

# Fort Lawton Army Reserve Center

Appendix H to Attachment 1

## Homeless Assistance Submission

Updated April 1, 2019



# Acknowledgements

The Fort Lawton Redevelopment Plan was prepared by the City of Seattle Office of Housing, in cooperation with the Seattle Parks and Recreation, Seattle Office of Intergovernmental Affairs, Catholic Housing Services of Western Washington, United Indians of All Tribes Foundation, and Habitat for Humanity of Seattle/King County.

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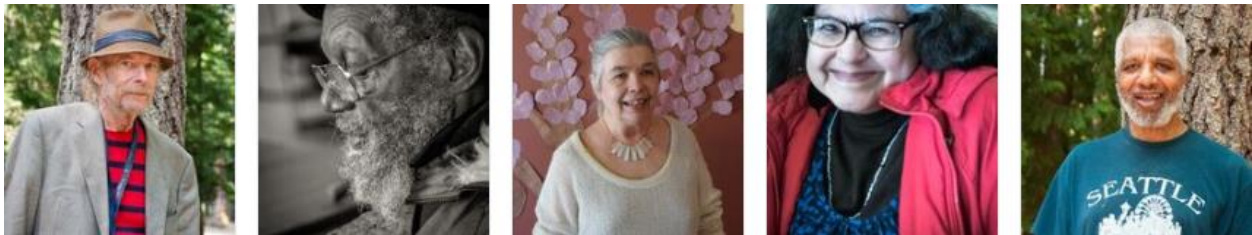
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# Introduction

With the pending disposition of Fort Lawton by the U.S. Army, Seattle will realize on an unprecedented opportunity to acquire publicly owned land in one of the wealthiest parts of the city at no cost to create housing for older adults who have experienced homelessness. **In 2006, the City of Seattle (the City) was designated by the U.S. Army as the Local Redevelopment Authority (LRA) for the approximately 34-acres of Fort Lawton slated for disposition under the Base Realignment and Closure Act (BRAC).** After over a decade encompassing substantial planning and public outreach, legal challenges, and modifications, the City is proud to forward the Fort Lawton Redevelopment Plan, which affirmatively furthers fair housing choice for low-income people (Appendix C – City of Seattle Guiding Plans, Policies, *Joint Assessment of Fair Housing, 2017*).

This Homeless Assistance Submission includes (1) information about homelessness in Seattle; (2) the Notices of Interest received that proposed assistance to persons and/or families experiencing homelessness; (3) a legally binding agreement between the City and Catholic Housing Services, owner/developer of supportive homeless housing to be built at Fort Lawton; (4) an assessment of the need for 85 units of permanent housing for older adults (over 55) who have experienced homelessness compared with economic and other development needs; and (5) a description of the outreach undertaken by the City as the LRA, including a list of the representatives of persons experiencing homelessness contacted during the outreach process.



# CHAPTER 1

## Addressing Homelessness in Seattle/King County

### 1.1 CONSOLIDATED PLAN AND CONTINUUM OF CARE

Homelessness is one of Seattle's most urgent fair housing challenges, with persons of color and people with disabilities representing a disproportionate share of those living without shelter.

Nearly two-thirds of the approximately 45,000 households who are extremely cost burdened (i.e. spend more than one-half of their income on housing costs) have extremely low-incomes (i.e.  $\leq 30$  of area median income).<sup>1</sup> The share of households struggling with severe housing cost burden is approximately 15% for white/non-Hispanics, 30% for blacks, and 21% for Hispanics.<sup>2</sup> High housing costs and rent increases puts our region's most vulnerable individuals and families at greater risk of displacement and options to maintain housing stability are slim.

Seattle's Consolidated Plan describes the nature and extent of homelessness in Seattle using data from U.S. Department of Housing and Urban Development (HUD) Homeless Management Information System and our community's Count Us In, Point-in-Time count of persons who are unsheltered in King County . During the January 2018 Point-In-Time count, there were over 12,000 persons who were homeless county-wide. This number included 5,792 persons who were in shelters and transitional housing programs, and at least 6,320 persons who were unsheltered (4,488 unsheltered in the city of Seattle). Additional findings from the 2018 Count Us In report are summarized in the following section.

Seattle has an estimated effective shortage of at least 27,500 affordable and available rental units for households with incomes 0 to 30% of area median income. The analysis is limited to households living in housing units. Therefore, the estimated shortage does not factor in the housing needs of homeless people who are living on the streets or in temporary shelters in Seattle. The region's severe affordable housing shortage puts pressure on efforts to end homelessness. Seattle needs thousands of permanent housing units, with supportive services, to address crises faced by persons – both visible and invisible to the public eye – experiencing homelessness. In addition to people experiencing homelessness, Seattle's estimated 27,500 shortage of housing for its  $\leq 30\%$  AMI households also excludes the thousands of net new

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<sup>1</sup> U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research (PD&R), Consolidated Planning/CHAS Data, 5-year 2015 ACS, Seattle city, Washington.

<sup>2</sup> Appendix C – City of Seattle Guiding Plans, Policies, and Analyses, *Consolidated Plan for Housing and Community Development*, 2018, HUD Table 10, p. 225.

affordable housing units needed to keep pace with low-wage job growth—the gap between housing costs and lower wage jobs continues to widen.

All Home is Seattle and King County’s coordinating agency to make homelessness rare, eliminate racial disparities, and ensure that if one becomes homeless that it is a brief and one-time occurrence. Seattle/King County’s continuum of care is managed by All Home and described in All Home’s Strategic Plan (Appendix B.3 - All Home King County, *Our Strategic Plan*).

**All Home Strategic Plan – Goals and Strategies**

<p>Goal 1: make homelessness rare</p>	<ul style="list-style-type: none"> <li>• strategy 1.1: advocate and align systems to prevent people from experiencing homelessness</li> <li>• strategy 1.2: advocate and support partners to preserve existing and create more affordable housing for those making below 30% AMI</li> <li>• strategy 1.3: expand evidence-based pre-adjudication and post-conviction sentencing alternatives that minimize involvement in the criminal justice system for people experiencing homelessness</li> </ul>
<p>Goal 2: make homelessness brief and one-time</p>	<ul style="list-style-type: none"> <li>• strategy 2.1: address crisis as quickly as possible</li> <li>• strategy 2.2: foster collaboration between first responders, service providers, and local communities to increase housing stability for those experiencing homelessness</li> <li>• strategy 2.3: assess, divert, prioritize, and match people with housing and supports</li> <li>• strategy 2.4: right-size housing and supports to meet the needs of people experiencing homelessness</li> <li>• strategy 2.5: increase access to permanent housing</li> <li>• strategy 2.6: create employment and education opportunities to support stability</li> </ul>
<p>Goal 3: a community to end homelessness</p>	<ul style="list-style-type: none"> <li>• strategy 3.1: engage residents, housed and homeless, to take community action</li> <li>• strategy 3.2: provide effective and accountable community leadership</li> </ul>

Appendix B.3 - All Home King County, *Our Strategic Plan*, pp. 15-26

Some of the contributing factors to homelessness include high costs for housing and living expenses, extremely low household incomes, declining federal housing subsidies, and limited support systems, including the availability of medical and behavioral health services. Individuals and families face a variety of personal challenges that can place them at greater risk of housing instability and homelessness, including mental illness, chemical dependency, histories of



trauma, domestic violence, disabling health issues, criminal justice system involvement, immigration status, lack of education, unemployment and other financial barriers including credit and landlord histories.

**Persons and Families Experiencing Homelessness (Population)**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	2,752	81	9,488	686	3,363	382
Persons in households with only children	30	195	465	302	161	70
Persons in households with only adults	3,376	5,209	16,456	2,785	2,368	461
Chronically homeless individuals	702	1,779	672	20	225	889
Chronically homeless families	282	8	2,100	316	571	505
Veterans	636	693	2,100	316	571	505
Unaccompanied child	26	195	465	302	161	70
Persons with HIV	49	164	0	0	0	0

Appendix C – City of Seattle Guiding Plans, Policies, and Analyses, *Consolidated Plan*, 2018, **NA-40 Homeless Needs Assessment, Table 26**, p. 74

This Homeless Assistance Submission incorporates by reference Seattle/King County’s **Continuum of Care Homeless Inventory Count** (Appendix D – HUD Continuum of Care Homeless Assistance Programs, *2018 Housing Inventory Count Report*, and Appendix C – City of Seattle Guiding Plans, Policies, and Analyses, *Consolidated Plan*, 2018, pp. 367-390). This is a complete listing of facilities, services, and programs assisting people experiencing homelessness, as submitted to HUD.

All Home applies annually for McKinney Continuum of Care Homeless Assistance Grant funds from HUD. As part of the notice of funding availability, HUD requires All Home to conduct a

local process to determine a priority order of projects. All Home Continuum of Care staff determine the final priority order, under the advisement of providers and local funders, and final decisions are approved by the All Home Coordinating Board. (Appendix B.2 - All Home King County, HUD Continuum of Care; 2018 CoC Program Project Application Materials)

## 1.2 COUNT US IN, POINT-IN-TIME COUNT OF PERSONS EXPERIENCING HOMELESSNESS

HUD requires all Continuums of Care to conduct a Point-in-Time count during the last 10 days of January, allowing for nationwide analysis of major trends over time and tracking progress toward ending homelessness. While Continuums of Care are required to conduct a Point-in-Time count of their unsheltered population on a biannual basis, Seattle/King County is among several communities that conducts an annual count.

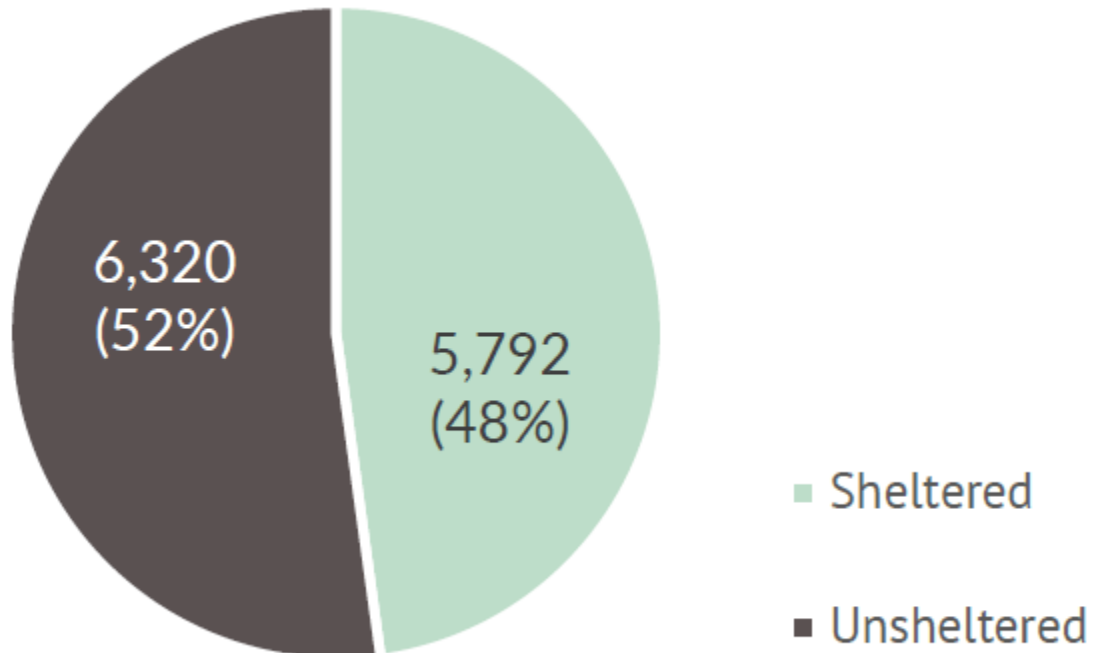
Nearly 1,000 community members from all regions of King County participate in the annual Count Us In. The general street count is conducted from approximately 2:00 AM to 6:00 AM and covers the entire geography of Seattle/King County. The report for the most recent count, done on January 25, 2019, is scheduled for release in May 2019.

On the night of January 26, 2018, a total of 12,112 individuals were experiencing homelessness in Seattle/King County. Compared to 2017, the number of individuals experiencing homelessness in Seattle/King County increased by 4% (469 persons). Over one-third (36%) of individuals over the age of 50 reported they were currently experiencing homelessness for the first time.

The Count Us In report (Appendix B.1 - All Home King County, *2018 Count Us In Report*, Point in Time Count) includes an enumeration of individuals experiencing homelessness in sheltered and unsheltered locations.

**INDIVIDUALS EXPERIENCING HOMELESSNESS, TOTAL COUNT POPULATION BY SHELTER STATUS**

2018 Total = 12,112



*Note: The sheltered count is a one-night (January) count of individuals residing in emergency shelter, transitional housing, and safe haven programs.*

The report also includes an enumeration of individuals experiencing homelessness living in sheltered locations listed in the HUD 2018 Housing Inventory Count Report for Seattle/King County Continuum of Care (Appendix D – HUD Continuum of Care Homeless Assistance Programs, 2018 Housing Inventory Count Report). Sheltered locations include both temporary housing (emergency, safe haven and transitional housing) and permanent housing (permanent supportive housing, rapid re-housing, and other).

Among the sheltered population, the number of persons residing in emergency shelter increased by 3% (94 persons) and the number of persons residing in transitional housing and safe havens decreased by 17% (460 persons). The decrease in the sheltered population was due in part to the successful conversion of transitional housing to permanent housing.

Fifty-two percent (52%) of the population was unsheltered, living on the street, or in parks, tents, vehicles, or other places not meant for human habitation. The unsheltered population increased by 15% (835 persons).

The largest increase was observed among individuals living in vehicles. In 2018, there were an estimated 3,372 persons living in cars, RVs, and vans. This represented a 46% increase compared to 2017, when there were an estimated 2,314 persons living in vehicles. Alternatively, the unsheltered population not residing in vehicles, i.e., on the streets, in

buildings, or in tents, decreased by 7% (223 persons), indicating a shift within the unsheltered population.

Seventy-one percent (71%) of the county’s unsheltered population identified during the street count were residing in Seattle. When compared to 2017, notable increases in the unsheltered population were observed in Seattle, North County, East County, and Northeast County.

**INDIVIDUALS EXPERIENCING UNSHELTERED HOMELESSNESS, BY REGION**

REGION	2018							TOTAL UNSHELTERED PERSONS	% OF TOTAL
	PERSONS ON STREETS/ OUTSIDE	PERSONS IN TENTS	PERSONS IN BUILDINGS	PERSONS IN CAR	PERSONS IN RV	PERSONS IN VAN			
East County	30	36	25	167	63	72	<b>393</b>	<b>6%</b>	
North County	26	33	8	55	97	32	<b>251</b>	<b>4%</b>	
Northeast County	18	80	1	4	28	6	<b>137</b>	<b>2%</b>	
Seattle	1,120	1,034	55	592	1,375	312	<b>4,488</b>	<b>71%</b>	
Southeast County	12	25	15	12	13	0	<b>77</b>	<b>1%</b>	
Southwest County	259	129	42	333	154	57	<b>974</b>	<b>15%</b>	
<b>Total</b>	<b>1,465</b>	<b>1,337</b>	<b>146</b>	<b>1,163</b>	<b>1,730</b>	<b>479</b>	<b>6,320</b>	<b>100%</b>	

Appendix B.1 - All Home King County, 2018 Count Us In Report, Point in Time Count, p. 133

*Note: The Seattle region is based on jurisdictional boundaries, while all other regions were defined by census tracts and include both incorporated and unincorporated areas. The Seattle region was updated in 2018 to reflect jurisdictional boundaries for the city of Seattle.*

- **Housing needs.** Ninety-eight percent (98%) of Count Us In Survey respondents said they would move into safe and affordable housing if it were offered. Prior to losing their housing, 70% of Count Us In Survey respondents reported living either in a home owned or rented by themselves or their partner, or with friends or relatives. Approximately 21% of survey respondents indicated that issues related to housing affordability were the primary conditions leading to their homelessness, including eviction (11%), inability to afford a rent increase (6%), family or friend could no longer afford to let them stay (2%), and foreclosure (2%). When asked what would help them to obtain permanent housing, 80% of Count Us In Survey respondents cited more affordable housing and rental assistance as key to ending their homelessness.
- **Health needs.** Approximately 70% of Count Us In Survey respondents reported living with at least one health condition. The most frequently reported health conditions were psychiatric or emotional conditions (44%), post-traumatic stress disorder (37%), and drug or alcohol abuse (35%). Twenty-seven percent (27%) of respondents reported chronic health problems and 26% reported a physical disability. Over half (53%) of survey respondents indicated that they were living with at least one health condition that was disabling, i.e. preventing them from holding employment, living in stable housing, or taking care of themselves.

- *Employment needs.* One-quarter (25%) of Count Us In Survey respondents cited job loss as the primary cause of their homelessness. The majority (80%) of survey respondents reported being unemployed. Forty-five percent (45%) of respondents reported they were looking for work. Sixteen percent (16%) reported they were unable to work due to disability or retirement.
- *Disproportionate impacts on people of color and LGBTQ+.* Homelessness disproportionately impacts people of color and people identifying as LGBTQ+. In 2018, the majority of individuals experiencing homelessness in Seattle/King County identified as people of color. When compared to the demographic racial profiles of the county's general population, the largest disparities were observed among those identifying as Black or African American (27% in the Point-in-Time Count compared to 6% in the general King County population), as Hispanic or Latino (15% compared to 9%), and with multiple races (16% compared to 6%).

Individuals in families identified as people of color at higher rates than individuals who were not in families, and family survey respondents reported encountering a language barrier when trying to access local services at a rate six times higher than survey respondents with no children.

The shelter status of individuals experiencing homelessness in Seattle/King County varied across race and ethnicity as well as by gender. Individuals identifying with multiple races, as American Indian or Alaska Native, and as transgender or with a gender other than male or female reported the highest rates of being unsheltered.

A 2015 Gallup U.S. Daily survey found that 4.8% of the general population living in the Seattle-Tacoma-Bellevue region identifies as lesbian, gay, bisexual, or transgender. The majority (82%) of 2018 Count Us In Survey respondents identified as straight, while 8% identified as bisexual, 6% identified as gay or lesbian, and 1% identified as queer. One-third (33%) of unaccompanied youth and young adults under 25 years old identified as LGBTQ+, compared to 16% of all other survey respondents.

Additionally, histories of domestic violence and partner abuse were most prevalent among LGBTQ+ survey respondents when compared to non-LGBTQ+ survey respondents. Individuals identifying as LGBTQ+ also indicated higher rates of foster care involvement compared to other survey respondents (25% compared to 15%).

- *Chronic homelessness.* An estimated 3,552 individuals were experiencing chronic homelessness. Chronic homelessness is defined as sleeping in places not meant for human habitation or staying in emergency shelters for a year or longer—or experiencing at least four such episodes of homelessness in the last three years—and also living with a disabling condition such as a chronic health problem, psychiatric or emotional condition, or physical disability. On the night of the count, 71% of individuals experiencing chronic homelessness were unsheltered and 29% were residing in sheltered locations. Compared to 2017, the number of individuals experiencing chronic homelessness increased by 28% (779 persons).

- **Veterans.** An estimated 921 individuals identified as veterans. On the night of the count, over half (57%) of veterans were unsheltered and 43% were sheltered. Approximately 35% of veterans were experiencing chronic homelessness. Twenty-three veterans were part of family households with children. Compared to 2017, the number of veterans experiencing homelessness decreased by 31% (408 persons). The number of veterans experiencing chronic homelessness decreased by 23% (96 persons).
- **Domestic violence.** Thirty-six percent (36%) of Count Us In Survey respondents reported a history of domestic violence or partner abuse, and 7% reported that they were currently experiencing domestic violence. Histories of domestic violence or partner abuse were most prevalent among individuals identifying as LGBTQ+ (55%), unaccompanied youth and young adults under 25 years old (45%), and families with children (40%).
- **Living in vehicles.** An estimated 3,372 individuals were living in vehicles. Persons living in vehicles represented over half (53%) of the unsheltered population. Fifty-one percent (51%) of vehicle residents were living in RVs, 34% were living in cars, and 14% were living in vans. Compared to 2017, the number of individuals living in vehicles increased by 46% (1,058 persons).

### 1.3 STRENGTHS AND GAPS OF DELIVERY SYSTEM

Seattle has been a national leader in the creation of permanent supportive housing for homeless individuals and families, particularly through "Housing First" models that eliminate barriers to entry. As the homeless crisis has grown, Seattle has renewed its commitment to expanding the supply of supportive housing through capital investments. Homeless individuals and families have been and will remain priority populations for the Seattle Housing Levy and other City housing funding awards.

*...the City's approach to homelessness is to move homeless people into housing quickly and then provide them services as needed. By focusing on helping individuals and families quickly move into permanent housing, the City helps the homeless avoid a costly and lengthy series of steps from emergency shelter to transitional housing to permanent housing. Social service agencies nationwide have found that without stable housing, it is extremely difficult for someone to tackle problems, including those related to physical or mental health or addiction, that may have led to that person's homelessness. Removing barriers to housing reduces homelessness and helps people avoid the humiliation and vulnerability caused by not having a home. (Appendix C – City of Seattle Guiding Plans, Policies, Seattle Comprehensive Plan, December 2018, p. 98)*

The City leverages four federal grants governed by its Consolidated Plan with voter-approved Seattle Housing Levy funds and other public and private funds. The City has been particularly effective at leveraging capital funding for housing, including housing for individuals and families who have experienced homelessness.



The history of Seattle as a progressive leader in equitable, affordable housing development and diverse public benefit and service systems demonstrates the success of past coordination of efforts. With diverse resources and depth of scope comes the challenges of multiple stakeholders, multiple administrative structures, and the complexity inherent in that institutional delivery system. Consistent quality review at the program and procedural levels is critical to the continuing success and oversight of services grants over time.

Seattle benefits from experienced housing organizations and service providers and the influx of emerging community-based organizations addressing needs of marginalized and unserved populations. Continuing to engage and empower the people who are able to access housing and human service programs is critical. Nationally recognized leadership and commitment to evidence-based best practices, robust and collaborative funding, and strong partnerships with housing and services providers are all foundational to the effectiveness of serving the needs of people experiencing homelessness in Seattle.

**Summary of Homeless Prevention Services (Priority Needs)**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	

Appendix C – City of Seattle Guiding Plans, Policies, Consolidated Plan, 2018, SP-40 Institutional Delivery Structure, Table 55, p. 197

Housing First’s documented effectiveness in moving individuals and families to housing quickly and increasing the likelihood of them remaining stably housed over time makes it critical to City

efforts to end homelessness (Appendix E – National Alliance to End Homelessness, *Fact Sheet: Housing First*). The City will continue to collaborate with King County and other jurisdictions in efforts to prevent and end homelessness and focus those efforts on providing permanent housing and supportive services and securing the resources to do so.

# Chapter 2

## Notices of Interest for Homeless Assistance

### 2.1 OUTREACH TO HOMELESS ASSISTANCE PROVIDERS

The City, as LRA, conducted extensive outreach efforts to Seattle/King County housing and services providers for individuals and families who have experienced homelessness. The outreach encompassed newspaper advertisements, direct notice to homeless assistance providers, a workshop and tour of Fort Lawton, and public meetings.

The City of Seattle initiated the outreach process in 2006 by proactively contacting local homeless housing and service providers and advocates about the opportunity presented by the pending property disposition at Fort Lawton. City announcements about the opportunity for public benefit conveyances and soliciting Notices of Interest (NOIs) were published in the *Daily Journal of Commerce* and the *Seattle Times*. (Appendix F – *Notice of Availability Published in Daily Journal of Commerce and Seattle Times*, September 2006). The notice specified a deadline for submission of NOIs of January 10, 2007.

The Seattle Office of Housing, together with assistance from the Department of Human Services Department, U.S. Department of Housing and Urban Development, and the Housing Development Consortium (affordable housing advocacy and planning collaborative of non-profit and for-profit developers and businesses in Seattle/King County) generated a list of over 50 organizations that represent or assist people who have experienced homelessness (Appendix J.1 - 2006: *Homeless Assistance Providers Contacted About Public Benefit Conveyance Opportunities at Fort Lawton*). Each of these organizations was informed by certified mail about the availability of property at Fort Lawton and invited to a September 26, 2006 meeting to review Base Realignment and Closure (BRAC) rules, learn about the Notice of Interest application process, and tour the site.

Thirty-three people, including some members of the public, attended the September 2006 workshop and tour. The workshop and tour provided an opportunity for the City to inform representatives of the homeless about the (1) pending closure of the Fort Lawton Army Reserve Center and the U.S. Army/HUD process for disposition of property; (2) status of existing facilities; (3) process and schedule for receiving notices of interest. (Appendix H – 2006 Outreach Materials)

## 2.2 NOTICES OF INTEREST RECEIVED FROM HOMELESS ASSISTANCE PROVIDERS

On January 10, 2006, the City, as LRA, received five Notices of Interest (NOIs), three of which included a proposal for assistance for individuals and/or families experiencing homelessness (Appendix I – *Copies of Fort Lawton Notices of Interest (NOIs) Received by LRA*).

1. United Indians of All Tribes Foundation (United Tribes), lead developer – market rate housing, **homeless housing**, community space and open space
2. Seattle Housing Authority, lead developer – market rate housing, **homeless housing**, self-help housing, and open space
3. Downtown Emergency Service Center –**homeless housing**
4. Seattle Parks Department – acquisition of portions of Fort Lawton to be incorporated into Discovery Park
5. Seattle Veterans Museum – acquisition of an existing structure (tbd) at Fort Lawton for Seattle Veterans Museum

Downtown Emergency Services Center subsequently withdrew its NOI for homeless housing so that NOI is not discussed in this Homeless Assistance Submission although it is available in Appendix I.

The following chart summarizes the NOI for homeless housing, including those that were component of larger redevelopment plans.

Organization	Proposed Housing for Persons Experiencing Homeless	Number of Units
Archdiocesan Housing Authority (dba Catholic Housing Services), services by United Indians of All Tribes Foundation (United Indians)	Permanent housing for homeless seniors (reuse of Harvey Hall)	44
Archdiocesan Housing Authority (dba Catholic Housing Services)	Permanent housing for homeless families (new construction)	50
Low Income Housing Institute	Permanent housing for homeless artists, youth, and veterans (reuse of Leisy Hall)	75
Young Women’s Christian Association of Seattle-King County-Snohomish County (YWCA)	Permanent housing for homeless families (new construction)	60

The Mayor appointed a technical advisory group (TAG) comprised of local citizens with expertise in land use planning, financing, housing for the homeless, and residents of the Magnolia neighborhood, where Fort Lawton is located, to help review the NOIs. The City required substantial documentation as part of the NOIs from homeless assistance providers,

including information documenting organizational and financial capacity. Recommendations were based in part on review by and consultations with Seattle's Office of Housing and Human Services Department staff who have substantial homeless housing and services underwriting and compliance monitoring experience.

The proposal for housing for youth, veterans, and artists experiencing homelessness was not selected due to lack of developer capacity. When the NOI was submitted, the developer already had a sizable pipeline of Seattle and Puget Sound region projects for which permanent or bridge loans had been awarded and showed an operating loss in the prior year.

The Fort Lawton supportive housing program was developed in consultation with the homeless providers. The City, as LRA, recommended the Archdiocesan Housing Authority (Catholic Housing Services) to develop 85 units of permanent housing for persons experiencing homelessness. The recommendation included Archdiocesan Housing Authority partnerships with United Indians for services for 55 senior units and with the YWCA for case management for 30 family units. Conversion of the existing structures (Harvey and Leisy Halls), which the U.S. Army used for administrative and training purposes, was not economically viable. New construction of the 85 units would achieve cost efficiencies and allow for more flexible use of the site.

The TAG completed its review in early 2007, and together with City staff recommended the Archdiocesan Housing Authority NOI program to Mayor Nickels. The 85-unit supportive housing plan was part of the LRA application, including redevelopment plan, authorized by Seattle City Council in 2008 and subsequently approved by HUD.

The Fort Lawton Redevelopment Plan, as updated after scoping, environmental review, and public comment, no longer includes the homeless family housing component. All 85 units of supportive housing will be developed by the same agency (Catholic Housing Services, dba Archdiocesan Housing Authority) and occupied by older adults (over age 55), including veterans, who have experienced homelessness. United Indians will be a services provider, as originally proposed.

Catholic Housing Services (dba Archdiocesan Housing Authority) seeks to build better lives, stronger families and healthier communities across Western Washington. Established in 1979, CHS develops, owns or manages more than 2,500 affordable housing units at 62 properties that serve homeless, low-income and special needs individuals and families. CHS has an annual operating budget of approximately \$23 million, 236 employees and assets of more than \$294 million owned or under management.

CHS partners with Catholic Community Services to provide supportive services for people who have experienced homelessness, low-income seniors, farmworker families, and those who have special physical and mental needs. The benefits of a place to call home include long-term stability, stronger relationships, and the opportunity for residents to become more fully engaged with the community around them. Creating safety and stability for vulnerable people and building community are the heart and soul of Catholic Housing Services' mission.

Since 1970, the United Indians of All Tribes Foundation has promoted the well-being of the Puget Sound region's Indigenous community through services and programming that support

cultural connection, school readiness, economic self-sufficiency, housing stability, and health and well-being. United Indians' services are strength-based and client-driven, in recognition of their people's tremendous resilience, and sustain people in every age and stage of life. Their programs and services (homelessness prevention, Labateyah Youth Home, Native Elders Program, employment support, foster care/Indian child welfare, parent involvement, and early childhood) strengthen the sense of belonging and significance of Native people.



# CHAPTER 3

## Project Vision: Supportive Housing for Older Adults

This chapter provides an overview of the Fort Lawton Redevelopment Plan’s supportive homeless housing for individuals who have experienced homelessness, consistent with environmental review and robust public comment.

The City has a legal obligation and a policy commitment to affirmatively further fair housing, which it proactively pursues by increasing housing choices for low-income people, including persons who have experienced homelessness, throughout the city. The Fort Lawton Redevelopment Plan responds to the housing and homelessness crisis, which disproportionately impacts people of color. Increasing the production of affordable housing is a key strategy to advancing racial and social equity, consistent with key policy documents, including the City’s Comprehensive Plan. It is essential to achieving the collective goal of a just, healthy, and vibrant future for Seattle.

### **3.1 SUPPORTIVE HOUSING FOR OLDER ADULTS WHO HAVE EXPERIENCED HOMELESSNESS**

Catholic Housing Services of Western Washington (CHS), in partnership with the United Indians of All Tribes Foundation (United Indians), will construct 85 units of supportive housing for older adults, including veterans, who have experienced homelessness. This partnership leverages CHS’s affordable housing development and ownership expertise and United Indians’ historic connection to Fort Lawton.

Supportive housing combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness. Studies have shown that supportive housing not only resolves homelessness and increases housing stability, but also improves health and lowers public costs by reducing the use of publicly-funded crisis services.

The supportive housing for older adults will include a package of services focused on residential stability. Case management services will be provided onsite by Catholic Community Services of Western Washington (CHS’s sister organization), with subcontracted services by United Indians of All Tribes. The development includes an additional unit for an on-site manager. Housing case managers will work with residents to identify supportive service needs, provide case management services, crisis intervention, eviction prevention, advocacy, and linkages to community resources, and encourage participation in meaningful activities.

Residents may be assisted in obtaining and maintaining financial disability benefits such as Supplemental Security Income, Social Security Disability Insurance, and Veterans Affairs

benefits, and may be assisted with obtaining Medicaid, Medicare, and other medical benefits. Case managers may also leverage outside behavioral health services, including chemical dependency treatment and mental health services, and bring providers onsite when possible. Residents needing additional help with personal care and unit up-keep may be referred for chore service. Residents may be referred, transported, and accompanied when necessary to community health clinics. Primary care physicians and visiting nurses may use a private room available in the building to serve residents. The goal of services is for residents to obtain and maintain financial and medical benefits, decrease the use of emergency medical services, establish a relationship with a primary health care provider, and increase a resident's ability to abide by lease requirements despite a disabling condition.

In addition to case management services, residents will have access to residential counselors. Residential counselors engage residents in on-site recreational and social activities, which could include creating opportunities for resident involvement in internal and external neighborhood volunteer activities. Residential counselors will collaborate with property management, case managers, and other outside service providers to ensure coordination of services to residents. Housing stability plans will be developed in collaboration with residents, case managers, and other staff, outlining goals and strategies to ensure housing success. Contact will be maintained with case managers to resolve crises and monitor progress as defined in the housing stability plan and ensure the adequate provision of identified services. Residents will be provided limited transportation services for accessing off-site service providers, cultural events, and other needs.

A three-story apartment building will be built in the parcel located to the east of the existing Veterans Affairs administrative office building and west of Texas Way. Consistent with City housing funding policies, the supportive housing will be built to Evergreen Sustainable Development Standards.

### **3.2 HOW THE SUPPORTIVE HOUSING ADDRESSES GAPS IN THE CONTINUUM OF CARE**

Chapter 1 provides a detailed summary of the nature and extent of homelessness in Seattle and King County. Lack of affordable housing has proven a significant challenge to addressing homelessness in the region. Eighty-five units of permanent housing for older adults who have experienced homelessness addresses a key gap in the continuum of care. In addition, comprehensive services, in partnership with Catholic Community Services and United Indians, will be provided to stabilize residents and provide pathways to eliminate barriers to successfully staying housed in the long-term. Priority services that residents could access on-site or off-site to prevent future episodes of homelessness include counseling/advocacy, healthcare, chemical dependency treatment, mental health counseling, and life skills. Residents will also have transportation services to access off-site service providers.

### 3.3 LEGALLY BINDING AGREEMENT

The 85 units of supportive housing for older adults who have experienced homelessness will be implemented according to a legally binding agreement between the City and Catholic Housing Services (Appendix M – *Legally Binding Agreement Between The City of Seattle and Catholic Housing Services of Western Washington*).

### 3.4 BALANCING NEEDS

The Fort Lawton Army Reserve Center was formally decommissioned by the U.S. Army in February 2012. It has been vacant and in caretaker status since then. The U.S. Army reported the closure to have no impact on area employment, based on direct and indirect loss of 182 jobs.

Since 2015, Seattle has experienced economic growth totaling 47,795 jobs.

Seattle OPCD Employment Growth Dashboard, Q1 2019

The region’s historic economic expansion, largely fueled by growth in the tech sector, has rendered the Seattle area inhospitable to low-income individuals and families needing affordable housing. Increasing numbers of people are facing homelessness.

### 3.5 BALANCING COMMUNITY INTERESTS

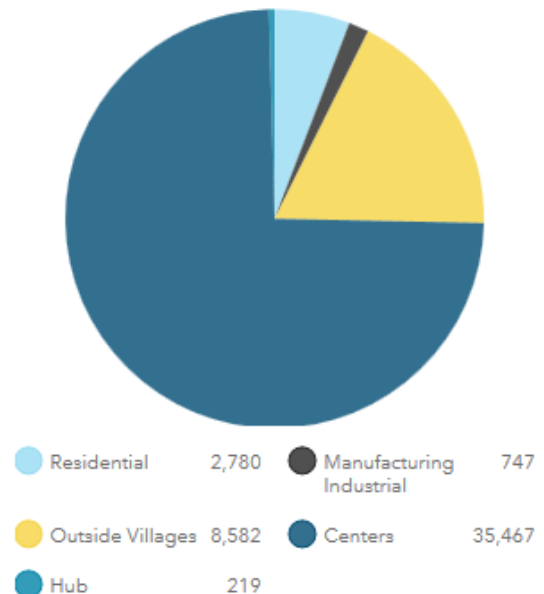
The Fort Lawton Redevelopment Plan reflects years of discussions and planning with stakeholders and holds true to the original social responsibility and environmental stewardship vision. The plan creates an affordable and livable community with housing and parks and open space. The plan affirmatively furthers fair housing choice for low-income people (Appendix C – *City of Seattle Guiding Plans, Policies, and Analyses, Joint Assessment of Fair Housing, 2017*). It provides for 85 supportive housing units for older adults, including veterans. The plan also includes up to 100 one-, two-, and three-bedroom apartments for renter households with incomes up to 60% of median income, up to 52 three-bedroom townhomes and rowhouses for low-income homebuyers, and acquisition of close to 22 acres of the 34-acre Fort Lawton site from the U.S. Army for parks and park-related uses.

Job change since 2015

**47,795** 

42% of estimated 115,000

Distribution by Growth Areas



## 3.6 COMMUNITY IMPACT

### 3.6.1. Availability of general services

Catholic Housing Services has a strong record in supportive housing delivery for people who have experienced homelessness and has demonstrated financial and organizational capability to develop 85 units. On-site services, as described in section 3.1 above, will be provided in partnership with Catholic Community Services and United Indians.

A comprehensive environmental analysis of the redevelopment plan in March 2018, consistent with State Environmental Protection Act (SEPA) requirements, found the redevelopment at Fort Lawton, including 85 studios for formerly homeless older adults, will have no unavoidable, adverse significant impacts. Section 3.11 of the FEIS describes the public services that serve the Fort Lawton site, evaluates potential impacts of the redevelopment plan (referred to as “Alternative 1” in the EIS), and identifies mitigation measures. (Appendix C – City of Seattle Guiding Plans, Policies, and Analyses, *FEIS*, March 2018)

Population growth increases demand for police and fire/emergency services, and new families with children increases the number of students attending public schools. Through tax revenues generated directly and indirectly from development of the Fort Lawton site and the service purveyors’ planning processes, all the purveyors could handle the increased demand for services from proposed development at the Fort Lawton site; therefore, no significant public services impacts are expected.

Construction activities could result in temporary impacts to stormwater runoff. Erosion and sedimentation as well as pollutants from construction equipment and vehicles could impact stormwater. A temporary stormwater control system and construction best management practices (BMPs) would be implemented to address potential impacts.

Development includes new buildings, roadways, sidewalks, surface parking and driveways at Fort Lawton. Responsibility for maintenance of any newly established public right of ways and associated utility and surface improvements will be identified in coordination with the Seattle Department of Transportation and Seattle Public Utilities (SPU). Stormwater runoff will be managed in accordance with the Seattle Stormwater Code. New facilities could include stormwater lines, catch basins, manholes, vaults, raingardens, bioretention facilities, dispersal trenches and/or underdrain systems. No significant stormwater impacts are expected.

SPU would continue to provide sewer service to the Fort Lawton site. Proposed development would increase the sewage flows discharging from the site to the sewer system to approximately 41,720 gallons per day. The existing 8-inch sewer line that conveys flows to the 144-inch King County sewer main would be video-taped and rehabilitated, or replaced. New distribution pipes would be installed to convey sewer flows to the existing 8-inch connection per applicable City standards and conveyance needs. Any additional flows conveyed to the SPU combined sewer in 36th Avenue W could require modeling of downstream impacts. No significant sewer impacts are expected.

SPU would continue to provide water service to the Fort Lawton site (and the existing Veterans Administration Building and Fort Lawton Cemetery, which are not part of the redevelopment

site). Proposed development would increase potable water demand to the site to approximately 41,720 gallons per day. Additional water would be required for irrigation for parks areas during dry weather.

The existing potable water connection at 36th Avenue W and W Government Way would be maintained, with modifications to the existing distribution line. Any development, lot boundary adjustments or new parcel creation would require an approved Water Availability Certificate issued by SPU. SPU policies for water system designs typically require that developments and/or reconfigurations of this size provide developer installed SPU-owned facilities. Individual fire/domestic services would be required for new structures and facilities. If the existing dead-end water supply cannot meet required service levels, the development may require the installation of a looped system drawing from a second water main. No significant water impacts are expected.

Public transit is available (e.g., on Texas Way), which passes through the Fort Lawton site, and on 34<sup>th</sup> Avenue W, on the eastern border of the site. King County Metro is planning for frequent bus service along a route that includes W Government Way and 34<sup>th</sup> Avenue W by 2040.<sup>3</sup> The Fort Lawton Redevelopment Plan includes car ownership rate estimates for future residents and provision of stalls accordingly. The City will continue to work with Metro on transit improvements for the Fort Lawton/Magnolia neighborhood.

The Fort Lawton development would generate up to 41 new students at Seattle Public Schools, based on analysis of the student yield rate for all students in grades K-12 in each part of the city of Seattle for various types of housing. The rate indicates the percentage of students generated based on the number and type of housing units.

Within the McClure Middle School area (where children of families in the Fort Lawton community would currently be assigned), the student yield rate for apartments is 2.3%, for condominiums is 1.9%, and for single-family residences is 27.6%. For the purposes of this analysis, no school-age children are assumed to live in the supportive housing for older adults (over 55). In order to provide higher end projections, the analysis categorizes all of the other residential units as detached single-family homes since that type of housing is found to generate the greatest number of students.

Based on SPS student enrollment projections, it is anticipated that in 2020-2021 the Lawton Elementary would be over its right size capacity while both McClure Middle School and Ballard High School would be below their right size capacity. (It should also be noted that, to allow time for parcel conveyances, platting, and entitlements, the housing development is phased with a timeline that extends to 2026.) For elementary students, the opening of Magnolia (with approximately 500 new seats expected) is not yet reflected in SPS projections, since the precise impact from boundary changes has yet to be determined.

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<sup>3</sup> The Seattle Land Use Code definition of "Transit service, frequent" is in SMC 23.84A.038.

SPS has stated that the opening of Magnolia will resolve any capacity issues expected at Lawton Elementary by 2020-21. In addition, SPS recently obtained funding to create an expected six additional classrooms at Coe Elementary, which is also not reflected in current projections.

For middle school students, SPS has stated that by adding elementary space to the area, they could actually free up space for more middle schoolers at Catherine Blaine. SPS estimates that with the addition of six classrooms at Coe, they could gain an additional 150 seats for that middle school service area.

For high school students, SPS has provided updated projections that estimate the opening of Lincoln will partially resolve capacity challenges at Ballard High School, but that capacity issues would remain by 2020-2021 (as reflected in the projections). However, SPS is currently pursuing development of a new high school in the downtown area that would provide further relief over the long-term.

Increases in student population to nearby schools resulting from population growth in a neighborhood is generally vetted as part of SPS's annual planning processes. SPS has undertaken a variety of measures to address overcrowding of schools, including adjusting attendance area boundaries.

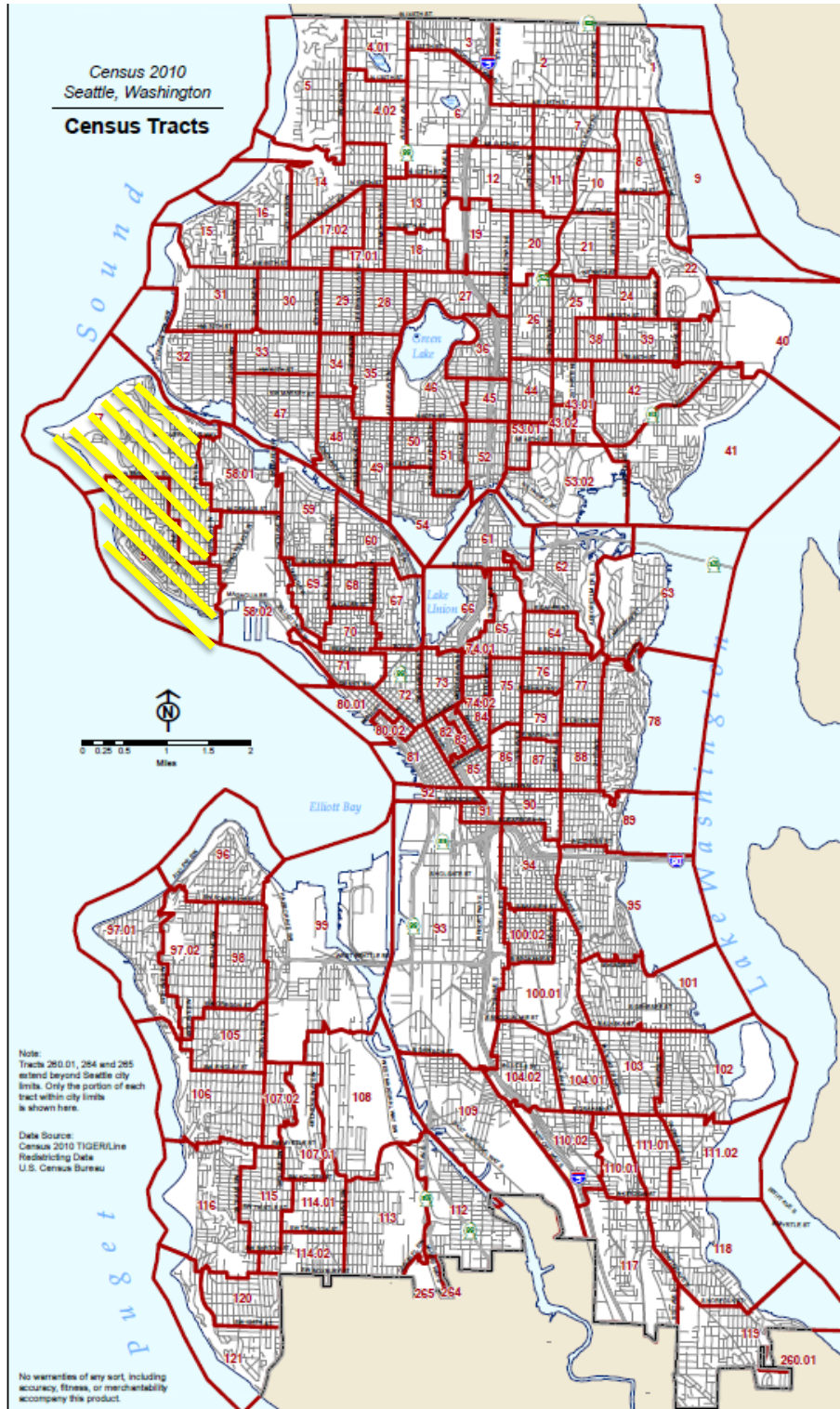
### 3.6.2. Providing affordable housing choice in Magnolia

Magnolia, where zoning heavily favors single-family construction, has few affordable housing options compared to Seattle neighborhoods that have a greater amount of multifamily and mixed-use zoning. Available Census data estimates the Magnolia population to be 85.8% white (alone) and 1.1% Black or African American (alone) compared to 66.3% and 7.7% respectively citywide. Of the close to 30,000 rent/income-restricted units in Seattle, three buildings totaling 73 units are in Magnolia, which is comprised of Census Tracts 56 and 57. All three of Magnolia's existing rent/income-restricted buildings are in Census block group 5700.6, located southeast of the Fort Lawton redevelopment area, which is in Census block group 5700.1.

	Magnolia		Seattle,
	CT 56	CT 57	city
Total	100.0%	100.0%	100.0%
Hispanic or Latino	2.6%	3.6%	6.6%
Not Hispanic or Latino	97.4%	96.4%	93.4%
Population of one race:	94.3%	92.6%	89.0%
White alone	88.5%	82.9%	66.3%
Black or African American alone	0.8%	1.4%	7.7%
American Indian and Alaska Native alone	0.1%	0.4%	0.6%
Asian alone	4.4%	7.4%	13.7%
Other alone	0.4%	0.4%	0.6%
Two or more races:	3.1%	3.8%	4.4%

Housing built as part of the Fort Lawton Redevelopment Plan will increase housing choices for protected classes in this high opportunity neighborhood.





Census Tracts 56 and 57 (indicating most of Seattle’s Magnolia neighborhood) are indicated in yellow.

# CHAPTER 4


## Public Outreach and Comment

### 4.1 PUBLIC PROCESS

#### 4.1.1. 2006-2008

The 2006-2008 Fort Lawton public process established by the City is described as a “highly interactive, iterative, and public process” and reflective of a “keen interest to the Magnolia community and especially to the site’s neighbors” (Appendix C – City of Seattle Guiding Plans, Policies, and Analyses, *Fort Lawton Redevelopment Plan adopted by City Council in September 2008*, p. 4-1). The following provides a timeline of Fort Lawton community meetings and workshops:

Meeting/Workshop Purpose	Date
Notice of Interest (NOI) workshop and site tour for homeless assistance providers and the public	September 26, 2006
BRAC process, including HUD’s role, for Fort Lawton	October 17, 2006
BRAC process, including HUD’s role, for Fort Lawton and next steps	December 13, 2006
Discussion of NOIs submitted	February 13, 2007
Discussion of NOIs submitted	February 14, 2007
BRAC process and land value	April 19, 2007
City’s NOI decision, community process, next steps	February 25, 2008
Project update, community process, next steps	March 13, 2008
Project update, goals and vision, community process	March 29, 2008
Homelessness and housing discussion	April 21, 2008
BRAC process and NOI review, goals discussion, community visioning	April 26, 2008
Discussion about a community relations plan to address community concerns about homeless housing	May 19, 2008
Overview/community feedback about various plan elements	May 31, 2008
Discussion about a community relations plan to address community concerns about homeless housing	June 2, 2008
Discussion about a community relations plan to address community concerns about homeless housing	June 19, 2008

Meeting/Workshop Purpose	Date
Overview/community feedback about various plan elements	June 21, 2008
Overview/community feedback about various elements of the proposed Redevelopment Plan (Photo of July 12th meeting)	July 12, 2008
	
Draft Redevelopment Plan	July 19, 2008
<b>Seattle City Council</b> Housing & Economic Development Committee – Public Comment on Redevelopment Plan	August 6, 2008
<b>Seattle City Council</b> Housing & Economic Development Committee – Public Comment on Redevelopment Plan	August 20, 2008
<b>Seattle City Council Public Hearing</b> – Fort Lawton Redevelopment Plan	<i>August 21, 2008</i>
<b>Seattle City Council Public Hearing</b> – Fort Lawton Redevelopment Plan	<i>September 3, 2008</i>



#### 4.1.2. 2017-2018

A second phase of public process began for purposes of environmental review scoping and analysis. The SEPA Determination of Significance (DS) and Request for Comments on the scope of the environment impact statement (EIS) was published on June 5, 2017. The DS/Request for Comments included a 21-day comment period, as provided for in WAC 197-11-410. A complete summary of that process, including responses to issues, is included in the FEIS.

The following provides a timeline of meetings and the public hearing held during environmental review:

Meeting/Workshop Purpose	Location	Date
First EIS Public Scoping meeting (Photo of June 19, 2017 public meeting)	Daybreak Star Indian	June 19, 2017



Meeting/Workshop Purpose	Location	Date
	Cultural Center	
Second EIS Public Scoping meeting	Magnolia Community Center	June 21, 2017
<p><b>Draft EIS Public Hearing</b> (Photo of January 9, 2018 public hearing)</p> 	<i>Magnolia United Church of Christ</i>	<i>January 9, 2018</i>
Meeting on Draft Redevelopment Plan (2/4/2019 Mayor Durkan press release and OH email server announcement of draft for public comment)	Catherine Blaine Elementary	March 4, 2019
Seattle City Council Briefings	City Hall	1st/2nd Q 2019

Meeting/Workshop Purpose	Location	Date
Seattle City Council Public Hearing(s)	<i>City Hall</i>	<i>2nd Q 2019</i>

A public comment period was also provided for the Fort Lawton Redevelopment Project DEIS. The City received 1,001 written comment letters and emails, and 82 individuals provided testimony at a public hearing.<sup>4</sup> All the comments that were received and responses to the substantive comments are provided in Chapter 5 of the FEIS.

Many commenters identified common subjects. Those were termed “key topic areas” in the FEIS. Rather than provide a similar response to each comment that shares a common theme, Chapter 4 of the FEIS identifies the key topic areas that are related to the elements of the environment identified in SEPA (WAC 197-11-444), provides a discussion for each area, and responds to the most often asked questions. The key topic areas addressed in FEIS Chapter 4 are public services, recreation and open space, transportation, and rezone criteria analysis. Additional post-DEIS information and analysis is also summarized in FEIS Chapter 4.

The FEIS includes the following:

- Revisions as a result of comments received on the DEIS;
- Written comments received during the DEIS comment period, and responses to substantive comments that were raised; and
- A transcript of oral comments made at the public hearing, together with responses to substantive comments.

(Subsection 5.2.2 of the Fort Lawton Redevelopment Plan provides an overview of SPS’s proposal to build multi-purpose athletic fields and what would happen on that portion of the site if they are unable to secure necessary federal approvals.)

## 4.2 FEEDBACK

Comments received during the redevelopment planning and engagement undertaken in 2006-2008 focused intently on the concerns of Magnolia residents who engaged in the process. The following are the Fort Lawton redevelopment goals identified by community members engaged in the planning process in 2006-2008 (**Error! Reference source not found.**, *Fort Lawton Redevelopment Plan-submitted in 2008*, p. 4-43):

- Reflect neighborhood character (*Seattle Comprehensive Plan definition of “neighborhood character”: “The unique look and feel of a particular area within the city. This is a subjective concept – one that varies not only by neighborhood but also by each person’s view of that neighborhood)*)
- Maintain home property values in this community

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<sup>4</sup> In Section 4.1, the number is a count of comment letters received; those signed by multiple individuals are counted once. In Section 4.2, each commenter who signed a letter is counted.

- Keep current zoning (*SF 7200: development of single-family homes on lots 7,200 square feet or greater is permitted outright*)
- Enhance neighborhood quality and values
- Ensure a family-safe environment
- Optimize residential mix
- Mix incomes a natural way
- Offer diverse housing choices for incomes, ages and family sizes
- Limit total development
- Blend new development with existing neighborhood
- Minimize neighborhood traffic
- Improve entry to Discovery Park
- Offer multiple circulation choices
- Create pedestrian-friendly and safe streets
- Minimize impact of the Veterans Affairs building and traffic
- Protect existing forested areas
- Improve wildlife corridors between Kiwanis Ravine and Discovery Park
- Increase trails into Discovery Park
- Improve trees, vegetation, and habitat across the site
- Repair site topography and natural drainage
- Create a green and environmentally sensitive community

Comments received during the environmental review process in 2017-2018 mirrored many of those same themes.

Of the written and oral comments on the DEIS from 1,132 unique individuals and organizations, 809 were supportive of the redevelopment proposal reflected in this plan.<sup>5</sup> A subset of commenters urged elevating one of the uses as a priority. A total of 173 commenters urged the City to consider pursuing a plan with more affordable housing for low-income households, while 157 commenters supported using the property for a public park.

Responses to comments on the DEIS (**Error! Reference source not found.**, *Final Environmental Impact Statement*, Chapter 5) largely paralleled comments received during the Determination of Significance scoping process, summarized as follows:

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<sup>5</sup> The number of written comments referenced in Section 4.1 Public Process and Section 4.2 Feedback are different. In 4.1 Public Process, the number is a count of comment letters received; those signed by multiple individuals are counted once. In 4.2 Feedback, each commenter who signed a letter is counted.



<b>Support for Outlined Alternatives</b>	<b>Number of Unique Commenters</b>
Alternative 1: Affordable housing and park <sup>6</sup> .....	189
Alternative 2: Market-rate housing (affordable housing offsite) .....	6
Alternative 3: Public park (affordable housing offsite) .....	57
Alternative 4: No action .....	14

In addition to comments on the proposed alternatives, a number of commenters made specific requests to consider new or revised alternatives. These comments included the following requests:

- Add a school option
- Include an off-leash dog park
- Provide a greater number of affordable housing units than proposed
- Give land to United Indians of All Tribes Foundation
- Give land to the Duwamish Tribe
- Create new athletic facilities
- Create meeting spaces and vacation rentals
- Eliminate the off-site housing component of alternatives 2 and 3

In addition to comments on the proposed alternatives, many comments expressed concerns about perceived impacts of the proposal. Below is a chart that illustrates the number of comments by topic area, followed by a description of major themes.

Comments on Elements of the Environment	Number of Comments
Geology/Soils – soils, geology, topography	28
Biological Resources - plants, animals and wetlands	42
Air Quality – air and greenhouse gas emissions	27
Noise – noise generation	28
Environmental Health – hazardous materials and substances	35
Land Use/Relationship to Plans and Policies – land uses, relationship to City, County, State and other local plans/policies, and key federal plans/policies	33
Aesthetics/Visual Resources – aesthetic character, views, light and glare, shadows	28

<sup>6</sup> The same as put forward in this plan: 85 supportive housing units for older adults (over 55), up to 100 affordable rental flats or rowhouses for households with incomes up to 60% of AMI, and up to 52 affordable for-sale rowhouses and townhomes for households with incomes up to 80% of AMI and the remainder conveyed by the U.S. Army to SPR for parks and recreation and related uses (with option for portion to go to SPS for multi-purpose athletic fields).

Comments on Elements of the Environment	Number of Comments
Housing, Socioeconomics and Environmental Justice – housing types and affordability, demographic conditions, disproportionate impacts on minority and low income populations	65
Recreation and Open Space - parks and recreation	57
Historic and Cultural Resources – historic, archaeological and cultural resources	32
Transportation – motorized and non-motorized	132
Public Services – police, fire/emergency services, schools	96
Utilities – water and sewer	30

Comments on Specific Themes	Number of Comments
Access to grocery and other services	89
Discovery Park	55
Property values	14
Public health/safety - drugs/alcohol/individuals with criminal backgrounds	56
Pollution	25
Water quality	21
Great Blue Heron Management Plan	24
Financial cost	9
Sidewalks	1

A large number of commenters objected to the proposed population for the housing development, with the most common reason being the lack of services in the area for low-income and homeless people. Some viewed Magnolia as more of a suburb than part of the city, and distinct from other Seattle neighborhoods. Many of these comments were based on an assumption that low-income households are not able to afford cars and have no choice but to shop at the neighborhood Metropolitan Market for groceries. The second most frequent objection related to presumed impacts on public health and safety, while a third reason cited potential negative impacts on property values.

Some commenters offered suggestions about better locations for low-income housing, including:

- Aurora Avenue
- Interbay/15<sup>th</sup> Avenue
- South Seattle
- Memorial Stadium
- Multiple smaller locations

- “Outskirts” of Seattle

Many commenters expressed concern about impacts of the proposal on aspects of Discovery Park, including on plants and animals (particularly the great blue heron and other bird species), air quality, views, and the overall experience of visitors to the park. Many commenters believed the property in question is a part of the City’s Discovery Park, rather than U.S. Army-owned property. Several of these comments also asserted the applicability of the Discovery Park Master Plan to the property. Some commenters also viewed the proposal for Fort Lawton as part of a larger pattern of negative impacts on the park, whether from the private development of former officers’ homes within the park, the West Point wastewater treatment facility, the use of the park by people experiencing homelessness, or the general impacts of a growing population. In addition, some immediate neighbors expressed concern about detrimental impacts to air quality, noise levels, and views.

A large number of comments centered on how the proposal would place a burden on existing public infrastructure, services and facilities, whether to roads/public transportation, schools, police/fire/emergency services, or water/sewer systems. Of those issues, traffic was the most common concern, followed by impacts on public services such as schools and law enforcement. Some commenters who were concerned about traffic made sure to note that their concerns applied equally to the potential school option, and to any housing alternative. Pedestrian and bicyclist safety were also raised, as was concern over potential spill-over parking associated with new uses.

The largest volume of comments (293) on the range of alternatives urged modifying the plan to include a school. In addition to official comments received via publicized methods, the Seattle Office of Housing received a petition, started by [change.org](http://change.org), requesting that the City partner with Seattle Public Schools (SPS) to develop a high school and additional park space at Fort Lawton. While the petition specifically identified those two uses, some individual commenters expressed support for a school and affordable housing, or for a middle school rather than a high school.

In response to the large volume of comments regarding a school, the Office of Housing reached out to SPS to provide them with an opportunity to assess feasibility of the site. SPS conducted a thorough review that addressed basic feasibility questions, including ability to meet Department of Education requirements for educational conveyances. Ultimately, SPS communicated that it would not be able to meet federal requirements for property acquisition, citing key challenges:

- SPS lacked the immediate resources necessary to qualify for a federal educational conveyance;
- SPS was unable to demonstrate immediate need for a school in this area, another requirement for a federal educational conveyance, given other projects already underway aimed at addressing existing demand in this area; and
- Re-use of existing buildings was not a viable alternative to building a new school, given the condition of the buildings and need for seismic upgrades.

(Subsection 5.2.2 of the Fort Lawton Redevelopment Plan provides an overview of SPS's proposal to acquire a portion of the site and construct multi-purpose athletic fields.)

Overall, the response to EIS Alternative 1 (the same housing and parks proposal as put forward in this plan) was largely positive, with nearly three quarters of written and oral responses expressing support. This Fort Lawton Redevelopment Plan operationalizes many of the goals originally expressed by the community over a decade ago.

### 4.3 FUTURE PUBLIC COMMENT

Seattle City Council approval is required for several actions related to the Fort Lawton project, in addition to adopting the updated redevelopment plan and homeless housing submission, including:

- A rezone of portions of the Fort Lawton site from SF 7200 to LR2(M1);
- Public property conveyances from the Army to the City; and
- Sale of parcels designated for housing development and execution of necessary easements.

City Council meetings are open to the public and public comment regarding proposed Council actions is allowed. Consistent with City parks acquisition policies, Seattle Parks and Recreation will engage Seattle's diverse population, other private and public entities (Seattle Public Schools, Seattle Housing Authority) and community-based organizations on future design and development of Fort Lawton parks and facilities (Appendix C – City of Seattle Guiding Plans, Policies, and Analyses, *2017 Parks and Open Space Plan*, Goal 5).

# APPENDICES

## APPENDIX A –LEGAL DESCRIPTION FOR SUPPORTIVE HOUSING SITE

**USARC Fort Lawton, Seattle, WA**  
City of Seattle  
Homeless Senior Housing

± 1.63 Acs.

### LEGAL DESCRIPTION

A parcel of land lying in the SE ¼ of Section 10, Township 25 North, Range 3 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at a tack in lead plug 7.33 feet northerly of a City of Seattle Monument located in the intersection of West Government Way and 36th Avenue West, from which the southeast corner of Parcel Number 5, also known as United State Army Reserve Center, bears north 01°17'08" east, a distance of 848.23 feet; thence north 01°17'08" east, a distance of 848.23 feet to the southeast corner of said Parcel Number 5, a point known as D-6; thence north 89°50'11" west along the south line of said Parcel Number 5, a distance of 117.66 feet to the northwest corner of Parcel Number 4; thence continuing north 89°50'11" west along the south line of said Parcel Number 5, a distance of 196.65 feet to a point known as D5-1; thence north 88°58'20" west along the south line of said Parcel Number 5, a distance of 378.60 feet to the southwest corner of said Parcel Number 5, a point known as F; thence north 40°44'24" east along the west line of said Parcel Number 5, a distance of 260.33 feet; thence north 02°11'15" east along the west line of said Parcel Number 5, a distance of 422.37 feet to a point known as Parks Monument "C"; thence continuing north 02°11'15" east a distance of 61.08 feet to the **POINT OF BEGINNING**;

Thence again continuing north 02°11'15" east a distance of 4.04 feet;

Thence south 86°40'21" east, a distance of 9.52 feet;

Thence north 01°25'17" east, a distance of 262.72 feet;

Thence north 04°11'49" west, a distance of 49.94 feet;

Thence north 88°49'14" west, a distance of 222.03 feet;

Thence south 00°50'34" west, a distance of 316.13 feet;

Thence south 88°49'14" east, a distance of 214.16 feet to the **POINT OF BEGINNING**

Containing 1.63 acres, more or less.

This Legal is based on a survey by Terrance Brannan dated June 2010.

By	JEF 25 Mar 2015	
Chkd;	OJV 25 Mar 2015	
Map:	USARC.mxd	
CAD/GIS:	O:\TR\cadastral\OrgProjects\Military\FLTARC - USARC FORT LAWTON (FORT LAWTON USAR COMPLEX)\Construction\USARC	(1)
Doc:	002371.docx	

## APPENDIX B – ALL HOME, SEATTLE/KING COUNTY CONTINUUM OF CARE FOR PEOPLE WHO ARE HOMELESS

### Appendix B.1 - All Home King County, 2018 Count Us In Report, Point in Time Count

Data on the needs of people experiencing homelessness in our community, Retrieved 2/2019 from <http://allhomekc.org/king-county-point-in-time-pit-count/>

### Appendix B.2 - All Home King County, HUD Continuum of Care; 2018 CoC Program Project Application Materials

Retrieved 2/2019 from <http://allhomekc.org/hud-coc/>

### Appendix B.3 - All Home King County, Our Strategic Plan

Retrieved 2/2019 from <http://allhomekc.org/the-plan/>

## APPENDIX C – CITY OF SEATTLE GUIDING PLANS, POLICIES, AND ANALYSES

City of Seattle (December 2018), *2035 Comprehensive Plan, Managing Growth to Become an Equitable and Sustainable City, 2015-2035*, Retrieved from <http://www.seattle.gov/opcd/onngoing-initiatives/comprehensive-plan#projectdocuments>

City of Seattle (July 2018), *Consolidated Plan for Housing and Community Development 2018-2022*, Retrieved from <http://www.seattle.gov/humanservices/funding-and-reports/resources/seattles-2018-2022-consolidated-plan-for-housing-and-community-development->

City of Seattle (March 29, 2018), *Final Environmental Impact Statement for the Fort Lawton Army Reserve Center Redevelopment Project*, Retrieved from [http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton\\_Final%20EIS.pdf](http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton_Final%20EIS.pdf)

City of Seattle, *Fort Lawton Redevelopment Plan adopted by City Council in September 2008 by Resolution 31086,* 9/18/2008  
[http://www.seattle.gov/Documents/Departments/Neighborhoods/FtLawton/ft-lawton-redev-plan\\_091808.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/FtLawton/ft-lawton-redev-plan_091808.pdf)

City of Seattle and Seattle Housing Authority (2017), *Joint Assessment of Fair Housing*, Retrieved from <http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf>

City of Seattle Parks and Recreation, 2017 Parks and Open Space Plan, Adopted 8/7/2017 by Resolution 31763, Retrieved from <http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/2017Plan/2017ParksandOpenSpacePlanFinal.pdf>

## **APPENDIX D – HUD CONTINUUM OF CARE HOMELESS ASSISTANCE PROGRAMS, 2018 HOUSING INVENTORY COUNT REPORT**

U.S. Department of Housing and Urban Development, *HUD 2018 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report – CoC Name: Seattle/King County*, Retrieved 2/2019 from

[https://www.hudexchange.info/resource/reportmanagement/published/CoC\\_HIC\\_State\\_WA\\_2018.PDF](https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_State_WA_2018.PDF)



## APPENDIX E – NATIONAL ALLIANCE TO END HOMELESSNESS, FACT SHEET: HOUSING FIRST



### WHAT IS HOUSING FIRST?

Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.<sup>1</sup>

### HOW IS HOUSING FIRST DIFFERENT FROM OTHER APPROACHES?

Housing First does not require people experiencing homelessness to address all of their problems including behavioral health problems, or to graduate through a series of services programs before they can access housing. Housing First does not mandate participation in services either before obtaining housing or in order to retain housing. The Housing First approach views housing as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter. Supportive services are offered to support people with housing stability and individual well-being, but participation is not required as services have been found to be more effective when a person chooses to engage.<sup>2</sup> Other approaches do make such requirements in order for a person to obtain and retain housing.

### WHO CAN BE HELPED BY HOUSING FIRST?

A Housing First approach can benefit both homeless families and individuals with any degree of service needs. The flexible and responsive nature of a Housing First approach allows it to be tailored to help anyone. As such, a Housing First approach can be applied to help end homelessness for a household who became homeless due to a temporary personal or financial crisis and has limited service needs, only needing help accessing and securing permanent housing. At the same time, Housing First has been found to be particularly effective approach to end homelessness for high need populations, such as chronically homeless individuals.<sup>3</sup>

### WHAT ARE THE ELEMENTS OF A HOUSING FIRST PROGRAM?

Housing First programs often provide rental assistance that varies in duration depending on the household's needs. Consumers sign a standard lease and are able to access supports as necessary to help them do so. A variety of voluntary services may be used to promote housing stability and well-being during and following housing placement.

Two common program models follow the Housing First approach but differ in implementation. Permanent supportive housing (PSH) is targeted to individuals and families with chronic illnesses, disabilities, mental health issues, or substance use disorders who have experienced long-term or repeated homelessness. It provides long-term rental assistance and supportive services.

A second program model, rapid re-housing, is employed for a wide variety of individuals and

families. It provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and remain housed. The Core Components of rapid re-housing—housing identification, rent and move-in assistance, and case management and services—operationalize Housing First principals.

### **I DOES HOUSING FIRST WORK?**

There is a large and growing evidence base demonstrating that Housing First is an effective solution to homelessness. Consumers in a Housing First model access housing faster<sup>vii</sup> and are more likely to remain stably housed.<sup>v</sup> This is true for both PSH and rapid re-housing programs. PSH has a long-term housing retention rate of up to 98 percent.<sup>vi</sup> Studies have shown that rapid re-housing helps people exit homelessness quickly—in one study, an average of two months<sup>vi</sup>—and remain housed. A variety of studies have shown that between 75 percent and 91 percent of households remain housed a year after being rapidly re-housed.<sup>viii</sup>

More extensive studies have been completed on PSH finding that clients report an increase in perceived levels of autonomy, choice, and control in Housing First programs. A majority of clients are found to participate in the optional supportive services provided,<sup>ix</sup> often resulting in greater housing stability. Clients using supportive services are more likely to

participate in job training programs, attend school, discontinue substance use, have fewer instances of domestic violence,<sup>x</sup> and spend fewer days hospitalized than those not participating.<sup>xi</sup>

Finally, permanent supportive housing has been found to be cost efficient. Providing access to housing generally results in cost savings for communities because housed people are less likely to use emergency services, including hospitals, jails, and emergency shelter, than those who are homeless. One study found an average cost savings on emergency services of \$31,545 per person housed in a Housing First program over the course of two years.<sup>xii</sup> Another study showed that a Housing First program could cost up to \$23,000 less per consumer per year than a shelter program.<sup>xiii</sup>

<sup>v</sup>Tsemberis, S. & Eisenberg, R. Pathways to Housing: Supported Housing for Street-Dwelling Homeless Individuals with Psychiatric Disabilities. 2000.

<sup>vi</sup>Einbinder, S. & Tull, T. The Housing First Program for Homeless Families: Empirical Evidence of Long-term Efficacy to End and Prevent Family Homelessness. 2007.

<sup>vii</sup>Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating In Continuum of Care and Housing First Programmes. 2003.

<sup>viii</sup>Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating In Continuum of Care and Housing First programs. 2003.

<sup>ix</sup>Tsemberis, S. & Eisenberg, R. Pathways to Housing: Supported Housing for Street-Dwelling Homeless Individuals with Psychiatric Disabilities. 2000.

<sup>x</sup>Montgomery, A.E., Hill, L., Kane, V., & Culhane, D. Housing Chronically Homeless Veterans: Evaluating the Efficacy of a Housing First Approach to HUD-VASH. 2013.

<sup>xi</sup>U.S. Department of Housing and Urban Development. Family Options Study: Short-Term Impacts. 2015.

<sup>xii</sup>Byrne, T., Treglia, D., Culhane, D., Kuhn, J., & Kane, V. Predictors of Homelessness Among Families and Single Adults After Exit from Homelessness Prevention and Rapid Re-Housing Programs: Evidence from the Department of Veterans Affairs Supportive Services for Veterans Program. 2015.

<sup>xiii</sup>Tsemberis, S., Gulcur, L., & Nakae, M. Housing First, Consumer Choice, and Harm Reduction for Homeless Individuals with a Dual Diagnosis. 2004.

<sup>xiv</sup>Einbinder, S. & Tull, T. The Housing First Program for Homeless Families: Empirical Evidence of Long-term Efficacy to End and Prevent Family Homelessness. 2007.

<sup>xv</sup>Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating In Continuum of Care and Housing First programs. 2003.

<sup>xvi</sup>Perlman, J. & Parvensky, J. Denver Housing First Collaborative: Cost Benefit Analysis and Program Outcomes Report. 2006.

<sup>xvii</sup>Tsemberis, S. & Stefancic, A. Housing First for Long-Term Shelter Dwellers with Psychiatric Disabilities in a Suburban County: A Four-Year Study of Housing Access and Retention. 2007.

## APPENDIX F – NOTICE OF AVAILABILITY PUBLISHED IN DAILY JOURNAL OF COMMERCE AND SEATTLE TIMES, SEPTEMBER 2006

### Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers City of Seattle

The City of Seattle is seeking notices of interest (NOIs) for surplus federal property at the Army installations described below (referred to collectively as "Fort Lawton"). The City has been designated as the Local Redevelopment Authority (LRA) for Fort Lawton and is providing this notice as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended, and its implementing regulations. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on January 10, 2007. However, the federal agencies listed below may have earlier deadlines, so entities interested in public benefit conveyances should contact them directly as early as possible.

The Department of the Army published a notice of the following surplus property in the *Federal Register* on May 9, 2006:  
Seattle—2LT Robert R. Leisy USARC/AMSA 79, 4570 Texas West Way,  
Seattle—CPT James R. Harvey USARC, 4510 Texas West Way  
These installations are contiguous and are generally located adjacent to the northeast portion of Discovery Park in the Magnolia neighborhood.

The LRA understands that the surplus property consists of approximately 38 acres of land, two large office buildings, smaller storage and maintenance buildings, roadway, parade ground, cemetery, various equipment, furnishings and other personal property in the buildings. This information has changed from the Army's May 9, 2006 notice in the *Seattle Times*, and may be subject to further revision. A more detailed listing may be obtained from the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any state or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families in the city of Seattle.

A workshop will be held at Fort Lawton, on September 26, 2006, at 10:00 am which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call or email Kristine Kertson at 206-233-0073 or [Kristine.kertson@seattle.gov](mailto:Kristine.kertson@seattle.gov) by September 22, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at Fort Lawton (ii) a description of the need for the program; (iii) a description of the extent to

which the program is or will be coordinated with other homeless assistance programs in the city of Seattle; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Fort Lawton that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property.

<p><b>Parks and Recreation and Lighthouses:</b> David Siegenthaler Program Manager Pacific West Region National Parks Service U.S. Department of the Interior 1111 Jackson, Suite 700 Oakland, CA 94607 Telephone: 510-817-1324 E-mail: <a href="mailto:david_siegenthaler@nps.gov">david_siegenthaler@nps.gov</a></p>	<p><b>Education:</b> Peter Wieczorek, Director Federal Real Property Group U.S. Department of Education 33 Arch Street, Suite 1140 Boston, MA 02110 Telephone: 617-289-0172 E-Mail: <a href="mailto:peter.wieczorek@ed.gov">peter.wieczorek@ed.gov</a></p>
<p><b>Public Health:</b> John Hicks Chief, Space Management Branch Division of Property Management/PSC Department of Health &amp; Human Services Parklawn Building, Room 5B-41 5600 Fishers Lane Rockville, MD 20857 Telephone: 301-443-2265 E-mail: <a href="mailto:rpb@psc.gov">rpb@psc.gov</a></p>	<p><b>Corrections and Law Enforcement:</b> Janet Quist Special Projects Manager Bureau of Justice Assistance Office of Justice Programs U.S. Department of Justice 810 7<sup>th</sup> Street, NW, Room 4413 Washington, DC 20531 Telephone: 202-353-2392 E-mail: <a href="mailto:janet.quist@usdoj.gov">janet.quist@usdoj.gov</a></p>
<p><b>Self Help Housing:</b> Janet Golrick Assistant Deputy-Assistant Secretary Office of Multi-Family Housing Department of Housing and Urban Development 451 7<sup>th</sup> Street, SW, Room 6110 Washington, DC 20410 Telephone: 202-708-2495 E-mail: <a href="mailto:janet_m_golrick@hud.gov">janet_m_golrick@hud.gov</a></p>	<p><b>Port Facility:</b> Keith Lesnick U.S. Department of Transportation Maritime Administration 400 7<sup>th</sup> Street, SW, Room 7206 Washington, DC 20590 Telephone: 202-366-4357, ext. 1624 E-mail: <a href="mailto:keith.lesnick@marad.dot.gov">keith.lesnick@marad.dot.gov</a></p>

<p><b>Emergency Management</b>  Bill (Cheri) A. Smith  Program manager  Excess Federal Real Property Program  Facilities Management and Services  Division  Federal Emergency Management Agency  500 C Street SW, Room 505  Washington, D.C. 20472  Telephone: 202-646-3383  E-mail: <a href="mailto:bill.smith1@dhs.gov">bill.smith1@dhs.gov</a></p>	<p><b>Historic Monument:</b>  Hank Florence  National Park Service  Pacific West Region – Seattle Office  909 First Avenue  Seattle, WA 98104  Telephone: 206-220-4133  E-mail: <a href="mailto:hank_florence@nps.gov">hank_florence@nps.gov</a></p>
<p><b>Wildlife Conservation</b>  Department of the Army  Attn: Base Realignment and Closure Office  (DAIM-BD)  Washington, D.C. 20310-0600  E-mail: <a href="mailto:brac2005@hqda.army.mil">brac2005@hqda.army.mil</a></p>	<p><b>Airport</b>  Paul Johnson  Compliance Specialist  Department of Transportation  Federal Aviation Administration  Seattle Airports District Office  1601 Lind Avenue SW  Renton, WA 98057-3356  Telephone: 425-227-2655  E-mail: <a href="mailto:paul.johnson@faa.gov">paul.johnson@faa.gov</a></p>

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

NOIs should be sent or delivered to: ATTN: Fort Lawton LRA , Seattle Office of Housing, Seattle Municipal Tower, 700 5<sup>th</sup> Avenue, 57<sup>th</sup> Floor, PO Box 94725, Seattle, WA 98124-4725 no later than 5:00 pm on January 10, 2007. For additional information, contact Linda Cannon at 600 Fourth Avenue, 5<sup>th</sup> Floor, P.O. Box 94746, Seattle, WA 98124-4746, 206-684-8263, E-mail: [linda.cannon@seattle.gov](mailto:linda.cannon@seattle.gov).

## APPENDIX G – FORT LAWTON NOI WORKSHOP AND TOUR (9/26/2006) ATTENDEES

List of attendees on following page(s).



1. 36th Street Neighborhood
2. 70th RRC
3. AF Evans
4. Alesek Institute
5. Cascade Land Conservancy
6. Common Ground
7. The Compass Center
8. Community Psychiatric Clinic
9. Enterprise
10. Evergreen Treatment Services
11. Habitat for Humanity
12. Heron Habitat Helpers
13. HHH - 36th Neighborhood
14. The Homeless Project
15. King County
16. Low Income Housing Institute (LIHI)
17. Magnolia Historical Society
18. Mithun
19. Plymouth Housing Group
20. Seattle Housing Authority
21. SMR Architects
22. SVR Design Company
23. United Indians
24. YWCA

Name	Organization	Address	Phone	Email	Interested in either	
					Homeless Use	Public Benefit Conveyance
Judy Leask Guhrne	United Indians	PO Box 99100 (Discovery Park)	206-285-4425	jguhrne@unitedindians.org		x
Phil Lane, Jr.	United Indians	PO Box 99100 (Discovery Park)	206-285-4425	ceo@unitedindians.org		x
Dorothy Bullitt	Habitat for Humanity	15439 53rd S. Suite B. Tukwila, 98188	206-292-2404 x103	dbullitt@seattle-habitat.org		x
Pam Garrison	70th RRC	4570 Texas Way W, 98199	206-281-3026	pamgarrison@usar.army.mil		
Donna Kostka	Heron Habitat Helpers	6516 A. 24th Avenue NE, Seattle 98115	206-283-7805	donna4510@comcast.net		x
Christine Atkins	36th Street Neighborhood	4562 34th Avenue W, 98199	206-286-1908	coos Atkins1@comcast.net	x	x
Heidi Carpine (sp?)	HHH - 36th Neighborhood	4663 36th West, 98199	206-284-6469			x
Anne Lockmiller	King County	500 4th Avenue	206-205-5638	anne.lockmiller@metrokc.gov	x	x
Stephen Reilly	Cascade Land Conservancy		206-292-5907 x209	stephenr@cascadeland.org		x
Jake McKinstry	AF Evans	2125 Western Avenue, Suite 400	206-443-2700 x15	jmcKinstry@afevans.com	x	x
Monica Woolton	Magnolia Historical Society	3607 40th W, Seattle 98199	206-284-2430	woolton@mhsatl.net		x
Bill Kresager	Mithun	1201 Alaskan Way,	206-971-5534	bill@mithun.com	x	x
Tom Tierney	SHA	P.O. Box 19028, Seattle 98109	206-615-3500	execdirector@seattlehousing.org	x	x
Ron Murphy	SMR Architects	911 Western Avenue #200	206-623-1104	rmurphy@smrarchitects.com	x	x

Name	Organization	Address	Phone	Email	Interested in:	
					Homeless Use	Public Benefit Conveyance
Rick Friedhoff	The Compass Center	77 S. Washington Street	206-357-3102	rfriedhoff@compasscenter.org	x	x
Kathy Roseth	Plymouth Housing Group	2208 1st Avenue, Seattle 98121	206-374-9409	krroseth@plymouthhousing.org	x	
Tom VonSchrauder	SVR	815 Western Avenue, Suite 400, Seattle 98105	206-223-0326	tomvs@svrdesign.com		
Lolly Kunkler	SVR	815 Western Avenue, Suite 400, Seattle 98105	206-223-0326	lklyk@svrdesign.com		
Mike Nielsen	CPC	4319 Stone Way N, Seattle, 98103	206-545-2377	mnielsen@cpwa.org	x	
Dan Landas	Common Ground	401 2nd South, #500, Seattle 98104	206-461-4500 x115	dani@commonground.org	x	
Greg Gartell	LIHI	2407 1st Avenue, #200 Seattle, 98121	206-957-9028	gregg@lihi.org	x	
Sharon Lee	LIHI	2407 1st Avenue, #200 Seattle, 98121	206-443-9935 x111	sharonl@lihi.org	x	x
KC Dietz	Heron Habitat Helpers	4346 35th Avenue W, Seattle 98199		kdietz@hotmail.com		x
Chloe Gale	ETS Reach	1930 Boren Ave	206-716-6483	chloegale@metriokc.gov	x	
Leslie Leber	YWCA	1118 5th Avenue, Seattle 98101	206-490-4353	lleber@ywcaworks.org	x	
Kollin Min	Enterprise	411 First Avenue S., Suite 411	206-223-4517	kmin@enterprisecommunity.org		
Tara Lee	The Homeless Project	4 Nickerson Street, 3rd Floor	206-525-1212	tlee@thechurchcouncil.org	x	
Kay L. Shoudy	Heron Habitat Helpers	6651 - 40th Avenue W	206-281-1635	shoudyok@comcast.net		
Jisa Folkins	Mithun	1201 Alaskan Way,	206-971-5574	lisaf@mithun.com		
					Interested in either	
Al Levine	SHA	121 6th Avenue N.		allevine@seattleshousing.org	x	x
Gary Gaffner		P.O. Box 99555, Seattle, 98139	206-284-9999			
MJ Kiser	Compass Center	77 S. Washington Street	206-357-3124	mjkiser@compasscenter.org	x	
Kelley Craig	ETS Reach	1930 Boren Ave	715-4103	kelleycraig@everettresorttreatment.org	x	
Elizabeth Tail	Alessek Institute	5919 N. Levee Road East, File 98424	253-922-5269	elizabetht@alessek.org	x	

APPENDIX H – 2006 OUTREACH MATERIALS

[Public outreach materials from 2006](#)

## APPENDIX I – COPIES OF FORT LAWTON NOTICES OF INTEREST (NOIs) RECEIVED BY LRA

1. [Seattle Housing Authority Notice of Interest](#)
2. [United Indians of All Tribes Foundation with Archdiocesan Housing Authority, Low Income Housing Authority, & A.F. Evans NOI](#)
3. [Downtown Emergency Services Center NOI](#)
4. [Seattle Veterans Museum NOI](#)
5. [Seattle Parks and Recreation NOI](#)

## APPENDIX J – DISTRIBUTION LISTS

### Appendix J.1 - 2006: Homeless Assistance Providers Contacted About Public Benefit Conveyance Opportunities at Fort Lawton

Mailing Address Contact	Contractor Name	Mailing Address Street	Mailing Address City	Mailing Address State	Mailing Address Zip	Mailing Address Phone No
Betsy Lieberman	AIDS Housing of Washington	2014 East Madison Street, Suite 200	Seattle	WA	98122	(206) 322-9444
Joanne Whitehead	Arc of King County	233 6th Avenue North	Seattle	WA	98109	(206) 364-6337
Bill Hallerman	Archdiocesan Housing Authority	1902 Second Avenue	Seattle	WA	98101-1155	(206) 728-8171
James Blanchard	Auburn Youth Resources	816 F Street Southeast	Auburn	WA	98002-6121	(253) 939-2202
Paul Lund	Cascade/Immanuel Emergency Services	1215 Thomas Street	Seattle	WA	98109-5427	(206) 622-1930
Josephine Tamayo Murray	Catholic Community Services of Western Washington	100 23rd Avenue South	Seattle	WA	98144	(206) 323-6336
Tony Orange	Central Area Motivation Program	722 18th Avenue	Seattle	WA	98122-4704	(206) 812-4940
Mervyn Chambers	Central Youth and Family Services	1901 Martin Luther King Way South	Seattle	WA	98144-4801	(206) 322-7876
Osborne D. Sharon	Children's Home Society of Washington	3300 Northeast 65th	Seattle	WA	98115	(206) 695-3200
Rev. Sanford Brown	Church Council of Greater Seattle	4 Nickerson Street, Suite 300	Seattle	WA	98109-4404	(206) 525-1213
Lynn Davison	Common Ground	401 Second Ave. South, Suite 500	Seattle	WA	98104	(206) 461-4500
Havenga is the director	Community Psychiatric Clinic	4319 Stone Way North	Seattle	WA	98103-7420	
Rick Friedhoff	Compass Center	77 South Washington Street	Seattle	WA	98104-2519	(206) 461-7835
William G. Hobson	Downtown Emergency Service Center	515 Third Avenue	Seattle	WA	98104	(206) 464-1570
Roberto Maestas	El Centro de la Raza	2524 16th Avenue South	Seattle	WA	98144-5104	(206) 329-9442



Ruthanne Howell	Family Services	615 Second Avenue, Suite 150	Seattle	WA	98104	206-826-3050 ext. 127
Doreen Cato	First Place	P.O. Box 22536	Seattle	WA	98122-0536	(206) 323-6715
Cheryl Cobbs	Fremont Public Association	1501 North 45th Street	Seattle	WA	98103-6708	(206) 694-6700
Kathleen Barry	Friends of Youth	16225 Northeast 87th, Suite A-6	Redmond	WA	98052-3536	(425) 859-6490
Kelle Nelson-Brown	Goodwill Development Association	1502 East Yesler Way, Suite 2	Seattle	WA	98122	(206) 323-7409
Robert Davis	Housing Authority of Snohomish County	12625 Fourth Avenue West	Everett	WA	98204	(206) 743-4505
Stella Chao	International District Housing Alliance	606 Maynard Avenue South, Suite 105	Seattle	WA	98104-2957	(206) 623-5132
Tina Podlodowski	Lifelong AIDS Alliance	1002 East Seneca	Seattle	WA	98122-4214	(206) 328-8979
Sharon Lee	Low Income Housing Institute	2407 1st Avenue, Suite 200	Seattle	WA	98121-1311	(206) 443-9935 ex 111
Arthur Padilla	Multifaith Works	1801 12th Avenue, Suite A	Seattle	WA	98122	(206) 324-1520
Rick Reynolds	Operation Nightwatch	P.O. Box 21181	Seattle	WA	98111-3181	(206) 323-4359
Paul Lambros	Plymouth Housing Group	2209 1st Avenue	Seattle	WA	98121	(206) 374-9409
Mark Secord	Puget Sound Neighborhood Health Centers	905 Spruce Street, Suite 300	Seattle	WA	98104	(206) 461-6935
Scott Morrow	Seattle Housing And Resource Effort	P.O. Box 2548	Seattle	WA	98111	(206) 448-7889
Camille Monzon, M.P.A.	Seattle Indian Center	611 12th Avenue South, Suite 300	Seattle	WA	98144-2007	(206) 329-8700
Michael Shaw	Shalom Zone Non-Profit Association	1415 Northeast 43rd Street	Seattle	WA	98105-5877	(206) 632-5163
Kris Nyrop	Street Outreach Services	2028 Westlake Avenue	Seattle	WA	98121	(206) 625-0854
Nila Fankhauser	The Salvation Army, a California Corporation	1101 Pike Street	Seattle	WA	98101	(206) 405-4290
Norman Johnson Lane Jr. is the ED but Michelle is also still	Therapeutic Health Services, Inc. United Indians Of All Tribes Foundation	1116 Summit Avenue	Seattle	WA	98101-2831	
Mark J. Snow	University Street Ministry	4740 B University Way	Seattle	WA	98105	(206) 522-4366
James Kelly	Urban League of Metropolitan Seattle	105 14th Avenue	Seattle	WA	98122-5558	(206) 461-3792
Brian Knowles	Virginia Mason Medical Center	2720 East Madison	Seattle	WA	98112	(206) 322-5300
Kris Stadelman	Workforce Development Council of Seattle-King County	2003 Western Avenue	Seattle	WA	98121	(206) 448-0474
Allison Wherry	YMCA of Greater Seattle	909 Fourth Avenue	Seattle	WA	98104	(206) 382-5013
Delores Lane Victoria Wagner New Director is Bill Wilson	Youth and Outreach Services	P.O. Box 1921	Renton	WA	98052	(206) 723-9104/723-5513
Sue Sherbrooke	YouthCare YWCA of Seattle-King County- Snohomish County	2500 Northeast 54th St	Seattle	WA	98105	(206) 694-4500
		1118 Fifth Avenue	Seattle	WA	98101	(206) 568-7845
Additions from HUD						
Contact	Contractor Name	Mailing Address	Address City	Address State	Mailing Address	Zip
Nina Auerbach	Child Care Resources	1225 S Weller Street, Suite 300	Seattle	WA	98144	
Mario Paredes	Consejo Counseling and Referral Services	3808 S Angeline Street	Seattle	WA	98118	

Director	Eastside Domestic Violence Program	PO BOX 6398	Bellevue WA	98008
Doreene Marchione	Hopelink	16225 NE 87TH ST	Redmond WA	98052
Michael Heinisch	Kent Youth and Family Services	232 2ND AVE S # 201	Kent WA	98032
Dini Duclos	Multi Service Center	PO BOX 23699	Federal Way WA	98093
Tom Tierney	Seattle Housing Authority Vietnam Veterans Leadership Program	PO BOX 19028	Seattle WA	98109
Sherwood Dickie		2903 NE 193RD ST	Lake Forest WA	98155

## Appendix J.2 - 2017-2018: EIS Distribution List (Fort Lawton FEIS Chapter 6)

### Tribes

Duwamish Tribe  
Muckleshoot Tribe, Fisheries Division  
Snoqualmie Tribe  
Stillaguamish Tribe  
Suquamish Tribe  
Tulalip Indian Tribe

### Federal Agencies

U.S. Army Base Transition Coordinator  
U.S. Army BRAC Environmental Coordinator  
U.S. Army Corps of Engineers  
U.S. Army Department of Veterans Affairs  
U.S. Department of Housing and Urban Development

### State Agencies

Washington State Department of Archaeology and Historic Preservation  
Washington State Department of Ecology, Environmental Review Section  
Washington State Department of Fish and Wildlife  
Washington State Department of Health, Environmental Health Division  
Washington State Department of Natural Resources  
Washington State Department of Transportation, Northwest Division

### Local Agencies

King County Metro, Real Estate/Land Use/Environmental Planning  
King County Wastewater Treatment Division, Environmental Planning  
Public Health Seattle & King County, Environmental Health Division  
Seattle City Light  
Port of Seattle, Environmental Management  
Puget Sound Clean Air Agency  
Seattle Landmarks Preservation Board  
Seattle Public Schools

## APPENDIX K – WRITTEN AND ORAL PUBLIC COMMENT ON REDEVELOPMENT OF FORT LAWTON

### Appendix K.1 - August 5, 2008 Seattle City Council Committee Meeting - Public comment transcripts

[https://wayback.archive-it.org/3241/20141217184655/https://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft\\_lawton\\_PIP\\_hearings\\_091808.pdf](https://wayback.archive-it.org/3241/20141217184655/https://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft_lawton_PIP_hearings_091808.pdf)

### Appendix K.2 - 2008 Comments via Email and Letter

[https://wayback.archive-it.org/3241/20141217184738/https://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft\\_lawton\\_PIP\\_letters\\_091808.pdf](https://wayback.archive-it.org/3241/20141217184738/https://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft_lawton_PIP_letters_091808.pdf)

### Appendix K.3 - 2017-2018: Key Topic Areas and Analysis (FEIS Chapter 4)

[http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton\\_Final%20EIS.pdf#page=389](http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton_Final%20EIS.pdf#page=389)

### Appendix K.4 - 2017-2018: Comment Letters/Transcript of Draft EIS Public Hearing and Responses (FEIS Chapter 5)

[http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton\\_Final%20EIS.pdf#page=407](http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton_Final%20EIS.pdf#page=407)

## APPENDIX L – TWO OPINIONS OF AFFORDABLE HOUSING AT FORT LAWTON

These are two representative opinions published by the *Seattle Times* in March 2019 about including housing for persons who have experienced homelessness as part of the redevelopment plan for Fort Lawton. The majority of public comments received, collectively in person at public meetings and submitted through email and regular mail, support creating affordable homes.

[Opinions as published in *Seattle Times* on following page(s).]

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**Letters To The Editor**

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## Fort Lawton housing is no threat to Discovery Park



Originally published March 8, 2019 at 11:32 am

By [Letters editor](#)

*The Seattle Times*

Re: [“Yes to affordable housing, but not in Discovery Park’s backyard”](#):

Seattle lacks affordable housing. Part of the solution, then, is to build affordable housing.

The redevelopment plan for Fort Lawton near Discovery Park in Magnolia is an important step toward making Seattle more affordable for its residents.

Neal Starkman argues in his Op-Ed that he is not a NIMBY but proceeds to use the NIMBY playbook. First, he states that he supports the idea of building affordable housing in his neighborhood, just not this project — the project that has already had extensive public input, an environmental impact study and the potential to come to fruition.

Second, he argues that there will be an increase in noise, traffic and pollution that will harm Discovery Park due to new homes near the park. The park is already surrounded by hundreds of homes. No one complains about the traffic and pollution they cause. But somehow these new homes would be too much for the park to handle. He is ultimately saying that an increase in noise, traffic and pollution is OK for other neighborhoods — but not his.

I love Discovery Park. This plan will not threaten it, but it will help more of our fellow Seattleites afford to live in our city.

**Kelly Husted, Seattle**

## Opinion

## Yes to affordable housing, but not in Discovery Park's backyard



Originally published March 5, 2019 at 2:33 pm Updated March 6, 2019 at 2:15 pm



The Discovery Park Lighthouse is a favorite Seattle destination. (AP File Photo / Manuel Valdes)

**Seattle needs affordable housing – lots of it. We need to provide for all our citizens. But there must be better locations than Discovery Park.**

By [Neal Starkman](#)

*Special to The Times*

Discovery Park is probably the most beautiful park in Seattle — more than 500 acres of forest with trails threading woods and meadows, and offering a breathtaking view of Puget Sound and the Olympic Mountains.

It's tucked away at the far west end of the Magnolia community, away from major thoroughfares, with only one roadway entrance. It's quiet, it's pristine, it's a haven for people who want to temporarily get away from the urban environment and immerse themselves in a natural habitat.

And it's being threatened.

Two points: First, I live in Magnolia, and I am all in favor of affordable housing. There are ball fields within two blocks of my house, and I would be fine with such housing at that site. This is not a Not In My Back Yard objection. And

[Opinion continued on next page]



second, really? In the entire city, Seattle thinks that the best place to put up mixed-income housing is essentially in a park?

There will be construction. There will be noise. There will be traffic. There will be pollution. And that's in the eight years before the housing will even be completed. Once built, there will be more noise, more traffic and more pollution. Does anyone truly believe that Discovery Park will remain the same? Does anyone truly believe that the park will retain its unique qualities that have made it such a beautiful area for both humans and wildlife to enjoy? I cannot fathom any solid reason why those who cherish the beauty of the city would choose this location.

Again, let me be clear: Seattle needs affordable housing — lots of it. We need to provide for all our citizens. But there have to be better locations than this one. There have to be better locations than such a natural milieu, one that will be forever compromised if this plan goes through.

A public meeting on this subject was held Monday evening; it was packed. Some people focused on how important it was to provide affordable housing but ignored where best to provide that housing. Others referred to the initial plan for the park, which did not include housing communities. Still others emphasized the plight of the local animals — seals, herons and the like — threatened by construction and pollution. They asked, “If we go through with this plan, what will the park be like in 20, 30, 80 years? Is this something our grandchildren will thank us for?”

The timeline for a final decision by the City Council is not definite, but it is expected to take up the issue this spring. Meantime, for more information, you may want to contact the Discovery Park Community Alliance:

[www.dpark29.com](http://www.dpark29.com)

As supporters of the park say, “There are better locations in the city for low-income housing, but there are no other locations in which to grow the park.”

I encourage anyone who loves Seattle to urge an alternative plan, one that does not destroy Discovery Park.

**APPENDIX M – LEGALLY BINDING AGREEMENT BETWEEN THE CITY OF SEATTLE AND CATHOLIC HOUSING SERVICES OF WESTERN WASHINGTON**

[Lease Between The City of Seattle and CHS, dba Archdiocesan Housing Authority](#)

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## APPENDIX N – CATHOLIC HOUSING SERVICES LETTER AGREEING TO TERMS OF LEGALLY BINDING AGREEMENT



April 5, 2019

U.S. Department of Housing and Urban Development  
Office of Special Needs Assistance Programs  
BRAC Coordinator  
451 Seventh Street, SW, RM 7266  
Washington, DC 20410

Re: Legally Binding Agreement

To the BRAC Coordinator:

The Archdiocesan Housing Authority (“AHA”) is providing this letter to confirm that it has negotiated and agreed to the terms contained within the Legally Binding Agreement, in the form of a lease, submitted by the City of Seattle as part of its Homeless Assistance Submission provided to HUD and the Department of Defense together with the Fort Lawton Redevelopment Plan (The Plan). However, the Legally Binding Agreement does not create any contract or other legal obligations upon AHA unless and until the following conditions precedent and contingencies are satisfied:

1. There is no significant or material change(s) to The Plan as submitted; and
2. Financing and other contingencies described in and/or as contemplated by the respective Legally Binding Agreements are satisfied for each housing project; and
3. AHA’s obligation to enter into and be bound by either of the Legally Binding Agreements is subject to and will require (1) formal approval of the AHA Board of Trustees, and (2) approval and execution of a Certificate of Action by AHA’s Corporate Member in accordance with AHA’s by-laws.

If you have any questions or require additional information, please contact Chris Jowell, Vice President and Agency Director at Catholic Housing Services ([chrisj@ccsww.org](mailto:chrisj@ccsww.org)).

Sincerely,

Rob Van Tassell  
Vice President of Housing and Community Development  
Archdiocesan Housing Authority



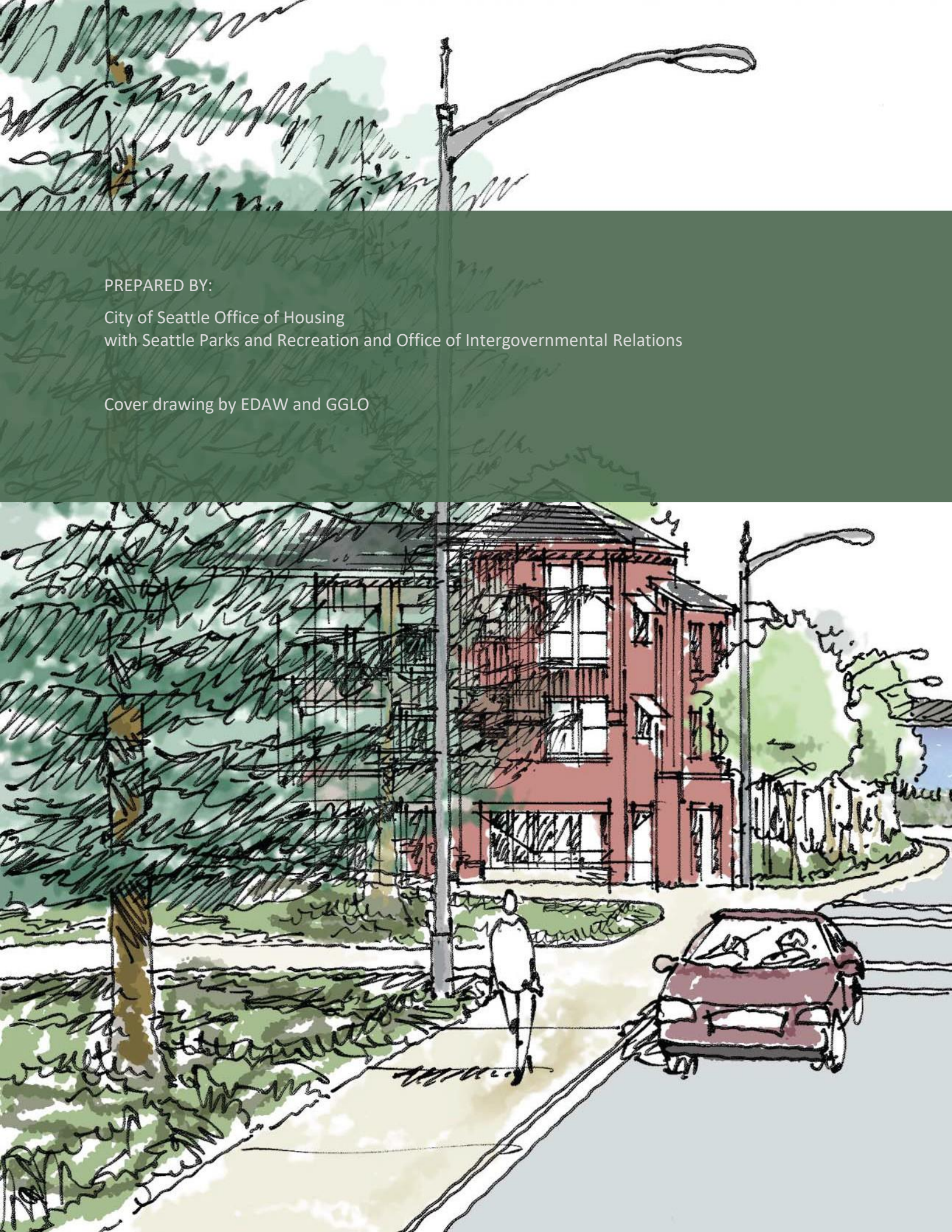
100 - 23rd Avenue South, Seattle, WA 98144-2302  
Phone: (206) 323-6336 Fax: (206) 328-5692  
[www.ccsww.org](http://www.ccsww.org)



*Catholic Housing Services is a DBA of the Archdiocesan Housing Authority*

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A sketch of a street scene. In the foreground, a street lamp stands on a sidewalk. To the left, there are trees with dense, scribbled foliage. The background shows a building with a red facade and a car on the street. The overall style is a loose, artistic sketch with some color washes.

PREPARED BY:

City of Seattle Office of Housing  
with Seattle Parks and Recreation and Office of Intergovernmental Relations

Cover drawing by EDAW and GGLO