

**LEASE AGREEMENT BETWEEN THE CITY OF YAKIMA
AND
GRACE CITY OUTREACH**

THIS LEASE AGREEMENT (hereinafter "Lease"), is executed by and between the City of Yakima, a Washington State municipal corporation (hereinafter "LESSOR") and Grace City Outreach, a Washington State non-profit corporation with IRS 501(c)(3) status and a religious organization pursuant to RCW 35 21 915 (hereinafter "LESSEE")

WHEREAS, LESSOR has property available for lease as provided by this Lease, and LESSEE desires to occupy and use such property in accordance with this Lease and RCW 35 21.915,

NOW THEREFORE, in consideration of the mutual promises contained herein and the benefit to be derived by each party, the parties agree as follows

1. **LEASED PREMISES.** LESSOR does hereby lease and let unto LESSEE and LESSEE does hereby lease and take from LESSOR, that unimproved property described below (hereinafter referred to as "Property" or "leased premises") and as depicted on the drawing marked as **Exhibit 1**, attached hereto and by this reference made a part hereof:

All that portion of Tracts 33 and 40 of Goodwin's Five Acre Tracts, Recorded in Volume 'A' of plats, Page 18, records of Yakima County, Washington described as follows

Beginning at the Southwest Corner of Tract 40, as described on Record of Survey, recorded under Auditors File No 7718968, records of Yakima County, Washington; thence N 0°15'41" E 75 feet; thence S 89°44'19" E 10 feet, to the point of True Beginning, thence N 0°15'41" E 345 feet, thence S 89°44'19" E 280 feet; thence S 0°15'41" W 345 feet; thence N 89°44'19" W 280 feet, plus or minus, to the point of True Beginning

PURSUANT to negotiations, it is understood by LESSOR that LESSEE intends to use the Property as a temporary homeless encampment pursuant to RCW 35.21 915, as amended, and ESHB 1754 LESSEE acknowledges and understands that the property has limited water and sewer connection access and electrical services as of the date of this Lease LESSEE takes all services and utilities "as is, where is" and has an opportunity to inspect the Property and make itself aware of utility locations

LESSEE acknowledges that it is a religious organization pursuant to the term as used in RCW 35 21 915

2. **TERM AND RENEWAL.** The tenancy created by this Lease shall commence on August 19, 2020, and continue for a period of approximately two years until June 30, 2022, unless otherwise terminated as provided for herein This Lease may be renewed by the LESSEE by providing notice of intent to renew no less than thirty (30) days before the end of the term for one additional two-year term The last date under this Lease, if the additional term is exercised, will be June 20, 2024

3. **RENT.** In consideration for LESSEE's agreement to the terms and conditions of this Lease, and that LESSEE shall use the property to operate a temporary homeless encampment for homeless individuals, providing a safe, more secure area for homeless individuals to camp, and providing services and aid to persons experiencing homeless while they search for transitional or other housing, no rent shall be required as part of this Lease

4. **TAXES AND LIENS.** LESSEE promises and agrees to pay, as the same become due and payable, all licenses, fees and taxes, including but not limited to the leasehold excise, required to be paid by LESSEE by reason of this Lease and by reason of LESSEE's use and occupancy of the leased premises and by reason of LESSEE's construction or ownership of improvements to the leased premises. LESSEE shall neither suffer nor permit the attachment of any lien or other encumbrance on the leased premises by reason of LESSEE's occupancy thereof. LESSEE agrees to indemnify LESSOR and shall hold LESSOR harmless from any such taxes and liens

5. **USE.**

(a) Age Restrictions. Unaccompanied persons under the age of 18 are prohibited at the homeless encampment. Persons under the age of 18 must be accompanied by a parent or legal guardian and that family unit should be encouraged to take advantage of services through other entities. LESSEE shall connect the family unit to other service providers to attempt to find alternate accommodations. If there is no other option for the family with children, such family with children may stay at the homeless encampment if there is an approved area for families. Approved areas must be physically separated from the general encampment by a site screened fence and gate that is guarded 24 hours per day by a staff person that is not a resident. Approved areas must have their own bathroom and handwashing facilities, as well as their own community areas for relaxing, eating and/or recreation. The City in its sole discretion shall approve an area for families

(b) General Use. LESSEE agrees to use the leased premises solely for operating and facilitating a temporary encampment for homeless persons, and associated services. Attached as **Exhibit 2**, subject to the terms outline in this lease agreement and fully incorporated herein, is an operations plan and summary of the services and activities that are expected to be offered at the temporary homeless encampment, subject to the terms outlined in this lease agreement. No persons shall occupy the property and use it as a temporary encampment or otherwise stay overnight, camp or otherwise occupy the Property in a temporary residential capacity during any time period outside this lease agreement.

(c) Additional facilities onsite. LESSEE, with express written permission of LESSOR, through its City Manager, or their designee, may construct on-site facilities such as community buildings, or other similar improvements and facilities upon receiving all necessary permits pursuant to the Yakima Municipal Code and state law. Any such facilities should be able to be used in the various seasons typical in Yakima. Facilities other than temporary bathroom, shower, kitchen and/or laundry facilities, shall not be connected to underground utilities, such as water and sewer. No residential/living facilities shall be connected to underground utilities. No facilities at the encampment shall be affixed to the ground permanently

(d) Organized Religious Activities. No homeless services provided by LESSEE or any of LESSEE's subcontractors or partner agencies shall be denied due to a person's religious affiliation or lack thereof. LESSEE is hereby prohibited from conducting, or allowing other organizations to enter the encampment to conduct, prayer and/or other religious activities in locations and at times where the encampment's occupants' only way to avoid them is to leave a common area or the encampment. This includes any community or dining tents

6. **UTILITIES.** LESSEE accepts all utility facilities as now existing at the location "as is, where is" and understands that the LESSOR shall not be responsible for moving, adding or supplementing any utilities or utility facilities. All costs for utilities, including any costs for infrastructure necessary for said utilities, shall be paid by LESSEE

LESSEE shall install a meter and be charged separately from the City for all electricity charges at no charge to LESSOR. LESSEE shall be responsible for the operation and maintenance of the meter and any damages to the meter or power pole associated with the meter or LESSEE'S use of the power pole for electricity. LESSEE shall coordinate with Pacific Power to have all billings for electricity used during the term of this lease to be billed directly to the LESSEE. A meter shall be installed prior to November 15, 2017

