SEATTLE CITY COUNCIL

Public Assets and Homelessness Committee

Agenda

Wednesday, June 1, 2022

2:00 PM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Andrew J. Lewis, Chair
Teresa Mosqueda, Vice-Chair
Lisa Herbold, Member
Debora Juarez, Member
Tammy J. Morales, Member

Chair Info: 206-684-8807; Andrew.Lewis@seattle.gov

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June 1, 2022 - 2:00 PM

Meeting Location:
Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:
https://www.seattle.gov/council/committees/public-assets-and-homelessness

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

The Washington State Governor's Proclamation No. 20-28.15 related to remote Public Meetings has ended effective June 1, 2022.

Register online to speak during the Public Comment period at the 2:00 p.m. Public Assets and Homelessness committee meeting at http://www.seattle.gov/council/committees/public-comment.

Online registration to speak at the Public Assets and Homelessness committee meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Lewis at Andrew.Lewis@seattle.gov
Sign-up to provide Public Comment at the meeting at http://www.seattle.gov/council/committees/public-comment
Watch live streaming video of the meeting at http://www.seattle.gov/council/watch-council-live
Listen to the meeting by calling the Council Chamber Listen Line at 206-684-8566

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. Low Income Housing Institute (LIHI) report

Supporting Documents: Presentation

Briefing and Discussion

Presenters: Sharon Lee, Executive Director, and Jon Grant, Low Income Housing Institute; Jeff Simms, Council Central Staff

2. Seattle Public Libraries (SPL) annual levy report

Supporting Documents: Presentation

Briefing and Discussion

Presenters: Tom Fay, Chief Librarian, Carmen Bendixen, and Jan Oscherwitz, Seattle Public Library

E. Adjournment

Legislation Text

File #: Inf 2067, **Version:** 1

Low Income Housing Institute (LIHI) report

Low Income Housing Institute

Report to Public Assets & Homelessness Committee

June 2022

Housing & Programs

Affordable Housing

3,000 units of affordable housing throughout the Puget Sound Region. Over 70 properties in six counties.

Urban Rest Stops

2 Urban Rest Stops in Seattle providing free hygiene resources to people experiencing homelessness.

Tiny House Villages

17 tiny house villages in Seattle, Tacoma, Bellingham, Skyway and Olympia providing shelter and case management to people experiencing homelessness.

Agenda

- Ramp Down Summary on Executive Hotel Pacific
- Rapid Acquisition Properties in Seattle
- Squire Park Plaza Preservation in Central Area
- Report on Camp Second Chance Expansion
- Southend Tiny House Village Grand Opening
- Performance Outcomes for Tiny House Villages
- Future Projects

Executive Hotel Pacific

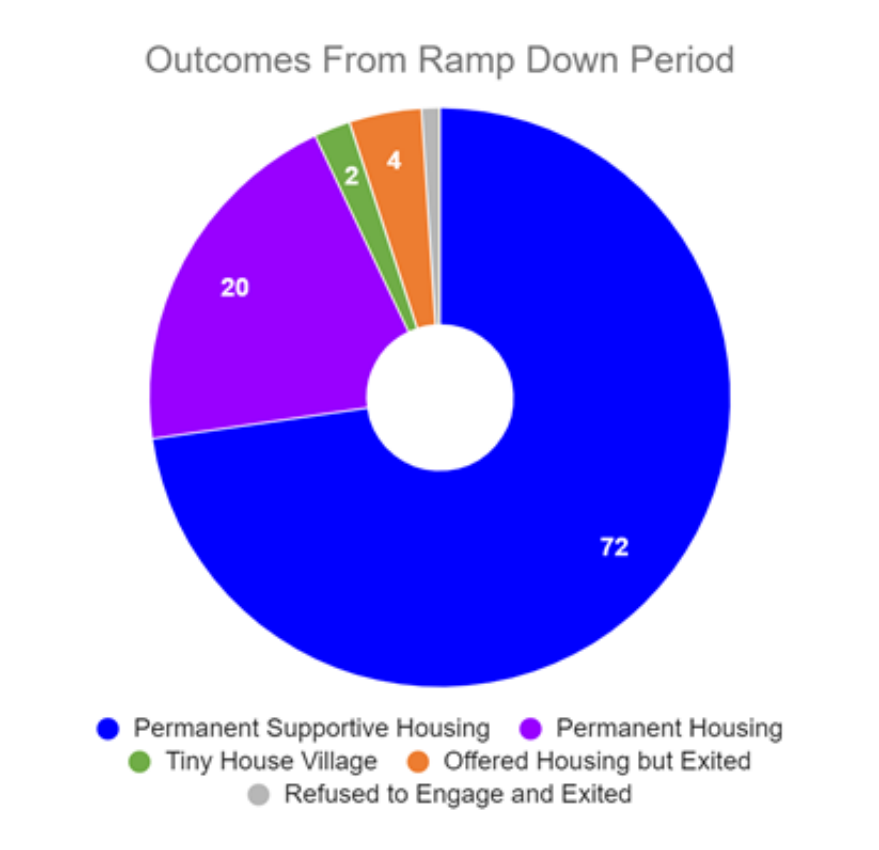
Overview

- Located downtown Seattle on 4th & Spring. 155 units of enhanced shelter.
- Durkan Administration launched in response to Covid-19 pandemic to quickly open Non-Congregate Shelter.
- 10 Month Program, March 2021 – Jan 31st.
- LIHI operated hotel, and provided onsite case management.
- Therapeutic Health Services provided behavioral health services. Catholic Community Services provided Rapid Rehousing Services.
- Hotel was leased from private owner by City of Seattle.

