

Fort Lawton Redevelopment: Plan Overview

HHEWR Committee

May 2, 2019



City of Seattle

Legislative Package

- Fort Lawton Redevelopment Plan Legislation
 - Appendices, including Homeless Assistance Submission
- Rezone Legislation and Director's Report
- Ordinance adopting MOA with Seattle Public Schools

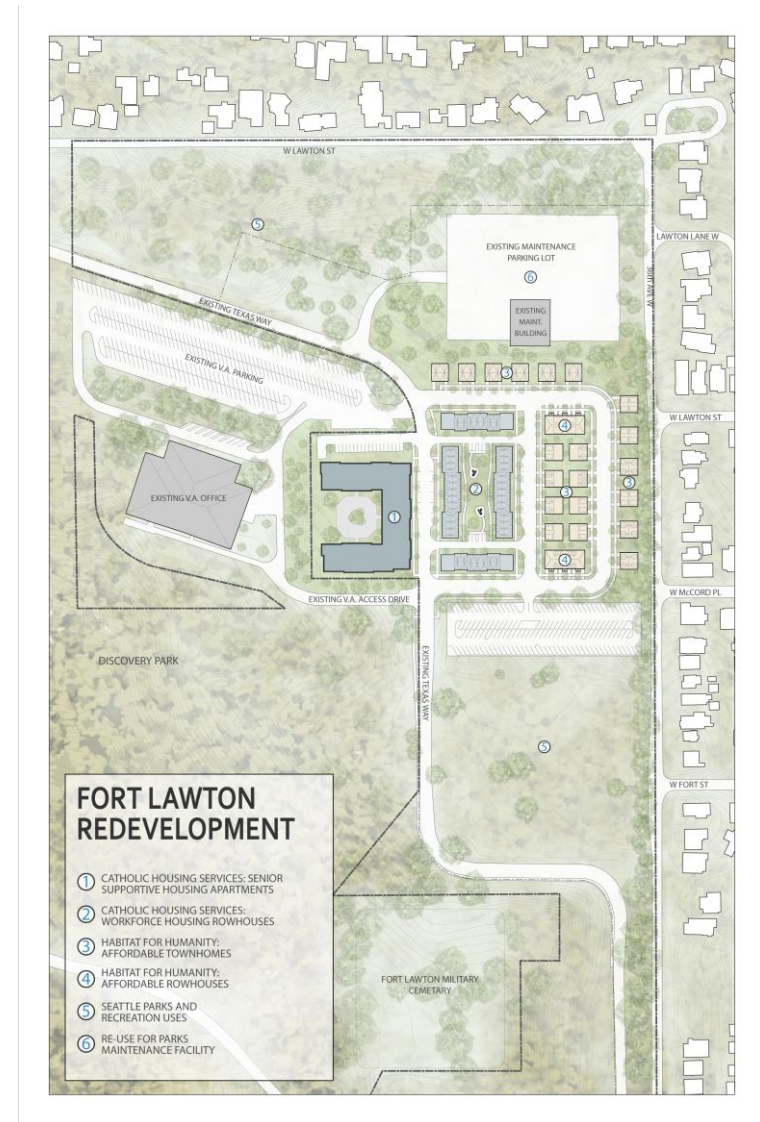


Vision for Redevelopment

Use **publicly-owned land** to create an **affordable, livable community** that creates opportunities for those with low incomes to live in the Magnolia neighborhood, and takes advantage of the opportunity to increase recreational and open space for Seattle.

Core components include:

- Supportive housing, on-site services for homeless seniors, including veterans;
- Affordable rental housing for low-wage workers and their families;
- Affordable homeownership opportunities for low-income families;
- Preservation of existing natural areas that support wildlife habitat;
- Parks acquisition and maintenance facility for Seattle Parks and Recreation
- Two multipurpose athletic playfields



Notices of Interest (NOI)