LESSEE may connect non-residential temporary structures or facilities not permanently affixed to the ground to public water and/or sewer with the express written consent of the LESSOR and approval of the location of pipelines and facilities by LESSOR. In the event LESSEE connects the property to public water and/or sewer, LESSEE is responsible for all costs associated therewith, from the main water and sewer line to and throughout the property, including, but not limited to permit fees, connection fees, and construction costs. LESSEE shall also be responsible for obtaining any necessary easements or rights to cross private property if necessary. Said easements and improvements shall be transferred to the LESSOR at the termination of this Lease. LESSEE shall be limited to no more than three connections for temporary bathroom, shower and/or kitchen facilities, unless otherwise agreed to, in writing, by the LESSOR

LESSEE shall be responsible for all utility charges, including, but not limited to, electricity, water, sewer and garbage charges for the property. All billings shall be in the name of LESSEE and all payments shall be promptly made upon receiving a bill, and in no event shall any payment become delinquent. Delinquent payments for utilities may be considered a default under the terms and conditions of this Lease

7. **CLEANING AND SANITATION.** LESSEE acknowledges that the property shall be kept in a clean and sanitary condition, including, but not limited to, property maintenance, mowing, weekly garbage service (or more often if sanitation requires), sanitation facilities, such as portable toilets and hand washing stations, and safe bio-hazard disposal areas. All facilities shall be provided at the expense of the LESSEE and shall be cleaned and serviced as needed to maintain a safe and sanitary environment.
8. **PREMISES CONDITION AND FENCING.** LESSEE has made a full inspection of the premises, is fully aware of its condition and accepts the premises on an "AS-IS" basis. LESSEE agrees to pay for any improvements, repairs and/or modifications necessary to

LESSEE's use, including but not limited to all costs associated with the installation of improvements necessary to run a temporary homeless encampment.

All activities and services provided to the homeless as part of the temporary homeless encampment shall occur within a fenced perimeter. LESSOR shall provide temporary fencing in the length of 777 feet to LESSEE as part of this Lease. The fencing shall remain the property of LESSOR and any damage or loss to fencing owned by LESSOR shall be the responsibility of LESSEE. LESSEE shall return LESSOR's 777 feet of fencing in its original condition, normal wear and tear excepted, to the LESSOR at the termination of this Lease. In the event additional fencing is needed by LESSEE to conduct its activities and services for homeless persons on the property within a fenced area, LESSEE is responsible for any and all additional costs, including permits and installation costs, associated with placement of additional fencing.

9. **CONSTRUCTION OF ACCESS WAY FOR CITY VEHICLES.** Due to LESSEE's desired location for the temporary homeless encampment, LESSEE acknowledges that it is necessary for LESSEE to construct an access driveway, including, but not limited to the necessary curb cut in a width and location approved by the LESSOR, and approach. The access driveway design, materials and location shall be approved by the City Engineer and constructed at the sole expense of LESSEE. LESSEE shall be responsible for obtaining all necessary permits to construct the access way. Said access way shall be constructed when, separately from this Lease, specifically requested by the City in writing. Once the request is received, LESSEE shall have 60 days to finish construction of the access way unless a different time period is agreed upon by the parties.

10. **MAINTENANCE.** LESSEE agrees to keep and maintain the premises in at least as good a condition as the condition of the premises as if no temporary homeless encampment had existed on the Property. LESSEE further agrees that LESSEE shall be responsible to maintain all leased areas, trade fixtures, water and sewer lines and facilities, and other improvements, existing and future, in an attractive and usable manner consistent with other LESSOR property. LESSEE understands and acknowledges that it is responsible for all maintenance of the water and sewer lines and facilities within the boundaries of the temporary emergency homeless encampment. Any back-ups, breaks, or other damages to the water or sewer lines therein shall be promptly fixed by LESSEE at its sole cost and expense.

LESSEE agrees to maintain the areas adjacent to the property used by LESSEE in a safe, sanitary, and usable condition at all times.

LESSEE is responsible for snow removal along the driveway access and weed control on the Property.

11. **SIGNS AND SITE SCREENING.** No signs are allowed on the property unless approved in writing by LESSOR. The site shall be fenced. Additional site screening shall be mutually agreed to by the parties.

12. **IMPROVEMENTS.** No improvements other than those specifically mentioned herein are contemplated by this Lease. In the event improvements are made by LESSEE or LESSOR that are affixed to the land, such improvements shall become part of the property and revert to LESSOR upon termination of this Lease, or removed by LESSEE if originally

made by LESSEE, the determination of which shall be made by LESSOR, at no cost to the LESSOR.

- 13. REGULATIONS.** LESSEE agrees to comply with all applicable laws, ordinances, rules, regulations and policies of all governmental authorities, including policies adopted by LESSOR, as such laws, ordinances, rules, regulations and policies apply to the use and operation of the leased property and as those laws, ordinances, rules, regulations and policies now exist or may hereafter become effective

LESSEE agrees to formulate a Code of Conduct, or other similar good neighbor agreement and/or rules of conduct for the temporary homeless encampment. Such Code of Conduct for use of the temporary homeless encampment by its residents should include, but not be limited to, requiring that residents not commit violations of the law, that residents have respect for other residents and neighboring property owners, and other such regulations that ensure that the residents, and neighboring property owners and residents, are safe, secure, and that the public health and safety is maintained. A copy of the Code of Conduct shall be provided to the LESSOR

LESSEE shall comply with all building, fire, and safety regulations, including, but not limited to building codes concerning any structures built on premises and permit fees, if written permission is granted to construct on-site facilities of any kind

- 14. SITE PLAN.** LESSEE, prior to the beginning date of this Lease, shall provide to the City a site plan that generally depicts how the site will be set up, the location of sanitation and other group facilities, ingress and egress for emergency vehicles, as well as the maximum occupancy of said encampment. Maximum occupancy shall be determined by the City of Yakima. Any modification of the site plan to allow for improvements or other additional facilities shall be agreed to and approved by LESSOR. The site plan shall be affixed hereto as **Exhibit 3**

- 15. SUBLETTING AND ASSIGNMENT.** This Lease, or any interest herein or claim hereunder, shall not be assigned or transferred in whole or in part by LESSEE to any other person or entity without the prior written consent of LESSOR. LESSOR is the sole determiner of whether the Lease may be assigned, and its decision cannot be challenged. In the event that such prior written consent to an assignment is granted, then the assignee shall also assume all duties, obligations and liabilities of LESSEE stated herein

