

**Sharon Lee, Executive Director  
Low Income Housing Institute (LIHI)  
2407 1st Avenue  
Seattle, WA 98121**

April 21, 2016

Ms. Lee:

Greetings. I'm a citizen-journalist researching the "Nickelsville" homeless camp that was at 1010 S. Dearborn Street in Seattle. As you know, in mid-March Nickelsville was evicted from that property by Seattle Police in response to a letter that you co-signed and sent to Mayor Murray and the Seattle City Council (attached).

Your organization is mentioned prominently in a property tax exemption application filed with the Washington State Department of Revenue (DOR) in late 2014. On page 5 of that document (attached) the applicant's agent stated that LIHI was providing and would continue to provide caseworker-type assistance at the camp. This commitment was made specifically to qualify the applicant for a tax exemption under RCW 84.36.043 ("Nonprofit organization property used in providing emergency or transitional housing to low-income homeless persons or victims of domestic violence.") The applicant qualified for the tax exemption and received \$87,000 worth of property tax exemptions over a two-year period:

*LOW INCOME HOUSING INSTITUTE (LIHI) has a partnership with Nickelsville to provide both on-site and off-site assistance to Nickelodeons. Charese Jones at LIHI explained to me that LIHI representatives visit the encampment multiple times each week and spend significant amounts of time on-site, working to meet the needs of Nickelodeons. Their resource specialists have succeeded in placing many of the people who have stayed at the Nickelsville encampment into permanent housing in the last year.*

I am preparing a blog post on this story and I have a few questions about your and LIHI's involvement with the camp. Please respond by Tuesday, April 26:

1. Several long-time Dearborn Nickelsville residents have told me that no LIHI staff visited the camp during their stay. Is that true? If LIHI staff did visit the camp "multiple times each week" please provide some documentation of that.
2. The former "organizer" at Nickelsville, a paid staff person named David Delgado, has shown me e-mails and texts from late January and early February 2016 in which he is requesting a meeting with you to discuss safety issues at camp. Did you ever meet with Mr. Delgado on these matters? If so, when?

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3. On February 4, 2016, a private meeting was held at City Hall to discuss the ongoing crisis at Nickelsville. LIHI employees were at that meeting, and a major topic of conversation was LIHI's relationship to the camp. Mr. Delgado, who requested the meeting and was also in attendance, told me that were you were invited to attend but declined. Why?
4. In your February 19 eviction request, you claimed there were weapons and drugs at the Nickelsville camp and that security rules were being routinely flouted. Did you personally visit camp and witness that? If so, when?

I'm looking forward to hearing back from you, Ms. Lee. Either by e-mail or phone. Thanks in advance.

Regards,

**David Preston, Editor**  
**The Blog Quixotic**