- 2006 City provided notice of the availability of property at Fort Lawton
- 2007 City received five NOIs:
 - United Indians of All Tribes Foundation-market rate housing, **homeless housing** with Catholic Housing Services, community and open space
 - Seattle Housing Authority– market rate housing, **homeless housing**, self-help housing with Habitat for Humanity, and open space
 - Downtown Emergency Service Center –**homeless housing**
 - Seattle Parks Department – acquisition of portions of Fort Lawton to be incorporated into Discovery Park
 - Seattle Veterans Museum – acquisition for Seattle Veterans Museum



Reflection on Public Comment

- Ensure family-safe environment
- Find more suitable location for low-income housing
- Do not allow housing for people with addiction or behavior health challenges
- Build more affordable housing at Fort Lawton
- Build a school
- Incorporate entire property into Discovery Park
- Minimize impervious surface on site; Re-forest all parcels not slated for housing development
- Protect blue heron habitat
- Reflect neighborhood character



Affordable Rental and Ownership Housing

Permanent Supportive Housing:

- ~ 85 supportive housing units for seniors, including veterans, who have experienced homelessness
- **Sponsors:** Catholic Housing Services of Western Washington and United Indians of All Tribes Foundation;
- **Conveyance:** U.S. HUD homeless housing public benefit conveyance \$0, Conveyance to City of Seattle
- **Building:** Three story apartment building; Evergreen sustainability standards
- **On-site services:** package of services focused on residents' stability; onsite case management by Catholic Community Services; access to residential counselors



Affordable Rental and Ownership Housing

What is Permanent Supportive Housing?

- Proven solution to homelessness. Combines affordable housing with services to help people live with stability, autonomy, and dignity. Seattle is a national leader.
 - Services designed to meet the needs of residents, including case management, counseling, meal programs, and transportation assistance
 - Measurable success in improving housing stability, employment, mental and physical health outcomes for homeless people with high barriers to housing
 - Cost-effective approach that creates savings in health care and other systems



Affordable Rental and Ownership Housing

Homeless Assistance Submission

- (1) Information about homelessness in Seattle – *updated based on current Consolidated Plan and All Home Continuum of Care*;
- (2) Notices of Interest proposing assistance to persons and/or families experiencing homelessness;
- (3) A copy of the legally binding agreement that the City proposes to enter into with the representative(s) of the homeless selected to implement homeless programs – *updated to reflect all 85 units now being designated for seniors*;
- (4) A description of how the redevelopment plan addresses gaps in the Continuum of Care – *updated based on current All Home Continuum of Care*
- (5) An assessment of the need for 85 units of permanent homeless housing compared with economic and other development needs – *updated to include latest jobs growth data*; and
- (6) 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, and public comments received – *updated to include 2017-2019 outreach and comment*



Affordable Rental and Ownership Housing

Affordable Rental Housing:

- ~ 100 one-, two-, and three-bedroom flats or rowhouses for renter households with incomes up to 60% of AMI (\$42K-60K for 1-4-person HH)
- **Sponsor:** Catholic Housing Services;
- **Conveyance:** U.S. Army negotiated sale conveyance
- **Building:** Flats or rowhouses; versatile community space on-site; Evergreen sustainability standards



Affordable Rental and Ownership Housing

Permanently Affordable Homeownership:

- ~ 50 three-bedroom rowhouses and townhomes for homebuyers with incomes up to 80% of AMI (\$64K-86K for 2-5-person HH)
- **Sponsor:** Habitat for Humanity of Seattle/King County;
- **Conveyance:** U.S. HUD self-help housing public benefit conveyance \$0; Conveyance to Habitat for Humanity
- **Permanent affordability:** Homebuyers contribute sweat-equity to development; Habitat leases land through 99-year, renewable and inheritable lease, requires owner-occupancy and on-going affordability; homeowners' association will be established.