- 16. MISCELLANEOUS PROVISIONS.**

A. The parties agree that LESSOR may enter upon the leased premises at any reasonable time to make such inspections as LESSOR may deem necessary to the proper enforcement of any term, provision or condition of this Lease. No such entry or inspection by LESSOR is required by this provision, and the failure of LESSOR to enter and make inspection shall not alter the relationship of the parties and their respective rights and duties provided by this Lease. LESSEE shall be granted the right of quiet enjoyment upon performance of all terms of this Lease

B. LESSOR reserves the right to take any action necessary or desirable by LESSOR to protect the LESSOR's property against any activity interfering with the efficient operation of the LESSOR's activities, together with the right to prevent LESSEE from erecting, or

permitting to be erected, any building or other structure on the LESSOR's property which, in the opinion of the LESSOR, would limit the usefulness of the property or constitute a hazard

C. LESSOR shall have the right to use, unobstructed, the driveway off of 22nd Street for ingress and egress to LESSOR'S property for maintenance, operations, public safety, or other purposes. The driveway off of 22nd Street shall not be obstructed by parked or stationary vehicles, personal property, gates, persons or otherwise, at any time

D. All parking of occupants of the temporary homeless encampment shall be within the leased property. If a parking area is proposed, it must be paved or graveled to avoid parking on dry grasses or combustible materials. No automotive work or maintenance may be done on premises and LESSEE shall not allow people to live in their vehicles, including RVs, on premises. Parking areas shall be indicated on the Site Plan

17. INDEMNITY/DUTY TO DEFEND.

A. At no expense to LESSOR, LESSEE shall defend against and indemnify fully and save harmless the City of Yakima and its elected and appointed officials, employees and agents, from any and all liability, damages, suits, claims, actions, judgments or decrees, including all expenses incidental to the investigation and defense thereof and including reasonable attorneys' fees, based on or arising from the occupancy or use of the leased premises by LESSEE, its servants, employees, agents, invitees, independent contractors or any entity, person, firm or corporation acting on behalf of LESSEE or under its direction, whether such claim shall be by LESSEE or a third party

B. LESSEE agrees to reimburse LESSOR for any damage to City property, including the leased premises, caused by the occupancy of LESSEE, its employees, agents, servants, invitees, independent contractors or any person acting on behalf of LESSEE or under its direction

C. LESSEE shall keep and hold the City of Yakima, its elected and appointed officials, agents and employees, free and harmless from any and all claims and actions, loss, damage, expense or cost, including reasonable attorneys' fees, incidental to the investigation and defense thereof, resulting from, arising out of, or caused by LESSEE's use of the leased premises resulting in any liability under the Federal Comprehensive Environmental Response Compensation Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq., Hazardous Materials Transportation Act, 49 U.S.C. 1801 et seq., Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., the Clean Water Act, 42 U.S.C. 1251 et seq.; the Washington Environmental Policy Act, RCW Ch. 43.21C, the Washington Water Pollution Control Act, RCW Ch. 90.48, the Washington Hazardous Waste Management Act, RCW Ch. 70.105; the Washington Model Toxic Control Act, RCW Ch. 70.105D, and the regulations promulgated thereunder, or under any applicable local or state environmental ordinance, statute, law, rule or regulation. The provisions of this subsection shall survive the termination of this Lease

D. Further, during the term of this Lease where LESSEE is operating a temporary homeless encampment on the property, LESSEE agrees and acknowledges that RCW 35.21.915(d), and as amended, applies to the property and this Lease. That section as of the date of this Lease, specifically states:

An appointed or elected public official, public employee, or public agency as defined in RCW 4 24 470 is immune from civil liability for (a) damages arising from the permitting decisions for a temporary encampment for the homeless as provided in this section and (b) any conduct or unlawful activity that may occur as a result of the temporary encampment for the homeless as provided in this section

LESSEE shall defend, indemnify and hold harmless LESSOR, its appointed or elected public officials, and public employees from any claims for damages arising from permitting decisions for the temporary homeless encampment, including entry into this Lease, as well as any conduct or unlawful activity that may occur as a result of the temporary homeless encampment.

18. DEFAULT, TERMINATION & FORFEITURE.

A. The failure by LESSEE to comply with any term, provision or condition of this Lease shall constitute grounds for termination of this Lease. This Lease and tenancy shall terminate on written notice by LESSOR to LESSEE stating accurately the manner in which LESSEE fails or has failed to comply with this Lease. LESSEE shall comply with this Lease in the manner specified in the notice within thirty (30) days from LESSEE's receipt of such notice, otherwise this Lease and tenancy shall be terminated. Such notice shall be given in writing and served on LESSEE by personal delivery or mailed by certified mail with return receipt requested addressed to LESSEE at its address stated below or such other address as the parties may advise each other in writing. It is further agreed that after receipt of notices and as an additional condition to avoid forfeiture, LESSEE shall pay LESSOR's costs and expenses, including attorney's fees, for the preparation and service of such notice. Notices shall be deemed received three (3) days after mailing to LESSEE at the address below or such other address as the parties may advise each other in writing.

B. Either party may terminate this Lease, with or without cause, upon forty-five (45) calendar days' written notice.

C. Upon termination of this Lease for any reason, LESSEE shall immediately surrender the premises to the LESSOR in good condition and repair, ordinary wear and usage excepted, and as required by this Lease, and LESSEE shall remove all of LESSEE'S personal property, trade fixtures, or equipment from the premises and shall repair any damage to the premises caused by such removal. Any personal property of LESSEE, or anyone claiming under LESSEE, which shall remain upon the premises at the expiration or termination of this Lease shall be deemed to have been abandoned and may be retained by LESSOR as LESSOR'S property or disposed of by LESSOR in such manner as LESSOR sees fit without compensation to LESSEE. Further, LESSEE shall remove all occupants from the temporary homeless encampment as of the effective date of termination of the Lease, whether it be through default or at the end of this Lease's term.