Executive Hotel Pacific

Ramp Down Summary

- 222 people served over the lifetime of the program, with 99 guests during ramp down period.
- Ramp down period was two months from December 2021 to January 31st 2022.
- During ramp down period 93% of homeless guests secured permanent housing.
- During the ramp down period LIHI moved 43 homeless people over 3 days into Permanent Supportive Housing (PSH).
- Rapid Rehousing turned out to be an improper service match; only 34 housed.



Rapid Housing Acquisition

Overview

- **333 new PSH units were quickly created in six buildings acquired through Rapid Acquisition.**
- State Legislature established a “Rapid Acquisition” fund to buy existing buildings and convert to affordable housing.
- LIHI led efforts to directly purchase or assist other nonprofits to purchase 6 market-rate properties to convert into Permanent Supportive Housing (PSH).
- LIHI partnered with Chief Seattle Club and SeaMar Community Health Centers.
- Office of Housing and Dept of Commerce played a key financing role.

The Clay Apartments

Rapid Housing Acquisition

New PSH Properties

Property	Location	Provider	Units
Boylston	Capitol Hill	LIHI	55
Harvard	Capitol Hill	LIHI	67
10th Ave E	Capitol Hill	LIHI	32
13th Ave S	Beacon Hill	SeaMar	40
Goldfinch	Fremont	Chief Seattle Club	63
Clay	Capitol Hill	LIHI	76
TOTAL UNITS			**333**

Harvard Lofts

Squire Park Plaza Preservation

Overview

- 60 unit property located in Central Area at 1710 S. Jackson Street.
- Affordable housing complex was placed on the market, risking displacement of majority (75%) BIPOC residents.
- New Hope Community Development Institute (NHCDI) and LIHI intervened, and bought property with short term loan and state funds.
- In 2014 tenants organized with Tenants Union and LIHI to prevent displacement. Now with NHCDI as majority owner, property will remain affordable housing for the long term.
- State funds were secured with leadership by state Reps. Santos and Harris-Talley, and state Senator Saldaña.
- Applied to OH to retire short term loan.

Squire Park Plaza

Camp Second Chance Expansion

Overview

- Made possible by Council Member Herbold who secured funding!
- New kitchen, sewer line connection for hygiene trailer, paved walkways for people with mobility issues.
- New SPU Hygiene Trailer.
- Twenty additional Tiny Houses on site.
- Increased case management and behavioral health services.
- Mid-June 2022 project completion.

Southend Village Grand Opening

Overview

- 40 unit Tiny House Village located in the Rainier Beach community, near light rail station. Opened May 2022.
- Sponsored by Truevine of Holiness Missionary Baptist Church.
- Case Management provided by Refugee Women's Alliance (ReWA).
- Community partners include Ethiopian Community of Seattle, African Community Housing Development, Rainier Beach Action Coalition, Gifts of Hope, Muslim Housing Services.

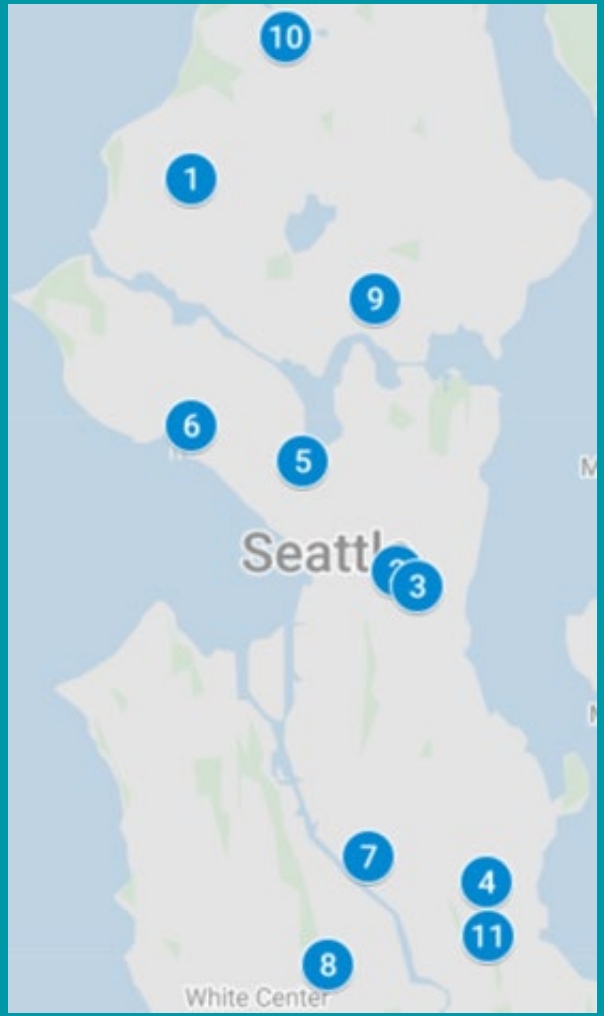
Tiny House Village Outcomes

•••

2021 & 2022 YTD Performance

Tiny House Village Map

Key	Village	Houses
1	Whittier Heights Village	15
2	True Hope Village	33
3	T.C. Spirits	24
4	Othello Village	42
5	Lake Union Village	42
6	Interbay Village	76
7	Georgetown Village	46
8	Camp Second Chance	70
9	Rosie's Village	36
10	Friendship Heights	42
11	Southend Village	40
	Total Houses	**466**



