

- History of Camp Hope
  - Statutory authority
  - Services
- Current Lease with Grace City Outreach
  - Terms
  - Anticipated lease extension
- Comprehensive Healthcare Project
  - General concept, plan and funding
  - Revisit MOU signed last August
  - Status of obligations of the City
  - Anticipated lease for Council review

CAMP HOPE

PDF **RCW 35.21.915**

**Hosting the homeless by religious organizations—When authorized—Requirements—Prohibitions on local actions.**

(1) A religious organization may host the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.

(2) Except as provided in subsection (7) of this section, a city or town may not enact an ordinance or regulation or take any other action that:

(a) Imposes conditions other than those necessary to protect public health and safety and that do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter, such as an outdoor encampment, indoor overnight shelter, temporary small house on-site, or vehicle resident safe parking, for homeless persons on property owned or controlled by the religious organization;

encampment, temporary small houses on-site, indoor overnight shelter, and a vehicle resident safe parking program.

(b) "Outdoor encampment" means any temporary tent or structure encampment, or both.

(c) "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

(d) "Temporary" means not affixed to land permanently and not using underground utilities.

(7)(a) Subsection (2) of this section does not affect a city or town policy, ordinance, memorandum of understanding, or applicable consent decree that regulates religious organizations' hosting of the homeless if such policies, ordinances, memoranda of understanding, or consent decrees:

(i) Exist prior to June 11, 2020;

(ii) Do not categorically prohibit the hosting of the homeless by religious

RCW 35.21.915 allows religious organizations to host temporary homeless encampments on property they own or control.

The City cannot deny the location due to the zoning code, but can require limited public health and safety obligations.

What does the statute allow:

- Temporary encampments, either outdoor or indoor hosted by a religious organization.
- Operation in any zoning district.
- Cities to pass ordinances requiring notice and other provisions

What does the statute prohibit:

- Conditions on the use of the property other than those for public health and safety.
- Insurance as a prerequisite to permitting the use (if leasing, lessors may require insurance)
- Discrimination in providing services if the religious organization utilizes funding from a governmental agency

# CAMP HOPE



Camp Hope leases property from the City Lease allows for:

- A temporary homeless encampment;
- On-site accessory facilities such as community buildings, laundry, kitchen, and small temporary meeting spaces for intake;
- Temporary tiny homes up to 400 sq. ft. per structure;
- Up to 10 RV parking sites without connections to water/sewer;
- Up to 5 connections to utilities for the property, for bathroom, shower, laundry and/or kitchen facilities and/or an RV dump site;

## LEASE EXPIRES JUNE 30, 2024

The current lease with Grace City Outreach, the religious organization which operates Camp Hope, expires on June 30, 2024, and there are no additional extensions in that Lease.

Upon termination, Grace City Outreach would be required to vacate the property and remove all improvements.



## ANTICIPATED LEASE PROVIDED TO COUNCIL AUGUST 22, 2023

An anticipated lease was drafted in conjunction with the MOU among Grace City Outreach, Comprehensive Healthcare and the City.

The anticipated lease has not been approved.

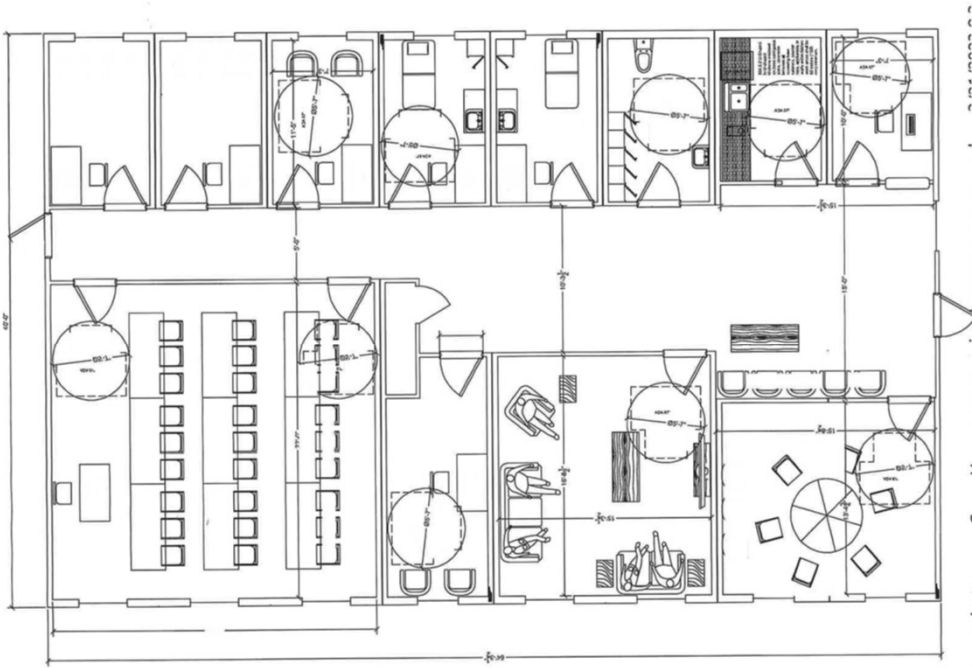
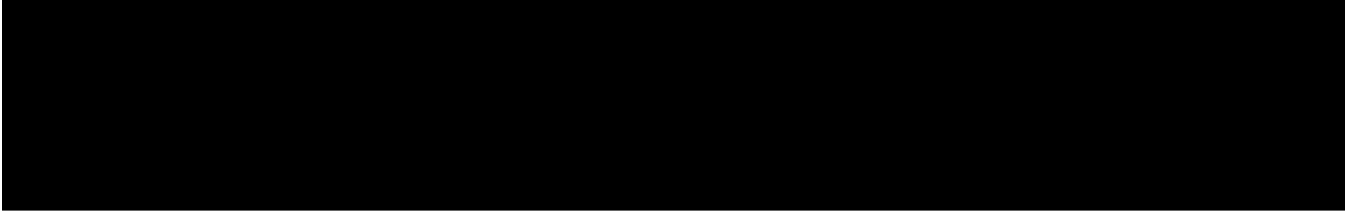
Waiting for new legal description.