19. NON-DISCRIMINATION CLAUSE. To the extent required by law, LESSEE, for itself, its personal representatives, agents, officers, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree as follows

A. No person, on the grounds of race, color, religion, sex, age, marital status, handicap or national origin, shall be unreasonably excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in LESSEE's personnel policies and practices or in the use or operation of LESSEE's services or facilities

B. LESSEE agrees that in the construction of any improvements on, over or under the leased premises and the furnishing of services thereon, no person, on the grounds of race, color, religion, sex, marital status, handicap, age or national origin, shall be unreasonably excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination.

C. LESSEE agrees that participation in religious activities will not be required to obtain any of the services provided on the property that is subject to this Lease

20. INSURANCE. It is understood the City does not maintain liability insurance for the LESSEE and/or its officers, employees, agents and/or subcontractors

Further, LESSEE shall obtain insurance as follows:

A. Property Insurance. On or before the effective date of this Lease LESSEE shall procure and maintain a policy or policies of property insurance in an amount acceptable to the LESSOR with respect to the Property and LESSEE's personal property. LESSEE will hold the City harmless for any damage to property owned by LESSEE and waive its right of subrogation for any damage to their property

B. Liability Insurance. On or before the effective date of this Lease, LESSEE shall provide the City proof of liability insurance in the amount of Two Million Dollars (\$2,000,000.00) per occurrence combined bodily injury and property damage that states who the provider is, the amount of coverage, the policy number and when the policy and provisions provided are in effect. The policy shall name the City, its elected and appointed officials, officers, agents, and employees as additional insureds and shall contain a clause that the insurer will not cancel or change the insurance without first giving the City thirty (30) days' prior written notice. A copy of all such policies shall be provided to the City upon request.

21. INTEGRATION AND SUPERSESSION. This document embodies the entire Lease between the parties with respect to the subject matter herein contained and supersedes any and all prior negotiations, discussions, agreements, and understandings between the parties as to the subject matter hereof, which are hereby declared terminated and of no further force and effect. No amendments or modifications hereof shall be enforceable unless in writing, signed by both parties

22. SEVERABILITY. If a court of competent jurisdiction holds any part, term or provision of this Lease to be illegal, or invalid in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Lease did not contain the particular provision held to be invalid. If any provision of this Lease is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision

23. **NON-WAIVER.** The waiver by LESSOR or LESSEE of the breach of any provision of this Lease by the other party shall not operate or be construed as a waiver of any subsequent breach by either party or prevent either party thereafter enforcing any such provision
24. **NOTICES.** Notices shall be sent by registered or certified mail, postage prepaid or hand delivered. Such notices shall be deemed effective when mailed or hand delivered at the addresses specified below

CITY OF YAKIMA
c/o City Manager
129 North 2nd Street
Yakima, WA 98901
509-575-6000

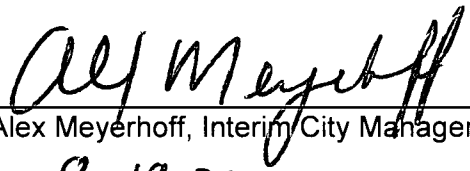
GRACE CITY OUTREACH
c/o Mike Kay
500 University Parkway #211
Yakima, WA 98901
503-396-2085


Time is of the essence of this entire Lease

25. **RECORDING.** This Lease shall be recorded, pursuant to RCW 65.08.060, with the Yakima County Auditor. LESSEE shall be responsible for recording this Lease and providing a conformed copy to LESSOR for its records within ten (10) days of both parties signing the Lease.

CITY OF YAKIMA

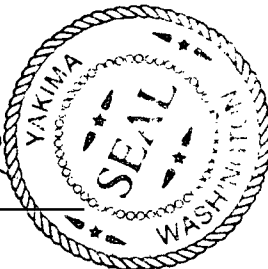
GRACE CITY OUTREACH

By 
Alex Meyerhoff, Interim City Manager
Date 8-19-20

By 
Mike Kay, CEO
Date 8/6/2020

ATTEST

By 
Sonya Claar Tee, City Clerk



City Resolution No R-2020-045

City Contract No 2020-141

STATE OF WASHINGTON)
) ss
County of Yakima)

I certify that I know or have satisfactory evidence that Mike Kay, the CEO of Grace City Outreach, signed this instrument, and on oath stated that they were authorized to execute

the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date Aug 6, 2020

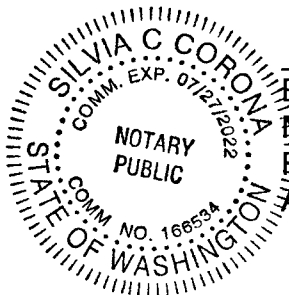


Cally R. Price
By: Cally R Price
Notary Public for the State of Washington
Residing at: Yakima
Appointment Expires 2/15/2021

STATE OF WASHINGTON)
) ss
County of Yakima)

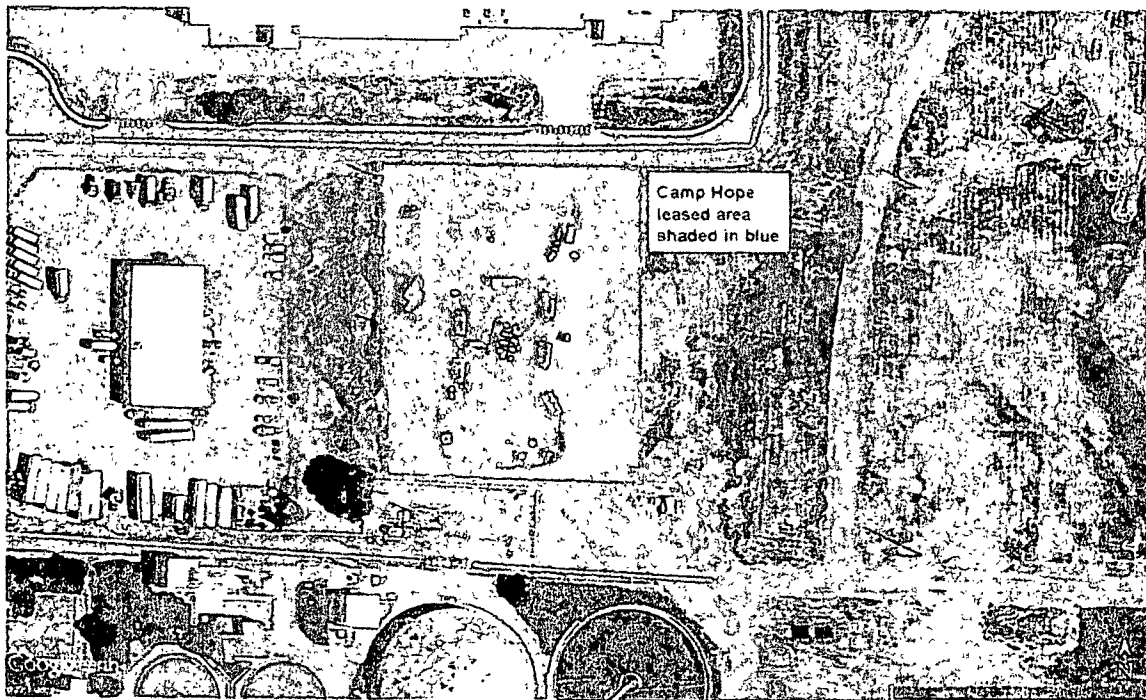
I certify that I know or have satisfactory evidence that Alex Meyerhoff signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Interim City Manager of the City of Yakima, Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date 8/19/2020