Tiny House Villager Success Stories

Story from Camp Second Chance; “Craig”

Craig is a 58-year-old US Navy veteran who worked closely with LIHI case manager Marjorie Johnson. Marjorie went straight to work to get Craig housing and set him up with Supportive Services for Veterans Families (SSVF) where he was screened and approved for services. Right after getting approved for VASH and a housing voucher Craig got the job of a lifetime. He started working at the Polyclinic in January 2022, and by March he was living in a Burien apartment building for seniors. Craig told Marjorie "It's so hard to put into words how I feel," he said; “I have a home and a job, and you assisted me in both." When asked how his first night sleeping in his own room went, he said "Wonderful," and expressed his gratitude for all of LIHI's help.

*Names changed to respect confidentiality.

Story from Othello Village; “Louise”

Louise is a 40-year old woman who suffered from drug addiction and had been employed as a sex worker. While living in the village, Louise would only leave her unit to use the bathroom and to cook. She began working with LIHI case manager Corey Hart, and on their first meeting Louise broke down crying. When Corey asked why she was crying she said “I’m tired of living here and I’m afraid I’m not going to make it to housing.” Corey reassured her that she was going to get housing. Within four and a half months Louise began to transform her life and began methadone treatment, art therapy, and moved into a studio apartment in downtown Seattle. Louise still comes by to visit her case manager at Othello Village just to give an update on her progress in life.

Only 14 Covid Cases in Tiny Houses out of 745 Served in 2021

Summary of COVID-19 cases among people experiencing homelessness or associated with the homeless response system

Updated 1/4/2022

Cases		Mobile testing events	
Since March 1st, 2020	**Dec 28 - Jan 3, 2022**	**Since March 1st, 2020**	**Dec 28 - Jan 3, 2022**
3,028 (1.4% of total King County cases)	50 (0.7% of total King County cases in the past week)	3,737 events 45,121 tests done	4 events 38 tests done

Hover over numbers for COVID-19 investigation definition of homelessnes, probable and confirmed cases. In addition to cases among people experiencing homelessness, there have also been 159 cases among employees at homeless service sites since March 1st.

On-site testing events at homeless services sites are conducted by Public Health - Seattle & King County's mobile testing team and testing partners.

Facility details: Homeless service sites

Facility Type	Facilities with an outbreak*	Number of cases	Facilities with a death	Number of deaths
Emergency shelter	82	748	9	8
Homeless housing facility	59	384	9	12
Day services	9	20	0	0

In addition to the above, there have been 1,876 cases and 34 deaths among individuals experiencing homelessness in the past 12 months but not associated with an outbreak* at a shelter, day service site or a homeles housing program at the time of diagnosis. This includes anyone in encampments, living on the streets, or enrolled in rapid re-housing. This may also include people who had experienced homelessness in the past 12 months but were housed outside of the homeless service system at the time of their diagnosis.
Homeless housing facilities include permanent supportive housing and transitional housing. Emergency shelters refer to overnight accomodations serving people experiencing homelessness. Day Services include day centers, hygiene centers, and food/meal programs.
Due to increased case counts and workload capacity, starting Aug 2021, we have reduced questions regarding exposure settings, which may lead to a reduction in the number of potential outbreaks identified for investigatior

According to King County Public Health there were **748** Covid-19 cases at emergency shelter facilities and **8** deaths. Tiny Houses are non-congregate which is the safest shelter model during a pandemic.

LOW INCOME HOUSING INSTITUTE

Tiny House Villages

2021 Outcomes

Questions? Email:
tinyhouses@lihi.org
www.lihi.org

2,516 People Sheltered in Tiny House Villages

2,516 women, men, children, veterans, people with pets, people with disabilities, and seniors have been served since the program launched in 2015. Currently there are 11 villages in Seattle and King County.

745 People Sheltered in 2021

LIHI is one of the largest non-congregate shelter providers in King County. As a result people at a Tiny house Village have a very low transmission rate of Covid-19.

56% Found Stable Homes

Tiny Houses are a direct bridge to a home. 50% of people who moved out of a Tiny House found permanent housing and 6% moved into transitional housing; a pathway to permanent housing that typically includes services and Section 8 support.

57.2% Chronically Homeless People Served

Chronically homeless people almost always say yes to a Tiny House. Many will refuse to move into mat-on-the-floor congregate shelter. Villagers gain a sense of security with a 8'X12' tiny house with a locking door, electricity, heat, and a roof over their head.

