

Mayor's Building a Bridge to Housing for All Proposal: Communications Shop Sale and Spending Plan February 9, 2018

Leslie Brinson Price, Office of the Mayor

Ben Noble, City Budget Office

Chris Potter & Hillary Hamilton, Finance and Administrative Services

Miriam Roskin, Office of Housing

Tiffany Washington & Adrienne Easter, Human Services Department



City of Seattle

Presentation Overview

1. Sale of Communications Shop Property
2. Use of Sales Proceeds
3. Building a Bridge to Housing for All Resolution
 - Seattle Rental Housing Assistance Pilot
 - Bridge Housing Investment Strategy



Nearby Development



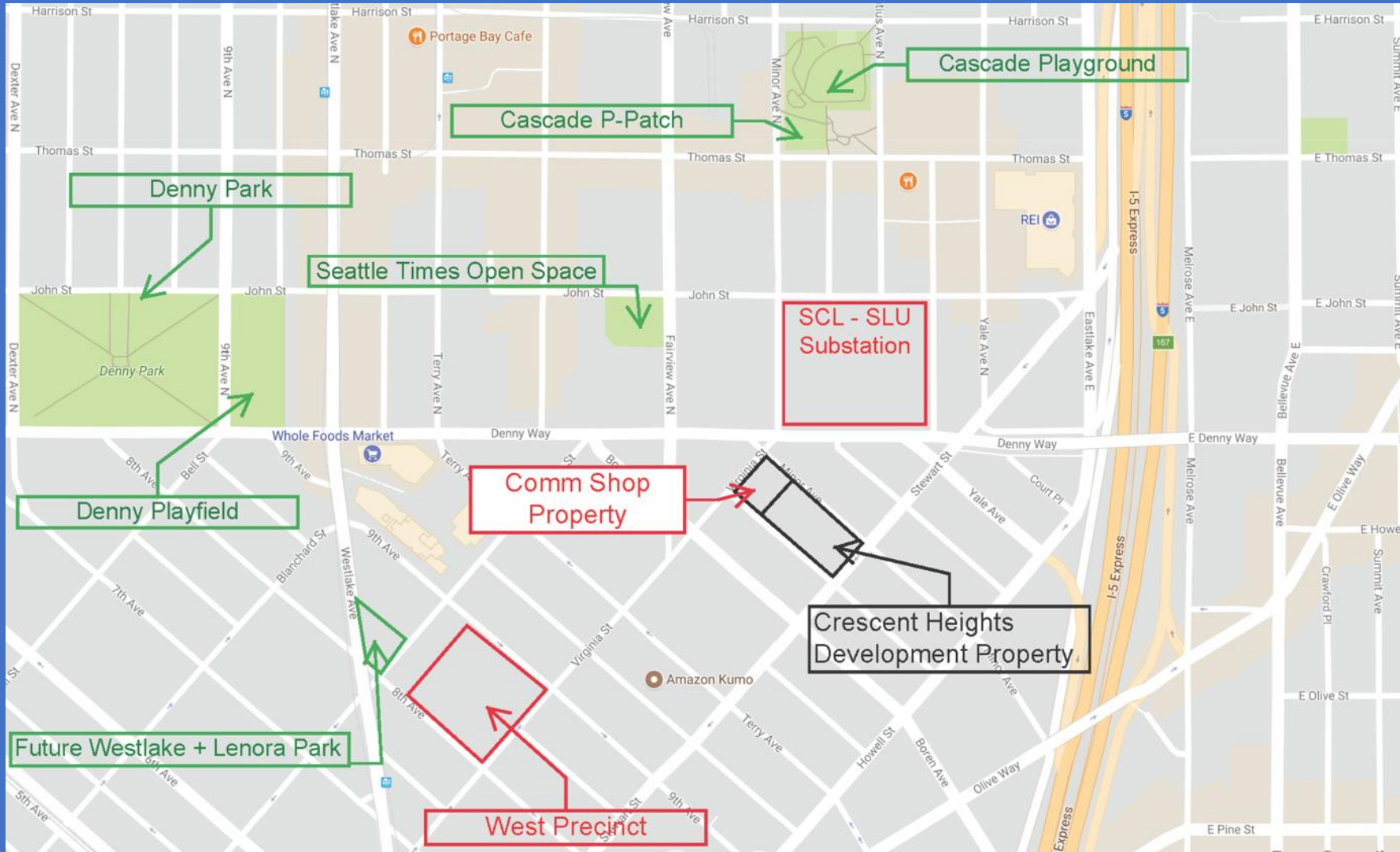
Communication Shop

- Purchased in 1903 for use as a fire station
 - Original fire station demolished in 1950
 - Current building constructed in 1951
 - Fire Department ceased operations in 1972
- Communication Shop since 1974
 - Installation and repair of radios
 - Specialized diagnostic equipment
 - Monitor and repair regional radio system
- New development and increased density impairs operations



1933 Minor Avenue

Nearby City Uses



Crescent Heights Development

- 943 units of market-rate housing in two 39-story towers
- 14,000 square feet of retail space
- History of developing similar residential projects in downtown cores nationwide



Considerations in Sale of Property

- Sale generates \$13 million in proceeds and accelerated MHA, close in 2018
- Negotiations
 - Crescent Development approached City in 2014
 - City negotiated MHA payment of \$2.0 million to be paid at closing, with more to follow
 - Negotiated sale limits City's exposure to environmental remediation to \$370,000
- Evaluation of Options
 - Parcel size and limited development envelope reduce potential as standalone site
 - Assemblage with Crescent's property offers highest proceeds to the City
 - Maximizes total number of additional housing units