Silvia C. Corona
By: Silvia C. Corona
Notary Public for the State of Washington
Residing at: Yakima
Appointment Expires 07/27/2022

Exhibit "1"



Shaded area above is the Leased Property

Legal Description of Leased Property

All that portion of Tracts 33 and 40 of Goodwin's Five Acre Tracts, Recorded in Volume 'A' of plats, Page 18, records of Yakima County, Washington described as follows

Beginning at the Southwest Corner of Tract 40, as described on Record of Survey, recorded under Auditors File No 7718968, records of Yakima County, Washington, thence N 0°15'41" E 75 feet, thence S 89°44'19" E 10 feet, to the point of True Beginning, thence N 0°15'41" E 345 feet; thence S 89°44'19" E 280 feet; thence S 0°15'41" W 345 feet, thence N 89°44'19" W 280 feet, plus or minus, to the point of True Beginning

EXHIBIT 2

CAMP HOPE Operations Plan 2020

GRACE CITY OUTREACH (GCO) will assume the operation of Camp Hope, as it has been known to the Yakima County Community for over three years.

Camp Hope will continue to serve the community by striving to reduce homelessness within the Yakima Valley.

Camp Hope will move forward by using innovation and initiative to fulfill the immediate and critical needs of people experiencing homelessness in our community.

In addition to this, Camp Hope will work toward empowering people experiencing homelessness with critical tools needed to navigate their way back to a healthy and productive life, with the ultimate goal of self sufficiency via the Strength's Based-Relationship Service Model.

Camp Hope, the managed encampment located at: 2300 E Birch St. Yakima, Washington 98901 will provide unsheltered individuals with a safe, accommodating and well managed facility. This facility, as well as the services provided there will create relief for downtown businesses, public works dept., law enforcement and other city and county entities.

Camp Hope and it's services will also improve the appearance of public spaces, including sidewalks and doorways, allowing such spaces to be used for their intended purposes.

Overview

GCO will provide coordination of shelter, meals and basic needs assistance to people experiencing homelessness, as well as their pets beginning on, or about August 4th, 2020.

This temporary, sanctioned encampment will be managed and staffed by GCO. Camp Hope will serve up to 100 people each night and will operate 24 hours a day.

Based on the proven strategies of Camp Hope leadership, the encampment will continue to be managed in the same manner as has been successful since Camp Hope's inception.

Successful Strategies include:

- All individuals must register each evening to remain within the encampment. This policy provides security, as well as accountability within the population we serve.
 - A maximum occupancy will be established, which shall not be exceeded and the entrance will be monitored and secured by staff at all times.
 - All individuals will check in and out when entering and leaving the property to ensure the safety and security of the encampment.
 - Check in hours will be between 3PM and 6PM, with variances allowed for those who work, or those with verifiable appointments.
-

The *Camp Hope Operations Plan 2020* calls for the use of large dormitory style tents, rather than smaller individual tents. The use of larger tents will drastically reduce the appearance of clutter and allow for the monitoring of resident activity within the facility.

There will be separate areas for male and female residents, along with storage facilities for resident belongings. An appropriate number of gender specific staff will monitor both the male and female spaces to avoid mixed gender situations among staff and residents whenever possible. A staff member will remain on site at all times for resident safety.

Each person choosing to stay at Camp Hope will be asked to sign a *Good Neighbor Agreement*, which will outline behavior expectations for both on and off Camp Hope property. The agreement will also explain potential consequences for violation of said agreement.

Each resident of Camp Hope will be expected to contribute to the cleanliness of the facility, depending on individual circumstance and capabilities.

Facilities

The Camp Hope facilities include 4 dormitory barracks style military tents, two for males and two for females. These tents will accommodate up to 30 individuals each. Two additional dormitory barracks style tents will be used for emergency family shelters.

Additional facilities include:

- Mobile Kitchen Unit
 - Mobile Shower Unit
 - Mobile Restroom Unit
 - Portable Laundry Unit
 - Dormitory Style Day Use Tent
-

Camp Hope also utilizes small, portable buildings (no larger than 10x20ft) built on skids as a variation of offices (I.e. Case Managers / Director / Security). Camp Hope will contract with the City of Yakima for garbage collection service.

Staffing

The current model for Camp Hope consists of the following staffing levels:

- 1 - Executive Director
- 3 - Full-Time Shelter Monitors
- 1 - Part-Time Care Manager
- 2 - Part-Time Shelter Monitors
- 5 - Interns
- 10 - Trustees

Camp Hope staff will have an onsite supervisor at all times, as well as access to the Executive Director 24 hours a day.

The Executive Director Mike Kay has direct experience with the homeless population, is a certified peer counselor and has established relationships within the shelter. He is currently supported by three full-time and three part-time staff, as well as 5 interns.

In addition, the staff is supported by a continuously expanding group of dedicated volunteers. A part-time professional care manager will administer our mental health referral support system. GCO is committed to collaborating with organizations in order to provide a pathway toward housing and other necessary resources. GCO will continue working to support each resident as they work toward self-sufficiency.

Camp Hope will have round-the clock staff and designated, monitored outdoor spaces to prevent disruption to the businesses and activities in the surrounding area.

As part of their stay, residents of Camp Hope will participate in grounds-keeping and other meaningful work, creating a sense of pride and ownership in the encampment on a volunteer basis.