Parks and Park Related Uses

Passive Open Space:

- ~ 13 acres for passive recreation for activities such as picnicking and viewing.
 - **Preservation of natural conditions:** Existing wooded areas in the north and south parts of site preserved
 - **Passive parks:** larger passive park in north of the site and small passive park in central site area
 - **Expansion of Discovery Park:** Between 4 and 5 acres of forest land in the west portion of the site will be incorporated into Discovery Park.
- **Sponsor and Conveyance:** Conveyance to SP&R; U.S. Department of Interior \$0;



Parks and Park Related Uses

Active Open Space:

- **Two unlit multi-purpose athletic fields:**
 - Located in central portion of the site, south of the housing; ~ 5 to 6 acres.
 - Could be configured in a variety of orientations for different uses, including structured and unstructured athletics, and community functions.
 - Designed and constructed to SPR standards.
- **Sponsor and Conveyance:**
 - Negotiations with Seattle Public Schools (SPS) regarding interest in public conveyance through U.S. Dept. of Education for active recreation land; likely subject to Joint Use of Facilities Agreement with SPR.
 - Acquisition by SPR through a public benefit conveyance through U.S. Dept. of Interior if SPS unable to move forward with its proposal.

Parks and Park Related Uses

Parks Maintenance Building:

- Existing OMS-Building 245 and associated surface parking area and driveways in the north part of the Fort Lawton site will be retained under the redevelopment plan.
- These facilities will be used for parks maintenance purposes by SPR. No new infrastructure will be required for the building.
- SPR will analyze the feasibility of reducing the parking area for the maintenance building and converting this to open space.

Conveyances Summarized

Acquisition method	Federal agency	Local entity	Use
Public conveyance \$0	U.S. Department of Housing and Urban Development (HUD)	City of Seattle/Office of Housing	Homeless supportive housing for older adults (Catholic Housing Services, long-term lease with City)
Negotiated sale \$TBD	U.S. Army	City of Seattle or Catholic Housing Services	Affordable rental housing for HHs ≤ 60% of AMI
Public conveyance \$0 (Habitat is submitting documentation supporting no cost conveyance; minimum discount is 75%)	U.S. Department of HUD	Habitat for Humanity	Self-help ownership housing for HHs ≤ 80% of AMI
Public conveyance \$0	U.S. Interior (National Parks Service)	City of Seattle/Parks & Recreation	Parks and recreation uses
Public conveyance \$TBD	U.S. Department of Education	Seattle Public Schools	Multi-purpose athletic fields
Public conveyance \$0	U.S. Army	City of Seattle	Public right-of-way

Development Funding

Affordable housing

- Projected TDC of 85 PSH units: \$28.3 million. Anticipated sources: the OH Rental Housing Program, 9% Low-Income Housing Tax Credit Equity, and may include State Housing Trust Fund.
- Projected TDC of 100 affordable rental units: \$40.2 million. Anticipated sources: OH Rental Housing Program, 4% Low-Income Housing Tax Credit Equity, and bond financing.
- Projected TDC of 52 self-help ownership homes: \$18.4 million. Anticipated sources: homebuyer's mortgages and down payments (estimated at nearly \$12 million), OH Homeownership funds, State Housing Trust Fund, HUD Self-Help Ownership Opportunity Program, Federal Home Loan Bank.

Parks and Recreation

- Projected TDC of two unlit, multi-purpose athletic fields assuming a no cost public conveyance: \$5.5-\$7.0 million, depending upon design. Parking for 60 vehicles would add an additional \$500,000.
- Much of the existing passive recreation space will remain as is. After the affordable housing development is complete, SPR will initiate an outreach process to determine recreation amenities.

Infrastructure

The redevelopment plan anticipates a need for new and upgraded public infrastructure.

Utilities

- Each element of plan will address a portion of new water, sewer, stormwater, electrical, and solid waste service infrastructure costs.
- Existing utility provision to continue: SPU, SCL and Puget Sound Energy. Solid waste service transferred to SPU.
- Necessary utility extensions will be made. Temporary and permanent stormwater control system will be installed, per City standards.

Landscaping

- Landscaping will blend with existing natural vegetation and meet applicable City regulations.
- Landscape concept includes preserving wooded areas, retaining passive use lawn areas, and multi-purpose athletic fields.
- Exceptional trees retained where possible.
- Landscaping will incorporate native, noninvasive, and drought-resistant plantings.

Streets, sidewalks, access

- Texas Way will serve as the main public access route through the site. This street will be improved as public right of way. Other new residential public streets will be developed to serve development.

Questions?