Majority Black, Indigenous, People of Color Served

51% of people served were people of color; 199 Black/African American, 59 American Indian/Indigenous, 15 Asian, 12 Pacific Islander, and 58 people indicating Multiple Races. Given significant racial disparities that exist in the homeless population Tiny Houses are a crucial resource for BIPOC communities.

65% Move Out within 6 Months

Tiny Houses offer a bridge to a permanent home. New villages require villagers to accept placements to permanent housing within 6 months to ensure the program can shelter more people in need. The median stay in the program is 114 days.

KCRHA Systems Dashboard for Adult Shelters

INSIGHTS

How are our programs performing overall?

10/1/2020 to 9/30/2021

Permanently Housed	Average Length of Stay (days)	Return to Homelessness	Homeless Entries	Utilization Rate
16%	143	9%	77%	76%

EXPLORE THE DATA

Are programs meeting their performance metrics?

PROJECT TYPE	TARGET POPULATION	MEETING TARGET	NUMBER OF TARGETS MET
Emergency Shelter	Single Adults	Minimum Standards	1

Emergency Shelter

LEGEND

Emergency Shelter

*Note: Public users cannot adjust the date range on the dashboard. This data includes THVs.

HMIS Performance Exceed Goals in Most Measurements

Performance Comparison	Permanently Housed	Minimum Standard 40%	Length of Stay (Avg)	Minimum Standard 90 Days	Return to Homeless	Minimum Standard >10%	Utilization Rate	Minimum Standard 85%
KCRHA Dashboard	16%	No	143	No	9%	Yes	76%	No
Tiny Houses	47.44%	Yes	346.78	No	3.85%	Yes	92.23%	Yes

*KCRHA Dashboard Date Range 10/1/2020 to 9/20/21
** Tiny Houses HMIS Date Range 1/1/2021 to 12/31/2021

- **Exits to Permanent Housing**
  The total number of households exited to permanent housing divided by the total number of household exits to any destination. 40% is the minimum standard for Adult homelessness.
- **Average Length of Stay (days)**
  The average number of days people are in the shelter, calculated for all households who exit during the timeframe (leavers) and who remain enrolled at the end of the timeframe (stayers). 90 Days is the minimum standard for Adult and Family homelessness.
- **Return to Homelessness**
  The percent of households who exit to permanent housing and then become homeless again in 6 months. 10% is the minimum number for the Adult Homeless population.
- **Utilization Rate**
  The percentage of beds available, calculated by dividing the total number of nights that units were occupied by the total number of nights that units were available. 85% is the minimum number for the Adult Homeless population.

Length of Stay – Key Facts

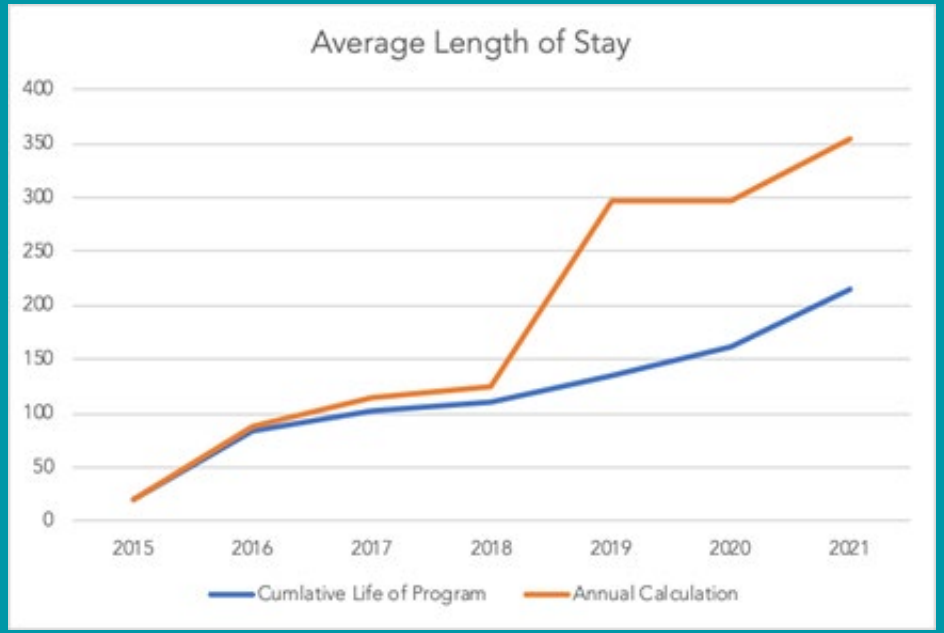
- During the Covid-19 pandemic the Tiny House program has been prohibited from exiting people who refuse to engage with case management. This is key to securing housing, and increased the average Length of Stay for the program.

- The program has a smaller percentage of "long term stayers" compared to the number of people that move through the program.

- The "long term stayers" have a disproportionate impact when measuring the program using an average. This impact is **compounded** when only an annual date range is used.

- For these reasons, we use the median number of days over the lifetime of the program, which shows a more accurate picture of our performance.

Cumulative Length of Stay Analysis



The orange line shows length of stay as calculated using an **annual** count that results in a carry-over of long term stayers that skews the performance of the program.

This graph shows the “compounding” effect of using an annual rather than **cumulative** date range.

The blue line more accurately shows the length of stay taking into account long-term stayers and clients who successfully exited the program within a reasonable length of stay.

114 Day Median Stay – Only 6% are "Long Term."

65% Move Out within 6 Months

Tiny Houses offer a bridge to a permanent home. New villages require villagers to accept placements to permanent housing within 6 months to ensure the program can shelter more people in need. The median stay in the program is 114 days.

**All program data compiled through HMIS. Length of Stay determined by all enrollments since 2015.*

Tiny House Cost Effectiveness

- Recently RHA published figures on the “cost per exit” for Tiny Houses showing $64,893 per person using this new metric, stating they are the most expensive shelter model. We believe this is incorrect and misleading.

- If you take our total village operating budget in 2021 at $6.3M and divide that across the 745 unique individuals we served, the cost per person comes out to $9,000 per person.

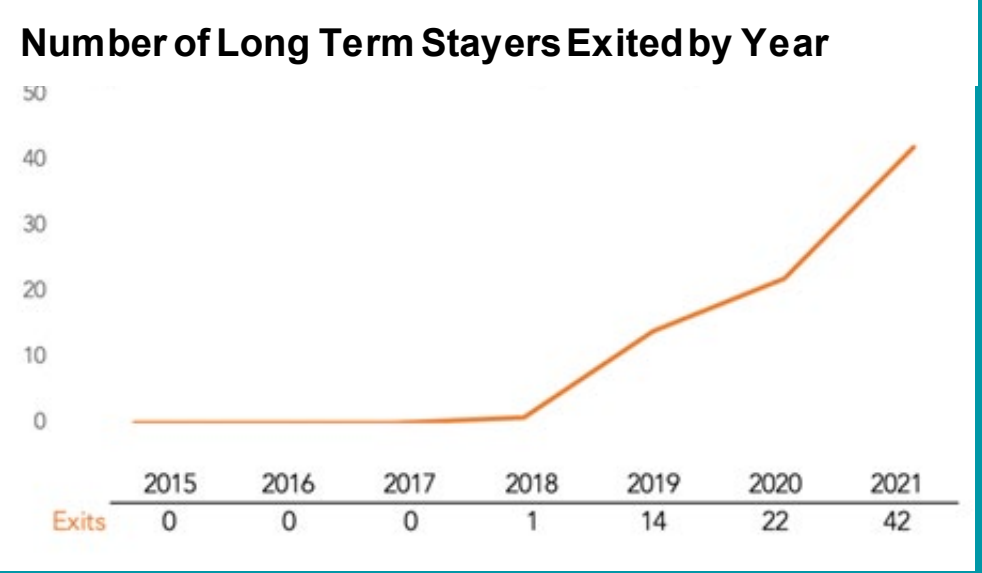
- The capital costs are also considerably lower; at our new Southend Village the one-time development cost per unit came out to $20,400. For a new permanent housing building the cost is easily $350-370k per unit.

- Additionally, Tiny House Villages are relatively quick to set up, between 8-10 weeks once a site is identified. Permanent housing can take 3-4 years to develop.

- We are in a homlessness crisis *now*. Tiny Houses are humane, short term, and a rapid response to immediate need.

2021-2022 Long Term Stayer Housing Strategy

- In late 2021 we had 121 “Long Term Stayers”. As of today 41, or 33% were housed using our rapid acquisition strategy.
- This was done leveraging Rapid Acquisition properties.
- In 2022 LIHI received $600k to expand behavioral health services at villages.
- We implemented a 6 months stay goal, with an option to extend due to reasonable accommodation or other housing barriers.
- 126 villagers are moving into: Boylston (18), Harvard Lofts (43), 10th Ave E (15), Clay (29), and 13th Ave S (21).



2022 Year-To-Date Tiny House HMIS Program Outcomes

- **659** People Served
- **60%** Exit to Permanent Housing Rate
- **90%** Utilization Rate
- **8.57%** Return to Homeless (3 People)
- **114** Day Median Length of Stay

*All data sourced from HMIS. Length of Stay calculated as the cumulative median over lifetime of the program.
Exits to Permanent Housing excludes internal "transfers" incorrectly counted as exits in HMIS.

Future Projects

- Applied to RV Safe Lot RFP issued by RHA.
- New Tiny House Villages.
- Rapid Acquisition Properties.

