

SUMMARY and FISCAL NOTE*

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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

- a. Legislation Title:** AN ORDINANCE relating to Seattle Parks and Recreation; authorizing the Superintendent of Parks and Recreation to execute, for and on behalf of the City, a Use, Occupancy and Maintenance Agreement with Southwest Youth and Family Services to provide family support center programs consistent with Seattle Parks and Recreation purposes.

b. Summary and background of the Legislation:

The proposed legislation authorizes the Superintendent of Parks and Recreation (SPR) to enter into a 10-year use, occupancy, and maintenance agreement with Southwest Youth and Family Services (SWYFS). Under the terms of the agreement, SWYFS will provide for the development and delivery of youth and community-based program initiatives to culturally and economically diverse audiences. The proposed agreement includes an option to extend the agreement for another 10 years at the mutual consent of both parties, with additions, modifications, or deletions as the Mayor or SPR Superintendent deems to be in the best interest of the City.

Background:

Ordinance #117950, adopted by the City Council on December 13, 1995, approved a 20-year lease agreement between SPR and SWYFS. This ordinance authorized SPR to contract with SWYFS “for the renovation of the old Delridge Community Center and its subsequent use by SWYFS for certain Family Support Center programs consistent with Parks and Recreation Department purposes.” SWYFS ran a successful capital campaign and obtained grant funding assistance to raze the old community center and construct a new building on its foundation. The previous agreement allowed SWYFS to amortize up to \$1.2M of its capital investment for improvements at the site and was renewed on an annual basis while SPR reevaluated the new long-term lease arrangement and renegotiated public benefits. The current agreement includes a fair market rent valuation (\$192,972) that is offset entirely with public benefits in the form of free/reduced programming, scholarships, volunteer hours, and an annual community event. This offset enables SWYFS to provide additional human services programming support to the community.

SWYFS Services and Demographics:

For nearly 40 years SWYFS has been providing critical social and educational services to under-served families in southwest Seattle and the greater Seattle area. Incorporated as a 501(c)3 in 1980, SWYFS has worked to remove economic and systemic inequity barriers for Seattle’s diverse communities . SWYFS is a vital resource for low-income and vulnerable children, youth and families, supporting more than 2,000 individuals annually with holistic, wrap-around services in the areas of education, youth development, behavioral health, and

family advocacy. SWYFS also provides referrals to families in need of services SWYFS does not directly provide.

- The SWYFS Education Center provides supportive, culturally responsive alternative education programs for youth struggling to complete their education in the mainline education system.
- The Youth Development programs primarily engage youth of color in educational and socially enriching programs from a culturally responsive lens to develop the confidence to navigate home and school cultures and promote academic success while supporting a strong racial ethnic cultural identity.
- The Youth Development New Futures programs offer services that help close the documented academic achievement gap for students of color.
- The Counseling Center is a hub for behavioral health and youth violence prevention services.
- Through the Family Resource Center, Family Advocates provide case management, act as cultural advocates, provide transportation and translation for school meetings to help parents maintain personal cultural identity, engage with youth and school administration, and navigate mainstream systems.
- The Parent-Child Home Program, offered through the Family Resource Center, is a research-based early childhood literacy and school readiness program that works with low-income families with children ages two and three not enrolled in a formal early learning program.

SWYFS has been a good steward of SPR’s facility and has consistently met the terms of the agreement. Public benefits are provided through free or reduced programming, scholarships, volunteer service, and an annual community event. Below is a table summarizing demographic information about the communities SWYFS served in 2019:

Southwest Youth and Family Services (SWYFS): 2019 Data	
Total served 3,479¹	Counseling Center: 898 Education Center: 179 Family Resource Center: 652 New Futures: 1322 Parent-Child Home Program: 428

Southwest Youth and Family Services (SWYFS): 2019 Data	
Income²	Very Low Income: 76% Low Income: 8% Moderate: 1% Above Moderate: 0% Unknown: 15%
Race/Ethnicity	African American/Other African: 23% Asian American: 8% Latino and Hispanic: 39% Multi-ethnic: 3% Native American: <1% Other: 9% Pacific Islander: <1% Unknown: 12% White: 6%
Languages Spoken at Home	African (Somali, Amharic, Oromo, Tigrinya and others): 14% Arabic: 3% Asian (Cambodian, Vietnamese and others): 4% English: 29% Spanish: 29% Other: 2% Unknown: 19%
Immigrant or Refugee?	Yes: 27% No: 36% Unknown: 37%
Gender	Female: 51% Male: 48% Unknown/Other: <1%

Southwest Youth and Family Services (SWYFS): 2019 Data	
Age Group	17 and Younger: 47% 18 and Older: 53%

¹In the Family Resource Center and New Futures categories, the total numbers represent the total numbers of family members in the families served. In the Counseling Center, Education Center and Parent-Child Home Program Center, numbers represent the number of individuals either directly served or for whom a case file was opened, regardless of how many family members were served. This number represent some duplication as members are encouraged to enroll in multiple programs and may be counted more than once.

² SWYFS collects demographic data, but it is self-reported. For youth programs, they make assumptions based on serving youth that qualify for the free lunch program in Seattle Public Schools. Their demographic reporting meets the conditions outlined in their HSD contract.

Financial Overview

The agreement is structured to allow SWYFS to offset the assessed fair market rent value with program delivery (public benefit) credits (“offsets”). SWYFS will calculate the offset annually based on the value of programming, scholarships, and volunteer hours. The annual fair market rent value use fee will be increased each year based on the previous year’s Consumer Price Index rate of inflation measure. In the event that SWYFS is unable to provide public benefit services that fully offset the annual use fee, the contract stipulates that the balance of the use fee will be paid in cash or additional program services will be provided. Programming may change over time to meet newly identified demographic needs of the community.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes X No

- b. Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

- c. Is there financial cost or other impacts of *not* implementing the legislation?
SPR would forego at least \$192,972 per year in annual rent in exchange for public benefits and community services for youth over the agreement term. There would be a cost for SPR or another City of Seattle agency to provide similar services, as well as a cost to SPR to take over major and routine maintenance of the facility. In 2020, routine maintenance is valued at \$84,814, which represents the cost of a full-time SPR laborer to maintain a facility of that size.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes. The Human Services Department (HSD) administers the Youth Development New Futures program (formerly the Seattle Youth Violence Prevention Initiative) in Southwest Seattle. The Department of Early Education and Learning (DEEL) administers the Parent-Child Home Program (PCHP). This legislation enables SWYFS to continue offering these City-contracted services to the community from its current location in an SPR facility.
- b. Is a public hearing required for this legislation?**
No.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- e. Does this legislation affect a piece of property?**
Yes, please see Exhibit A in the Occupancy and Maintenance Agreement attachment to the Ordinance.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**
SWYFS serves low-income and underserved youth and families through multiple programs and there would be a significant disruption in services to youth if programs were no longer available to these communities.
- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**
N/A
- h. Other Issues: None.**

List attachments/exhibits below: