



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Motion 15386

Proposed No. 2019-0116.1

Sponsors Kohl-Welles and Balducci

1 A MOTION approving the Modular Dorm Plan in
2 compliance with Ordinance 18835, Section 101, Proviso
3 P5.

4 WHEREAS, the 2019-2020 Biennial Budget, Ordinance 18835, Section 101,
5 Proviso P5, requires the executive to prepare a Modular Dorm Plan to be transmitted by
6 March 1, 2019, and

7 WHEREAS, the council has reviewed the plan submitted by the executive;

8 NOW, THEREFORE, BE IT MOVED by the Council of King County:

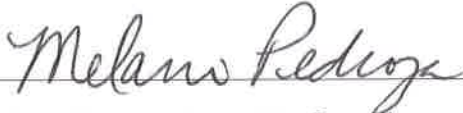
9 The Modular Dorm Plan, which is Attachment A to this motion, is hereby
10 approved in accordance with Ordinance 18835, Section 101, Proviso P5.
11

Motion 15386 was introduced on 3/13/2019 and passed by the Metropolitan King
County Council on 4/24/2019, by the following vote:

Yes: 7 - Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski,
Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci
Excused: 2 - Mr. von Reichbauer and Mr. Gossett



ATTEST:


Melani Pedroza, Clerk of the Council

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Rod Dembowski, Chair

Attachments: A. Modular Dorm Plan



King County

Modular Dorm Plan

Response to King County Ordinance 18835, Section 101, Proviso P5

Department of Community and Human Services

March 2019

SECTION 1: Proviso Requiring Modular Dorm Plan

This report fulfills a Metropolitan King County Council proviso request included in Ordinance 18835, Section 101. Specifically, this Modular Dorm Plan responds to Proviso P5, which states:

The modular dorm plan shall include, but not be limited to:

- A. The location selected for the six modular dorms that have been placed and the intended location for the remaining fourteen modular dorms;*
- B. The proposed configuration for the modular dorms at each location, including: the proposed layout for the modular dorms and the amount and types of other spaces to be provided, such as space for cooking and eating, hygiene, recreation or supportive services;*
- C. An update on the project budget for site preparation at each site and for operating costs for the remainder of the 2019-2020 biennium;*
- D. A timeline to begin operation of the modular dorms at each site; and*
- E. A description of the efforts that have been made or are planned to seek and consider public input from surrounding communities.*

Appendix A summarizes the components of the Modular Dorm Plan utilizing a two-phase approach, with each phase discussed in Sections 3 and 4 below.

SECTION 2: Background

In an effort to rapidly increase housing resources and to test new strategies to respond to King County's shortage of affordable housing, King County acquired in 2018 twenty modular dormitory units to be used as affordable housing. Traditionally used in remote locations for to house employees in working in fields like natural resource extraction, these dorm units provide safe, decent housing at a fraction of the cost and development time of standard affordable housing units. They can be connected to local utilities and can be moved to alternate locations multiple times. Each unit contains four rooms, each of which contains two beds and a bathroom.

The Facilities Management Division (FMD) acquired the 20 modular dorm units from Morgan Portable Building Contractors, Inc. and had them refurbished at the Morgan facility in Houston, Texas. Total purchase price for the 20 modular units, including rehabilitation and transportation, is approximately \$2,350,000 or \$29,375 per bedroom. These costs do not include site costs that will be necessary for any Modular unit or set of units to be placed into operation at a selected location. Depending on the specific proposed use of a modular unit and the availability of supportive services and operator staffing, each bedroom could provide housing for one or two persons.

Nine modular dorm units are currently located in King County as of the time of this document's writing. Six have been sited at 1505 Sixth Avenue South in Seattle on a Metro-owned parking lot and three are stored on Harbor Island in Seattle. Six more modular units are scheduled for delivery by March 1, 2019, with the remaining five delivered by March 20, 2019. The units delivered in March will all go temporarily to the Harbor Island site.

SECTION 3: Modular Dorm Plan

SODO Interim Housing

The first six modular units are sited at 1505 Sixth Avenue South, Seattle, on a King County Metro-owned parking lot in the South Seattle Industrial District referred to as the SODO area. These six modular units and associated site and service supports constitute the “SODO Interim Housing project.” The units on the lot are adjacent to Metro operations. The SODO Interim Housing project can serve the housing needs of up to 48 individuals seeking to exit homelessness on the way to permanent housing. The project is expected to open in June 2019.

DCHS and FMD met with the Pioneer Square Neighborhood Association, the SODO Business Improvement Area, Chief Seattle Club, King County Metro employees, and leadership from the Amalgamated Transit Union (ATU) Local 587 early in the process to gather input on siting, design, onsite services and other logistics.

Catholic Community Services and Chief Seattle Club will work together in an innovative capacity-building partnership to operate this project, with a focus on serving the urban native population. DCHS is in the process of negotiating contracts with the two agencies. The tenants will be chronically homeless individuals and individuals who are experiencing multiple barriers to securing stable housing, as identified through the Coordinated Entry for All (CEA) screening and assessment process.

King County hosted two charrettes to date to convene the Chief Seattle Club, Catholic Community Services, the project architect, FMD, Metro and DCHS to develop the project model and site design. This group is in the process of finalizing site configuration.