Office of Housing Evaluation

- Site Assessment for Affordable Housing
 - Full build out to maximum capacity triggers high-rise construction costs
 - Typical affordable housing development would under-develop site
 - Site Constraints (60' tower separation rule)



Use of Sale Proceeds

Purpose	Department	Amount
Relocation of Communications Shop	FAS	\$2,430,000
Design and planning of a new SFD facility	FAS	\$1,070,000
Seattle Rental Housing Assistance Program	HSD	\$2,000,000
Bridge Housing Investment Strategy	Finance General	\$5,250,000
Bridge Housing Strategy Development	OH	\$250,000
Sale Proceeds		\$11,000,000
Accelerated Mandatory Housing Affordability Payment	OH	\$2,000,000



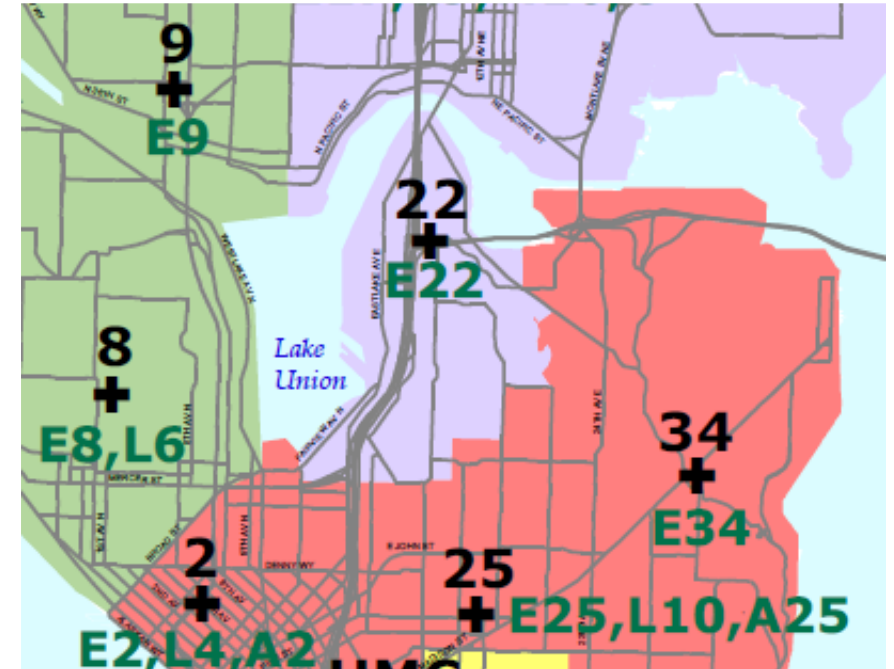
Communication Shop Relocation

- New location to better serve City departments' needs
- FAS is working with Seattle IT to relocate the Communication Shop
 - Currently negotiating a lease with a private landlord
 - Lease legislation will be forthcoming
- \$2.43M of sale proceeds to be used for relocation and to offset increase in rent.



South Lake Union Fire Facility

- Growth in SLU neighborhood
- New Fire Station to be centrally located in the SLU Neighborhood
- Configuration is expected to meet today's needs and growth in the future
- \$1.07M of sales proceeds to be used for pre-development and planning



Seattle Rental Housing Assistance Pilot

Goal: Provide a bridge to long-term housing stability and prevent homelessness for at-risk households waiting for Seattle Housing Authority Housing Choice Vouchers

Seattle Housing Authority 2015 Lottery

- Nearly half of the 1,027 household issued a SHA Voucher between 2015 and 2017 experienced homelessness at some point during their time on the waitlist
- About 150 households (15%) were housed when placed on the waitlist and were homeless at the time they were issued voucher

Seattle Housing Authority 2017 Lottery

- 3,501 households selected via lottery in February 2017 to be on waitlist
- Vouchers expected to be issued to all within 2-3 years



Rental Housing Assistance Program Details

Based on [HSD's successful homeless prevention investments](#)

- 2018 investment of \$2.5M allocated in the RFP
- 97% of the 687 households served in 2017 were successful in maintaining/stabilizing in housing and 98% remained stably housed 6 months later.

[Targeted Population – Households on the SHA waitlist for Housing Choice Vouchers](#)

- Must be living in Seattle;
- Have a household Income at/below 50% AMI;
- Living with friends/family or in own housing unit; and
- Be at risk of homelessness according to the Vulnerability Assessment Tool used by HSD's existing homelessness prevention programs



Rental Housing Assistance Program

Implementation

- HSD is ready to activate program upon passage of legislation
- Case manager at one or more HSD contracted organizations
- Progressive engagement to provide a tailored approach to the household's need – from budget assistance to ongoing rental assistance
- Prevention services available until household is stabilized while waiting for a voucher to be issued.
- Program evaluation to assess effectiveness in preventing homelessness

Funding

- \$2M in Comms Shop proceeds appropriated to HSD



Bridge Housing Investment Strategy

Innovative Housing Strategies Subcabinet

- Human Services Dept.
- Office of Housing
- Seattle Dept. of Construction and Inspections
- Office of Planning and Community Development
- Department of Finance and Administrative Services
- Department of Neighborhoods
- City Budget Office

Prioritize solutions that meet the following goals:

- Rapid Deployment
- Cost effectiveness
- Maximizing capacity of options for people living unsheltered



Shelter and Bridge Housing Options



Bridge Housing Investment Strategy

Implementation

- Immediate action standing up a bridge housing village for chronically homeless women
- Innovative demonstration project proposal(s) due June 30, 2018 and will be deployed later this year

Funding

- \$5.25M appropriated to Finance General until the investment plan is completed
- \$250K appropriated to the Office of Housing for policy development capacity



Thank you.

SEATTLE
CITY HALL



City of Seattle