Legislation Text

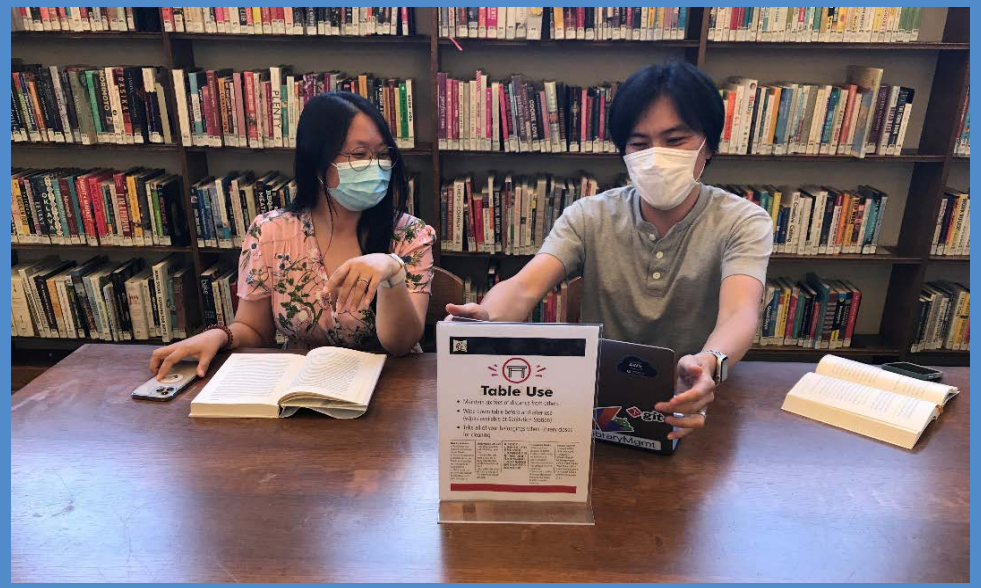
File #: Inf 2068, **Version:** 1

Seattle Public Libraries (SPL) annual levy report

Library Levy
2021 Annual Report

June 1, 2022

Seattle City Council Public Assets and Homelessness Committee



"I really appreciate the effort the Library made during the pre-vaccine stage of COVID to distribute books. Amazing."

2019 Library Levy

- August 2019 vote (76% approval)
- $219.1 million seven-year levy renewed 2012 levy commitments, including $5M General Fund backfill, and promised expanded hours and services
- Levy revenues, collected through property tax, grow 1% per year
- Levy structured to collect more money in early years to cover assumed 4% annual inflation

"Our public libraries are the last places in our community where everyone is invited – no questions asked, no purchases required. We are lucky to have a community that values Library spaces and resources."

– Chief Librarian Tom Fay

Key Levy Investment Areas

Levy Categories	Total Spending (2020-2026)
Access to Library services and programs when people need them	$87.0M
Robust **Collections** of books and materials in physical and digital formats	$42.7M
Digital equity and upgraded **Technology and Online Services**	$28.4M
Expanded **Children's Programming** for ages 0-5	$2.0M
Daily and long-term **Maintenance** to preserve Library facilities	$55.9M
Total	$216M*

*** does not include Levy administration or funds expected to be received after levy period ends.**

Early Levy Accomplishments

- Library **eliminated late fees starting on Jan. 1, 2020,** restoring 51,000 suspended accounts
- Beginning January 2020 and until the pandemic closure in March, Library **opened 26 branches one hour earlier** on Sundays at noon
- The Library increased **investment in electronic materials**

COVID Disruptions and Restoration

All Library buildings closed March 13, 2020. Over 100,000 items checked out on last day of service

Going virtual – reference services, library cards, and programming

COVID Disruptions and Restoration

Road to reopening - Library begins accepting returns in late July 2020 and starts loaning physical materials through curbside service in Aug. 2020

Road to reopening - Library begins reopening buildings to the public in April 2021

2021: The Road to Reopening

Start of 2021

At start of the year, 11 of 27 Library locations are open for curbside service and 13 locations open for material returns

Jan. – March

By end of Q1, Library increases curbside service locations to 15 and material return locations to 19

April

Library reopens Beacon Hill, Lake City and Southwest branches for in-building services

May

Library reopens Broadview Branch for in-building services

June

Library reopens 13 addition locations for in-building services and Library plays important role as cooling center in late June heat wave

2021: The Road to Reopening

July

Library reopens Capitol Hill, Green Lake, Northgate and Northeast branches for in-building services

August

Library reopens Broadview Branch

September

Library reopens Madrona-Sally Goldmark, Montlake and Wallingford branches

October

With reopening of NewHolly Branch, all 27 locations provide in-building services. Most branches are open every day of the week

Nov. – Dec.

Library open hours are close to pre-pandemic levels. Library has unscheduled closures due to omicron, staff shortages and weather