This includes, but is not limited to:

- Public service projects such as participation on the Greenway Events / Cleanup
- Working with City Staff to assist in graffiti removal
- City clean up and snow removal

The Camp Hope *Internship and Trustee programs* provide current, or formerly homeless individuals a combination of classroom and on the job training within our Low-Barrier Homeless Shelter, or Transitional Housing facility. This training can offer experience and create recent job history for residents and prepare them for outside employment.

Programs & Services

Transportation:

GCO maintains two vehicles for the purpose of providing limited transportation services to the residents of Camp Hope. Camp Hope staff will transport residents in assigned vehicles to the Yakima transit center in the morning and will return to the transit center in the evening to transport returning residents back to camp.

GCO also maintains a *sedan program* to assist in providing non-life threatening transportation of residents to medical, mental health, pharmacy and employment services.

Education Center

Camp Hope provides an education center, which offers the residents access to several educational resources. Residents of Camp Hope are given the opportunity to enhance their knowledge in:

- GED Preparation
- Reading Comprehension
- Writing Skills
- Math Comprehension
- Financial Management
- Coping Skills
- Grief Management
- Computer Literacy Courses
- Resume Writing Courses
- Job Interview Skills

The education center also provides an opportunity for individual mentoring / tutoring for residents of Camp Hope. Residents have access to a computer with internet access in order to search for jobs, housing and to connect with family. A volunteer coordinator and large team of volunteers with expertise in various subject matter staff the education center.

Accountability Partner Program

The residents of Camp Hope and all other GCO facilities are automatically enrolled in our *Accountability Partner Program*. This program helps ensure each resident feels welcome and connected. Additionally, the program helps guarantee residents are given access to resources, including permanent housing, medical, psychiatric and addiction services in an efficient manner.

Upon entering a GCO facility, each resident is taken through a mandatory intake process. Once said intake process has been completed:

- Within 48 hours of the initial intake, our on site Care Manager provides each resident with an assessment interview / review.
- The Care Manager will identify any barriers that the resident has identified (I.e. No Identification, Transportation, etc.) and refer the resident to the *Accountability Partner Team*. The team is made up of facility staff who are assigned a maximum of 8 residents to assist with following their accountability plan.
- The resident will have a weekly meeting with their assigned team member to review their progress on the accountability plan.
- The Facility Director will also meet weekly with the resident to review their accountability plan and ensure they are being provided resources and assistance in a timely manner.

The purpose of a multi-staff approach to this plan is to ensure that each resident feels connected to service providers, creates a sense of community and removes any potential gaps in services.

Homeless Outreach Team (H.O.T.)

GCO will provide a Homeless Outreach Team, or HOT. HOT will respond as requested within Yakima County, as staffing and funding allow.

HOT will act as a response team to the Yakima County Community and will respond with specially trained staff / volunteers. HOT will respond to calls placed by the community, City, or other service providers for people experiencing homelessness who may be congregating, or unaware of the services available to them.

The goals of the Camp Hope HOT Team are:

- To provide the community with an immediate response.
- To provide relief to emergency service providers by reducing their responses to non-criminal nuisance complaints. HOT will provide safe transportation for people experiencing homelessness to shelter / encampment / service providers within Yakima County.
- To provide people experiencing homelessness within Yakima County with trained personnel, able to provide resources directly related to the needs of the individual.
- To treat people experiencing homelessness in Yakima County with dignity and respect.

Camp Hope maintains a 24 hour hotline, provides community outreach services and has a partnership with The Downtown Business Association to provide an alternative to calling 911 for non-emergent issues relating to homelessness. These services will drastically reduce the demand on the Yakima Police and Sheriff's Department to respond to such calls. We are committed to a close and creative partnership with local law enforcement. Over the past months, we have conferred on shelter safety practices and intake of certain nuisance offenders. In addition we have also discussed accessing future funding for programs aimed at reducing unnecessary police calls and associated public safety costs, as well as the need for closer coordination between the police and social services. Our HOT Team will be working in conjunction with local law enforcement to address and mitigate the public impact of people experiencing homelessness in the immediate neighborhood surrounding Camp Hope.

Policies & Procedures

A Low-Barrier Shelter is a model of service delivery which provides for the basic needs of people experiencing homelessness in order to end the cycle of street dependent living. This model prioritizes the provision of shelter and basic needs FIRST, allowing each individual to access additional services once emergent needs are met. (I.e. housing programs, addiction services, mental health support programs, etc.). In practice, the Low-Barrier Shelter model encourages individuals to participate in available programs, but not *required*.

- ⦿ Sobriety is not required, however drug and alcohol possession and use is prohibited on the premises.
- ⦿ Each individual will have a formal intake and registration interview, but will not be denied service if they do not possess a valid ID.
- ⦿ Couples will be able to stay together.
- ⦿ Limited storage space is provided for personal items.
- ⦿ Service animals and companion pets will be accommodated.
- ⦿ Homeless (HUD Definition)
- ⦿ Individuals seeking shelter at Camp Hope must be age 18, or older.
- ⦿ Individuals seeking shelter at Camp Hope must be ambulatory and not require hospital, or skilled nursing care.
- ⦿ Individuals seeking shelter at Camp Hope must agree to be non-violent
- ⦿ Individuals seeking shelter at Camp Hope must agree not to use, possess, or sell alcohol, drugs, or illegal substances on the premises.
- ⦿ Individuals seeking shelter at Camp Hope must agree to treat other residents, staff, volunteers and the property with respect.
- ⦿ Individuals seeking shelter at Camp Hope must agree to obey fire and other safety regulations.

Camp Hope will accept new residents on a first-come, first-serve basis. However, if there is an emergent need for shelter we will offer the individual a bed for the night, providing they pass the initial screening.

Rules Of Conduct

In order to receive shelter from Camp Hope, residents must agree to follow the 5 *community standards of behavior*:

- No violence toward yourself, or others.
- No illegal substances, alcohol, or paraphernalia on the premises.
- No stealing.
- No disruptive behavior of any kind that disturbs the general peace and welfare of the camp.

The above mentioned standards are enforced and all residents agree during the intake process to leave voluntarily if found in violation of these standards.

There is no set time-limit to any resident's stay, as long as they are able to follow the community standards of behavior.

Responsibilities of residents include:

- Attending mandatory community meetings held at the Executive Director's discretion.
- Actively participate in community cleanup of their area (I.e. bed space) every week as mandated by the Department of Health.

