**Memorandum**

**To:** Metropolitan King County Council Chair Claudia Balducci

**From:** Helen Howell, Deputy Chief Executive Officer, King County Regional Homelessness Authority

**CC:** Leo Flor, Director, Department of Community and Human Services; Shannon Braddock, Chief of Staff, King County Executive; Mina Hashemi, Director of Council Relations, King County Executive

**Subject:** Safe Parking Program Report

**Date:** October 31, 2022

This memo responds to Ordinance 19479[[1]](#footnote-1), HCD Fund Proviso 2 from the Metropolitan King County Council. The proviso requests a summary of efforts underway to develop safe parking programs throughout King County and information on how the County can support expanding safe parking lots.

The King County Regional Homelessness Authority (KCRHA) does not site nor operate safe lots.

The 2020 King County Point in Time survey showed that 23 percent of people experiencing homelessness in King County were living in a vehicle[[2]](#footnote-2), and vehicle residency is increasing. KCRHA has engaged in focused outreach to people living in vehicles and convenes a Vehicle Residency Policy Workgroup composed of outreach providers, people with lived experience, advocates for vehicle residency rights and researchers.

**Existing Safe Parking Programs**

There are safe parking programs throughout King County. Most are privately funded and operated. A summary of these programs is provided in Table 1.

**Current efforts to build new safe parking sites in King County**

Across King County, there are some efforts to expand to safe parking sites.

**KCRHA efforts**

* + *Proposed City of Seattle funding*As part of the 2023 budget deliberations, KCRHA requested $5 million from the City of Seattle to pay for six to seven safe parking sites, serving up to 130 vehicles or 225 people across the City of Seattle. At the time of writing this memo, the funding request had been included in Mayor Harrell’s proposed budget which was under consideration by the Seattle City Council. If the Council approves this budget request, the dollars will be disbursed through a competitive Request for Proposal (RFP) process, so further details are not available at this time.
  + *RFP awarded for RV Safe Lot*Utilizing City of Seattle funding, in June of 2022, the KCRHA awarded $1.9 million[[3]](#footnote-3) through a competitive RFP[[4]](#footnote-4) to the Low Income Housing Institute (LIHI). The RFP is for the siting and operation of services for a safe lot for residents living in RVs and larger vehicles. The program will include reasonable storage of vehicles when clients enter shelter or housing. At the time of writing this memo, LIHI was working to identify a suitable location and the program cannot be finalized until the site is identified.

**The City of Bellevue**

* + The Bellevue City Council approved a safe lot pilot project[[5]](#footnote-5) and is expected to include $450,000 in funding for the project in its 2023 budget.[[6]](#footnote-6) This effort is led by the City of Bellevue.

**Possible locations for new sites**

KCRHA does not site nor operate safe lots. As such, the organization does not have a list of possible sites.

**Costs to develop and administer new sites**

Costs can vary greatly depending on who is hosting the safe lot, what services are offered, and what population is being targeted. KCRHA estimates start-up costs amount to approximately $400,000 for a 20 vehicle site which includes building common areas, hygiene trailers, plumbing, water, fencing and signage. Ongoing costs for a 20 vehicle site are estimated to be $393,072 annually which includes funding for case managers and employees to oversee operations, client assistance, utilities and lease costs. Table 2 lays out these estimated costs in more detail.

**County Agency and Others Involvement and Partnership Opportunities**

KCRHA’s Vehicle Residency Workgroup finalized recommendations in June of 2022. These recommendations serve as opportunities for partnership. They include:

* In unincorporated areas, do not tow or ticket vehicle residents who can prove they are actively working with case managers or outreach workers
* Provide temporary safe lots on county property
* Provide hygiene stations, dumpsters, trash pickup, sewage pumpouts at sites
* Increase funding for case managers to help create pathways to stability
* Allocate flexible funding to outreach contracts to accommodate the following supports for immediate vehicle removal:
  + Gas cards to leave the area
  + Towing, licensing or ticket fees
  + Storage