Hours and Access

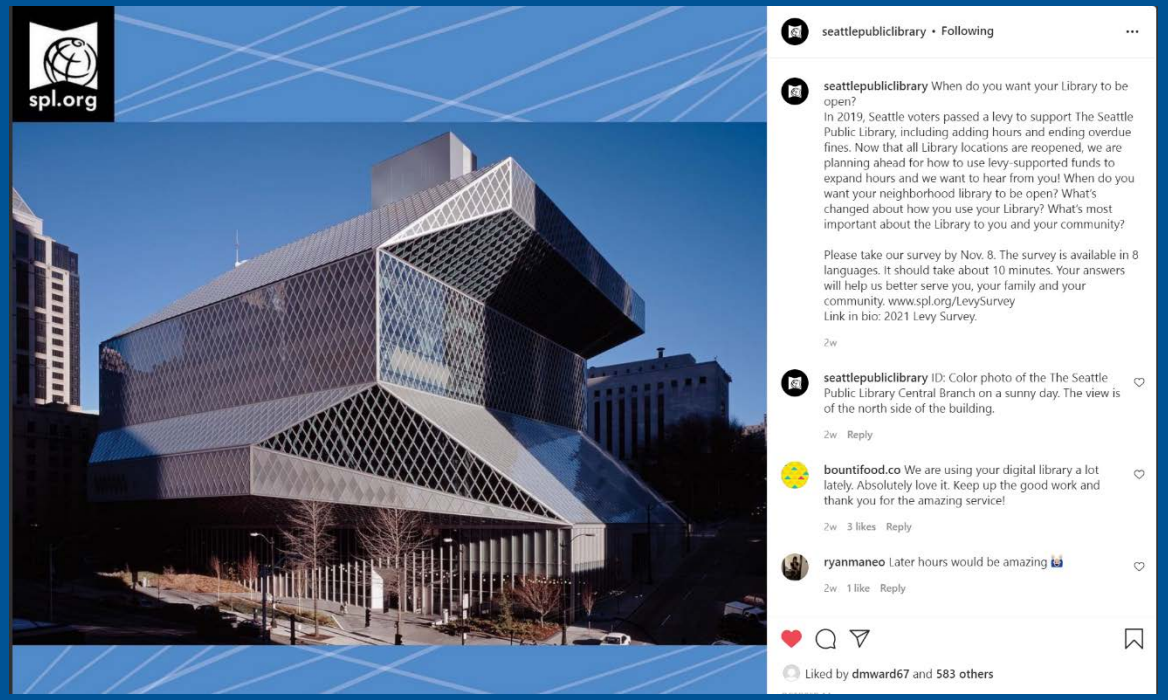
Promise: Reduce barriers to Library services and expand open hours

- All **27 Library locations reopened** and open hours restored to near pre-pandemic service levels
- Simplified **online registration** for Library cards, implemented **auto-renewal** of physical items, and allowed people during pandemic more days to pick up physical holds

"A renew AND no late charge?!? Thank you SPL!!!"

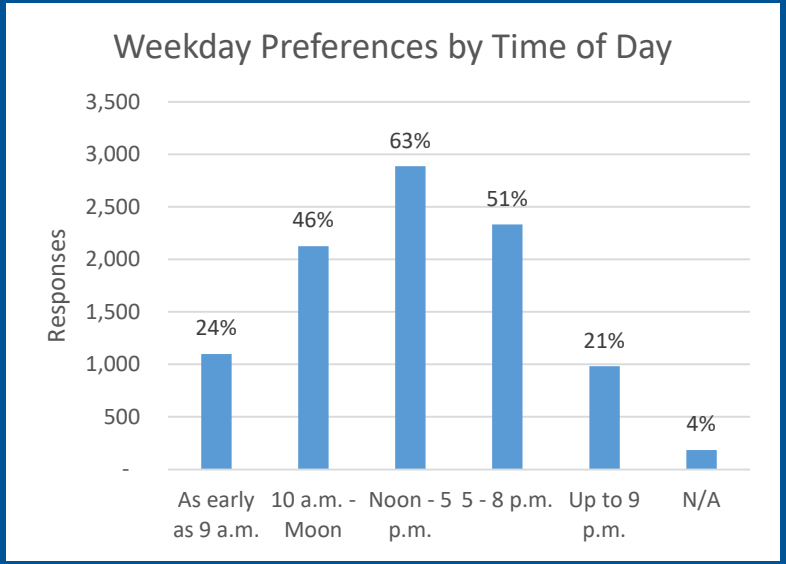
Levy Survey Fall 2021

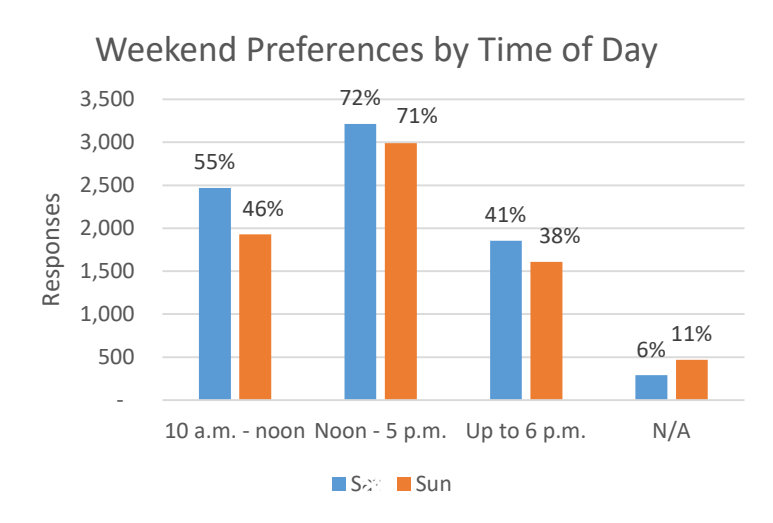
- Conducted **public survey online and in print** in 8 languages to understand when Seattle residents wanted their libraries open
- Received **4,600+** responses generally representing the City's demographics
- More than **9 out of 10 respondents agreed that the Library is essential,** worth the investment, welcoming to all, an important educational resource, particularly important to people with less access to resources and opportunities, and improves overall quality of life in Seattle



