community
8 Development, the Department of Finance and Administrative Services, the Department of
9 Neighborhoods, and the City Budget Office. The first priority of the IHS Subcabinet shall be to
10 develop a Bridge Housing Investment Strategy (BHIS) to increase the supply of bridge shelter
11 and bridge housing options for people living unsheltered.

12 B. The IHS subcabinet's work on the BHIS shall be anchored around prioritizing
13 innovative solutions using the following core principles and objectives to meet the goal stated in
14 Section 2A:

- 15 a. Rapid Deployment;
- 16 b. Cost Effectiveness; and
- 17 c. Maximizing Capacity of Safe Alternatives to Living Unsheltered.

18 C. Analysis of bridge shelter and bridge housing options shall include, but not be
19 limited to, mass shelter tents, hard-sided tents, wood-frame sheds, portable modular bunkhouses
20 or cabins, backyard cottages, and the master leasing of existing apartments. Each option should
21 be evaluated based on cost, speed to deploy, land use and building code issues, and potential
22 obstacles.

1 D. The IHS subcabinet shall prioritize the implementation of at least one immediate
2 bridge housing project with a goal of serving residents no later than May 31, 2018.

3 E. In addition to this one immediate project, the BHIS shall center around the
4 implementation of one or more innovative demonstration project proposals that shall include a
5 site and operations plan, budget, service delivery model, and approach to evaluation. The BHIS
6 shall include a capital and operating budget for phased implementation and appropriations detail
7 for the \$5,250,000 designated for the BHIS from the sale of property identified in Council Bill
8 , commonly known as the “Communication Shop,” and delineation of other additional
9 funding necessary for full implementation of the BHIS.

10 F. The IHS subcabinet should commence its work as soon as possible with a goal of
11 completing its analysis and making recommendations, including a budget proposal for the BHIS,
12 by June 30, 2018.

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