Lease will be for a period of 2 years, with the ability to renew for 6 additional two year terms. The 2 year terms correspond with the County's funding cycle.

Same uses as prior lease.

Requires a code of conduct, site plan, maintenance and non-discrimination.

COMPREHENSIVE HEALTHCARE



- Comprehensive Healthcare (CHC) is proposing to create a clinical services building adjacent to Camp Hope to primarily serve the Camp Hope clientele and provide mental health and wellness services.
- The temporary building would be made out of shipping containers, purchased with a Department of Commerce grant.
- The temporary building would have clinic rooms for medical and behavioral health purposes, small group meeting rooms, and a classroom for larger groups and skills training.

## MEMORANDUM OF UNDERSTANDING

August 22, 2024: The City Council enters into a Memorandum of Understanding with CHC and Grace City Outreach to outline the steps each party is going to take to move the clinical services project forward.

Date of the MOU was driven by a funding deadline from the Department of Commerce with regards to the grant funds awarded to CHC for purchasing the shipping containers.

MOU outlines each party's intentions and provides anticipated lease agreements for both CHC and Grace City Outreach.

### • City of Yakima Obligations

- Work with Grace City Outreach and CHC to determine an appropriate location for the clinical facility.
- Apply for a rezone of the subject property on which Camp Hope operates and upon which CHC wishes to place its facility to allow for clinical land uses at the site.
- Negotiate in good faith a new lease agreement with Grace City Outreach before the termination of the current lease agreement.

### • Grace City Outreach Obligations

- Sublease a portion of Camp Hope property to CHC through June 30, 2024, if necessary and obtain approval of the City of the sublease agreement.

### • Comprehensive Healthcare Obligations

- Place and install its facility in the agreed-upon location.
- Pay all costs associated with placement and installation of the facility, including utility connections and permit fees/costs.
- Pay for the required survey and any other costs associated with rezoning the property and creating a separate parcel for CHC to lease.
- Enter into a lease agreement with the City for the parcel upon which the clinical facility will be placed.





## REZONE

- The rezone also requires a Comprehensive Plan Amendment. Those are done once per year. The deadline for applications is April 30, 2024 and the City timely submitted its application to the Planning Commission.
- YPC will start review of all applications in May.
- SEPA is anticipated to occur in May/June.
- SEPA determination and YPC hearing is anticipated to occur in July/August.
- City Council makes the ultimate decision on rezone applications. The anticipated schedule is to have that in front of Council in September/October
- Concurrently, the City is working with PLSA to finalize new parcels

## LEASE AGREEMENTS

- Anticipated lease agreements were included with the MOU.
- The Grace City Outreach lease will be on a City Council agenda in late May or early June for review.
- The CHC Lease can be entered into at any time once the parcels are created.

## POST REZONE

- CHC must apply for the proper development permit for the clinical facility.
- The permit undergoes Type I review, which is an administrative review of the application.
- Such a review generally takes 2 weeks once an application is determined to be complete.

# ONGOING MATTERS

## Rezone and Comp Plan Amendment

Submitted to Planning Commission April 30<sup>th</sup> and going through process

## Boundary Line Adjustment

PLSA is finalizing legal descriptions, after which the City can apply for the boundary line adjustment.

## Grace City Outreach Lease

Anticipated to be placed on the June 4, 2024 Council Agenda for review

## Container units for Camp Hope

Council asked for a study session on ARPA. Can be discussed as part of the overall strategy for spending remaining ARPA funds.

QUESTIONS?