There are varying lengths of bans from the Camp Hope community for the violation of rules and standards of behavior. There are also three "elected arbitrators" (selected by the Executive Director with community input) who are responsible for working with residents who don't follow the acceptable rules and behavior of the camp.

Camp Hope also has a donations coordinator, a volunteer responsible for logging and distributing donations equitably. The encampment Executive Director must approve all donations prior to them being accepted. Donations will only be accepted at an agreed upon date / time which will be clearly posted.

Term Of Stay

There will be no set time-frame, or limit on any resident's stay at Camp Hope. Arbitrary time limits have proven to be a barrier to sheltering people experiencing chronic homelessness, as they time-out, get discouraged and are unable to re-enter the shelter for a period.

The premise of "shelter first" housing is that through creating a safe environment and fostering a sense of stability, we can eliminate some of the "toxic stress" affecting people experiencing homelessness.

It is within this safe environment that we can help residents meet their basic needs and become more stable, easing to process and building on their progress into housing and other services.

General Safety & Security

Risks to residents, staff, volunteers, neighbors and property owners are of equal concern to the staff of GCO. We will continually evaluate and systematically address issues of risk. Concerns linking crime and safety risks with people experiencing homelessness have been expressed in the past.

It is through our intent to address these concerns that they have been abated through productive community dialogue, partnership and responsive agency practice. Through our "Good Neighbor" policy and practices we strive to mitigate the off-site impact of the shelter. We have routinely deployed our HOT Teams to patrol the area, as well as providing a 24 hour hotline for neighbors to call, should any issue arise.

Outside Services & Community Collaboration

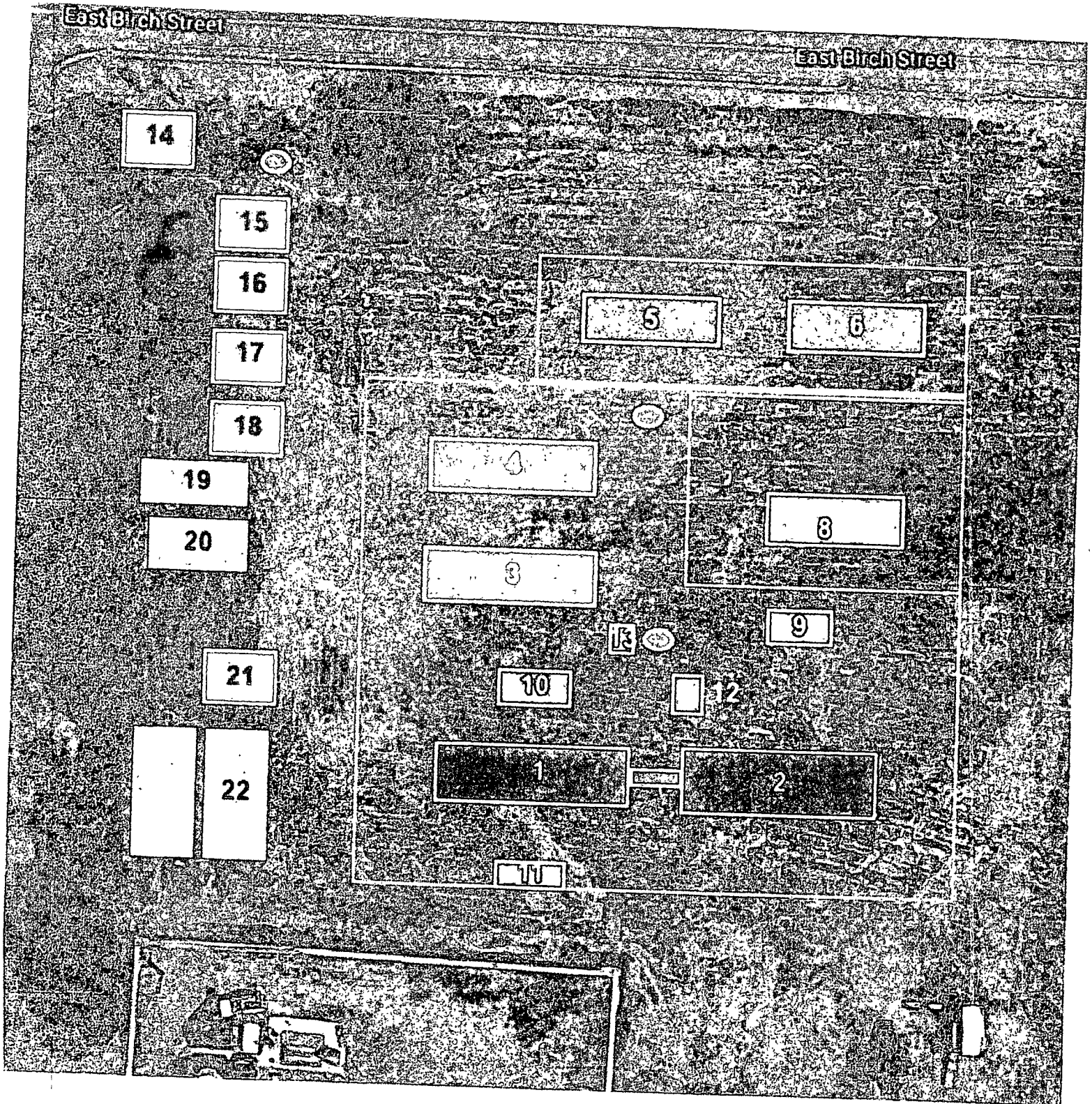
Camp Hope is filling a clearly defined gap in services for unsheltered adults in Yakima County. Cities and Counties with the most success in ending homelessness subscribe to a continuum of care network. This network begins with low-barrier emergency shelter and ends with affordable home ownership. In order for an individual to move from a state of unsheltered homelessness and into a place of self-sufficiency, we must provide an entry point to gain maximum access to supportive services. Such services as mental health support (on site), chemical dependency and substance abuse programs, housing programs and many more. Under our agency umbrella we will operate in close coordination with Community Health Centers and other service providers to assist residents in gaining entry into the rapid rehousing program. Helping residents establish that first connection with service providers is key to their success within recovery.

Partners

GCO has established a comprehensive community network of providers. We have an agreement whereby these partnering agencies will be provided secure access to shared residents (clients).