Levy Survey Key Findings

- Despite general preference for neighborhood-specific hours, the majority of respondents **said they were more likely to visit the Library on the weekend**
- Respondents **preferred earlier weekend hours** to earlier or later weekday hours
- When asked to choose one day a week for closure, most respondents **preferred Monday**
- Respondents supported **exchanging some open hours for 24/7 access to physical materials** (e.g., holds pick-up lockers), with weakest support in the southeast part of the city





Providing Books and Materials

Promise: Purchase more e-books and more popular materials including Peak Picks

- Added **35,000+ titles and 99,000+ copies** to digital collection in 2021. Over 90,000 people checked out at least one digital book
- Added **237,000+ physical items,** including 18,000+ copies of Peak Picks titles. Over 86,000 people checked out at least one physical item, including 26,000 who checked out a Peak Pick

"The Library is a super rich source of information and entertainment, and played a crucial role in my family's life during the pandemic isolation."

Technology and Online Services

Promise: Upgrade our technology and support digital access

- Installed new **WI-FI technology** at all branches
- Loaned **1,335 hot spots** in the community, including 235 with Federal COVID funding
- Partnered with **24 community organizations** including API Chaya, Casa Latina, Literacy Source and SHARE/Wheel

"Many of our members do not have internet at home, so when their children were needing to use online learning platforms during the school closures these hot spots were a godsend!"
- Casa Latina

Children's Programming

Promise: Provide additional support for Library early learning programs for children ages 0 to 5

- Offered **95 virtual story times** in English, Spanish and Mandarin, including 69 added in 2021. Viewed 14,000+ times
- Offered **45 early learning videos,** including 25 added in 2021. Viewed 2,400+ times

"The bilingual Play and Learn videos have provided immigrant families the vital opportunity to participate in early learning while honoring their cultural identities and home language."

- *Chinese Information and Services Center*

Maintenance

Promise: Maintain Library buildings and preserve them for the future

- Design work for **the Green Lake Branch earthquake retrofit** completed
- Provided **enhanced cleaning** to ensure health and safety of patrons and staff
- **Adapted facilities** to support reopening and other pandemic-related changes

Seismic Upgrades

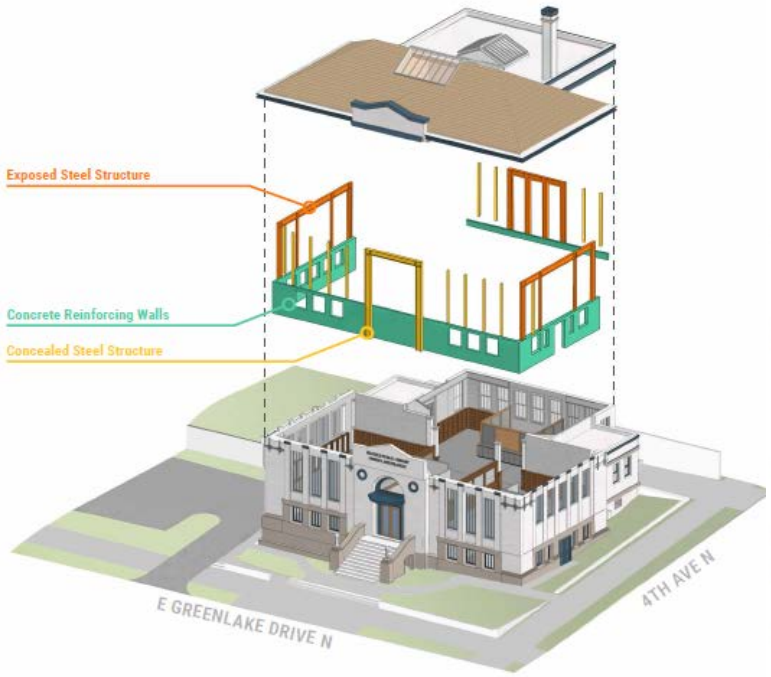


Diagram of New Seismic System

The Seattle Public Library Green Lake Branch

2019 Levy spending compared to plan (2021)

Levy Category	Revised Budget	Actual	% Spent
Hours and Access	$11.8M	$10.6M	90%
Providing Books and Materials	$6.0M	$5.8M	98%
Technology and Online Services	$2.7M	$2.0M	72%
Children's Programming	$0.3M	$0.2M	55%
Maintenance	$2.0M	$1.5M	72%
Levy Administration	$0.5M	$0.2M	56%
Operating Expenses (Subtotal)	**$23.3M**	**$20.3M**	**87%**
Major Maintenance and Technology CIP	$12.5M	$2.1M	17%
Total	**$35.8M**	**$22.4M**	**63%**

"I love the mobile hotspots that we are able to check out for internet access at home."

"You make it so easy to borrow books, in large print and digital both. The problem is that I can't read fast enough! Thanks for making an old lady's life pleasant."

"OMG! The Library hot spots have enabled our shelter participants to do EVERYTHING needed to safely shelter in place during the pandemic and beyond!" - Share/Wheel

Questions?

"The Library has helped build a sense of community for me which otherwise I lacked, not just because of the pandemic but as an immigrant in a foreign country."

"Thank you for opening the Lake City Branch on Sunday and Monday during the heat wave. The few hours of air conditioning really made a huge difference for me."