The six modular units currently onsite are paired with raised, uncovered walkways. An additional structure will provide community, programming and administrative spaces, and at least one structure will provide covered outdoor dining and communal space. These site preparation and improvement actions, planned in consultation with Chief Seattle Club and Catholic Community Services, will promote community interaction amongst residents of the units so that the SODO Interim Housing project addresses both physical and social housing needs of the people it serves. See Figure 1 for a draft site plan for SODO Interim Housing

Services provided at this location will include:

- A secure environment with 24/7 staff management and conflict resolution
- Onsite case management
- Hygiene facilities (showers and laundry)
- Sports, cultural, and other recreational activities
- Tenant storage.

Unit acquisition and transportation for the six SODO units is approximately \$700,000. While not finalized, the estimate for site preparation and ancillary facilities is approximately \$4 million. This includes all utilities, installation of unit sprinklers, and acquisition of office space, storage lockers, laundry, and site lighting. FMD is working to refine this estimate. The proposed

operating budget from Catholic Community Services is approximately \$600,000 per year, which includes a staffing budget of \$445,000.

Proposed staffing includes:

- Seven Full Time Equivalent staff (FTEs) to ensure 24/7 staff presence and supervision
- One FTE for an onsite manager
- .5 FTE case manager
- .1 FTE for a director or supervisor
- .5 FTE for janitorial services.

Collectively, the proposed capital and operating program will allow Chief Seattle Club to meet the unique cultural and housing needs of the urban native homeless population, ultimately leading to increased housing for a disproportionately homeless population.

Modular Dorm Request for Qualifications

DCHS is currently developing a Request for Qualifications (RFQ) to site and operate the remaining fourteen units. The current timeline to release the RFQ is the third quarter of 2019. It is DCHS' intent to site no fewer than six units per site on two properties. Preference will be given to applicants outside the City of Seattle who are designing a program located in communities disproportionately impacted by homelessness.

Applicants will be required to have:

- Site control or an MOU confirming their ability to gain site control within three months;
- Site development skills, including efficient methods for installation of prefabricated buildings and connections to utilities, knowledge of zoning and permitting rules, and ability to work with local code enforcement;
- Experience operating the proposed housing model for people experiencing homelessness; and
- Ability to have an operational program within one year of award.

A community input and engagement plan, developed in partnership between King County and the applicants, will also be a requirement of this process.

DCHS is organizing a meeting with stakeholders and potential partners to identify whether or not there is interest in the community to move forward with this plan. Stakeholder groups will include representatives from non-profit community-based organizations, homeless service providers, religious organizations, affordable housing developers and other county agencies.

Depending on the level of interest and experience identified, DCHS may also design the RFQ to:

- Partner with organizations that own suitable properties and are interested in providing housing to the homeless but do not have the expertise to manage the development process, and/or

- Site the units on county-owned property and partner with organizations that have experience providing services to the homeless, but do not own a suitable property.

Example partner organizations might be a synagogue, mosque, church or other religiously affiliated property willing to donate a portion of their parking lot or a homeless service provider, including providers with expertise in serving marginalized communities, that does not own a suitable property, but is willing to operate the units. The RFQ will ultimately be crafted to reflect the capacity and interest of the community. The lessons learned from the SODO Interim Housing project will also inform the RFQ design.

Unit acquisition costs of the 14 units to be allocated via RFP are approximately \$1,600,000. With the goal of providing simple, affordable housing, DCHS will reserve up to \$1,500,000 in additional funding to support relocation and utility connection of the units.

SECTION 4: Next Steps and Conclusion

With Council approval of this Modular Dorm Plan and its described expenditures, DCHS will proceed in implementing this plan. Future RFPs pursuant to this plan will conform to the Council Engagement Plan proposed in response to Proviso P4 of Ordinance 18835, Section 101, in the form of that Council Engagement Plan that is approved by Motion.

Depending on the target population to be served and the service plans to be provided onsite, more funding may be required than the revenue source identified in Expenditure Restriction 3 to Section 101 of the 2019-2020 Budget. DCHS and FMD are committed to keeping Councilmembers apprised of lessons learned as the departments move forward with this innovative project, and future developments in implementing new and creative models to expand housing opportunities for the most vulnerable members of our community.

Appendix A: Modular Dorm Plan Summary

Phase	Location	Site Configuration	Population	Project Budget	Timeline	Community Input
SODO Bridge	1505 6 th Ave S, Seattle	<ul style="list-style-type: none"> - Six residential modules - Admin, program, and commons structure - Covered outdoor common space - Secured entry 	Homeless single adults needing supportive housing, focused on urban native population	Modular units: \$707,412 Site preparation: \$4,000,000 Operating costs for biennium: \$1,215,565	Operational in June 2019	Informed by discussions with Pioneer Square Neighborhood Association, SODO business improvement association, Chief Seattle Club, Catholic Community Services, King County Metro employees, and ATU Local 587
Modular Dorm Request for Proposals (RFP)	To be determined by RFQ responses - DCHS priority to site outside City of Seattle	To be determined by RFQ responses - DCHS goal to identify two additional sites	To be determined by RFQ responses - DCHS intent to target communities most disproportionately affected by homelessness	Modular units: \$1,650,628 Site preparation: \$1,500,000* Operating costs for biennium: \$0*	RFQ to be released Q3 2019 pending Council approval	<ul style="list-style-type: none"> - DCHS organizing stakeholder meeting to inform RFQ development - Community process will be a requirement of the RFQ

*Presently, DCHS is not anticipating covering operating costs for units offered through RFP. Costs may change based on the context of applicants' location and proposal. Site preparation costs assume no land lease costs and two sites opening Q1 2020.

Figure 1: Draft Site Plan for SODO Bridge Project (Current as of February 19, 2019)