**TABLE 1: EXISTING SAFE PARKING PROGRAMS**

|  |  |  |  |
| --- | --- | --- | --- |
| **Existing Safe Parking Programs** | | | |
| **Site Name** | **Location** | **Vehicles Served** | **Program Notes** |
| Overlake Christian Church[[7]](#footnote-7) | Redmond | 15 passenger vehicles | Running 6 years. People referred by 211 and word of mouth. No sex offenders or people with outstanding warrants allowed. Redmond outreach worker visits weekly. Showers available. |
| St. Jude Catholic Church | Redmond | 15 passenger vehicles | Referrals from 211 and word of mouth. Must be employed or looking for employment – except for senior citizens, mothers with children. Toilets and relief from weather available in parish hall. Showers available at Overlake site. |
| Lake Washington United Methodist Church[[8]](#footnote-8) | Kirkland | 50 passenger vehicles | Program receives a $6,000 grant every 6 months from the Biella Foundation for car repairs. Individuals can receive up to $500 for a repair. They also have a program to purchase vehicles from residents once they find a permanent home, if the resident no longer requires the vehicle. In 2020, 111 households were served, with 63 moving into housing and 25 moving to shelter. Community meals and facilities available to participants. |
| Newport Presbyterian Church | Bellevue | 6 passenger vehicles | Single adult women, families with children under 18, couples without children. Participants can access community meals and facilities at Lake Washington United Methodist site. |
| City of Seattle/Urban League | 3 sites in Seattle | 15 passenger vehicles | Sites are: Our Redeemer's Lutheran Church in Ballard, University Heights Center in the University District, and Our Lady of Guadalupe in West Seattle. |
| St. John the Baptist Ministry | Covington | 8 passenger vehicles | Partners with Salvation Army Street Level Ministries to provide additional support for guests. No RVs; cars must be functioning and individuals have to leave during the day on weekdays. |
| Ray of Hope | Auburn | 16 passenger vehicles | Adults and couples are welcome. Vehicles must be <20 feet. Meals and restrooms are available in the day center. Vehicles must move from designated stalls at 7 a.m. but can park elsewhere in the lot until they can return by 9:30 pm. Referrals from city outreach staff, police, hospitals, and word of mouth. This program is funded by the Office of the Mayor in Auburn. |

**TABLE 2: ESTIMATED COSTS FOR A 20 VEHICLE SAFE LOT PARKING LOT**

|  |  |
| --- | --- |
| **Start Up Costs** | |
| **Item** | **Cost Per Site** |
| Building Materials | $60,000 |
| Common Area Units | $30,000 |
| Hygiene Trailer and Structure | $55,000 |
| Plumbing Setup | $10,000 |
| Water installation | $8,000 |
| Power installation/Distribution | $40,000 |
| Initial Set Up Items | $15,000 |
| Other Admin Set Up items | $5,000 |
| Fencing and Privacy Area | $50,000 |
| Signage | $4,000 |
| Common Area Appliances | $5,000 |
| Common Area Furnitures | $7,000 |
| Office Set Up | $8,000 |
| General Contractor Site Prep | $50,000 |
| Project Management Fee | $52,050 |
| **TOTAL** | **$399,050** |
| **Operating Costs** | |
| **Item** | **Cost per Site** |
| Client Assistance | $16,000 |
| Utilities | $1,200 |
| Lease Costs | $115,872 |
| Case Managers (.5 FTE) | $52,000 |
| Night Shift (1 FTE) | $104,000 |
| Day Shift (1 FTE) | $104,000 |
| **TOTAL** | **$393,072** |

1. [Link to Ordinance 19479](https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5669986&GUID=B751250E-059E-4B14-8EBC-504E670D0100&Options=Advanced&Search=&FullText=1) [↑](#footnote-ref-1)
2. <https://kcrha.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final_7.29.2020.pdf> [↑](#footnote-ref-2)
3. <https://kcrha.org/wp-content/uploads/2022/06/2022-RV-Safe-Lot-RFP-Award.pdf> [↑](#footnote-ref-3)
4. <https://kcrha.org/wp-content/uploads/2022/05/Recreational-Vehicle_Safelot-RFP.pdf> [↑](#footnote-ref-4)
5. <https://bellevue.legistar.com/View.ashx?M=F&ID=11039554&GUID=7CF5218C-3FD7-4CCD-A205-8DDDAB1B8B01> [↑](#footnote-ref-5)
6. <https://bellevuewa.gov/sites/default/files/media/pdf_document/2022/2023-2024%20Preliminary%20Budget%20Final_0.pdf> [↑](#footnote-ref-6)
7. <https://www.occ.org/safeparking> [↑](#footnote-ref-7)
8. <https://lakewaumc.org/wp-content/uploads/2021/05/Safe-Parking-Gratitude-Report-2020.pdf> [↑](#footnote-ref-8)