Various churches, civic groups, and businesses help provide the evening meal for Camp Hope residents on a daily basis. Camp Hope will work with Yakima Neighborhood Health and other private providers for case management services, as well as other medical, dental and substance abuse issues. Camp Hope will partner with Comprehensive Mental Health to provide services to residents suffering from mental illness, as well as working with Entrust Community Services to provide workplace training and support programs for residents. Additional service providers are sought out and connected with our residents as needed.

EXHIBIT 3
Pre/Post COVID-19 Conf.



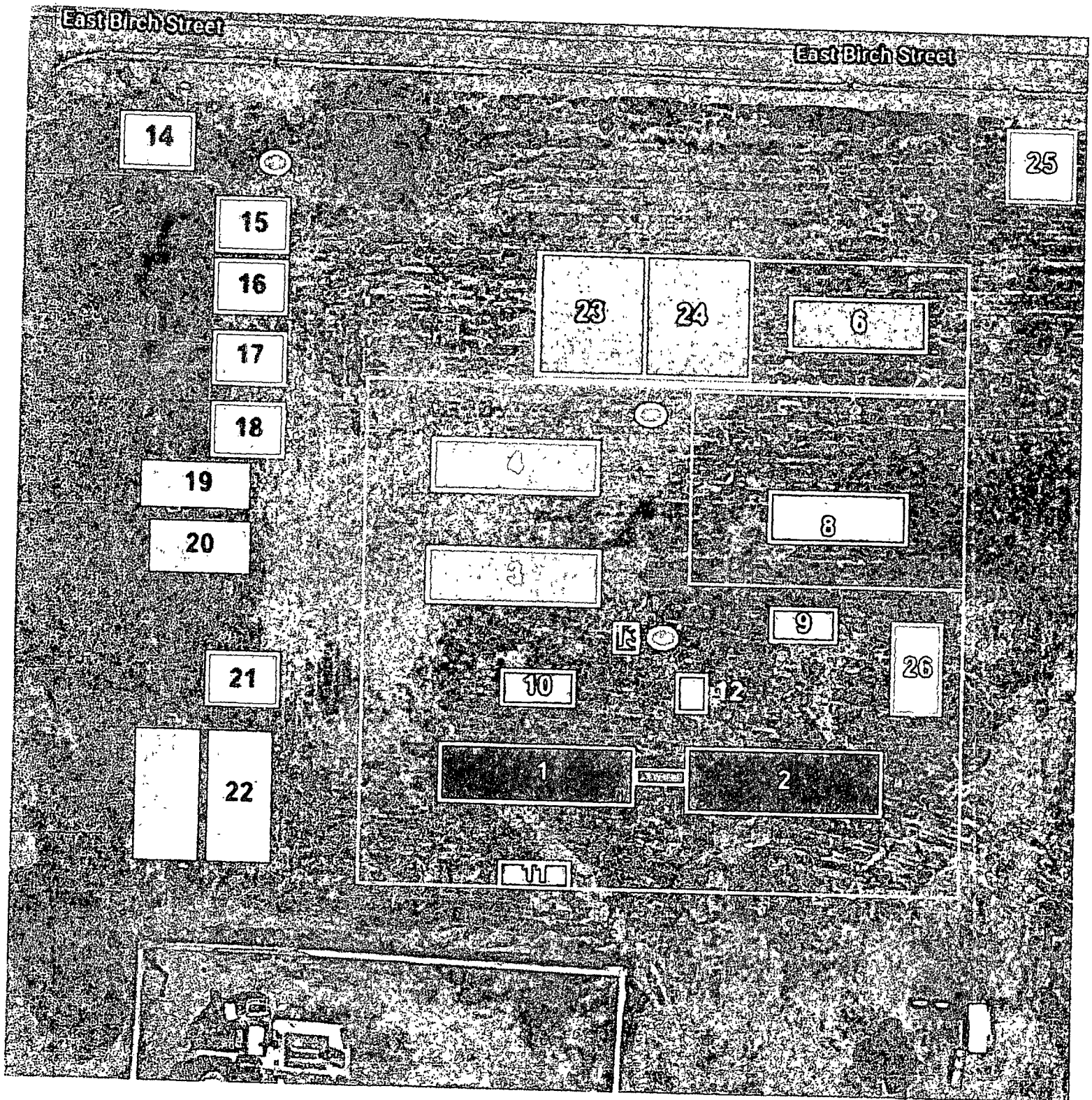
CAMP HOPE

Pre/ Post Covid-19

Legend

1. Men's 64x20 ft Dormitory Tent
 2. Men w/ Pets 64x20 ft Dormitory Tent
 3. Women w/ Pets 64 x 20 ft Dormitory Tent
 4. Women 64x20 ft Dormitory Tent
 5. Family Tent 48x20 ft Tent
 6. Family Tent 48x20 ft Tent
 7. Power Pole w/ Light
 8. 48 x 20 ft Day Tent
 9. Mobile Kitchen Trailer
 10. Restroom Trailer
 11. Shower Trailer
 12. Laundry Building
 13. Small Storage Shed
 14. Classroom / TV Room
 15. Office
 16. Case Manager's Office
 17. Case Manager's Office
 18. Education Center
 19. Storage Trailer #1
 20. Storage Trailer #2
 21. Director's Office
 22. Donation Center Trailers
-

COVID-19 EMERG. CONF.



CAMP HOPE

Covid-19 Emergency Configuration Legend

1. Men's 64x20 ft Dormitory Tent
 2. Men w/ Pets 64x20 ft Dormitory Tent
 3. Women w/ Pets 64 x 20 ft Dormitory Tent
 4. Women 64x20 ft Dormitory Tent
 - 5.
 6. 48x20 ft Tent (Used for Male Only Outside Employment Workers)
 7. Power Pole w/ Light
 8. 48 x 20 ft Day Tent
 9. Mobile Kitchen Trailer
 10. Restroom Trailer
 11. Shower Trailer
 12. Laundry Building
 13. Small Storage Shed
 14. Classroom / TV Room
 15. Office
 16. Case Manager's Office
 17. Case Manager's Office
 18. Education Center
 19. Storage Trailer #1
 20. Storage Trailer #2
 21. Director's Office
 22. Donation Center Trailers
 23. Women's Isolation Area
 24. Men's Isolation Area
 25. Quarantine Area (Covid Positive Only)
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