



OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

SEP 14 2010

The Honorable Michael McMinn  
Mayor of Seattle  
Seattle City Hall, 7<sup>th</sup> Floor  
600 Fourth Avenue  
Seattle, WA 98124-4749

Dear Mayor Michael McGinn:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Proposed Redevelopment Plan and Homeless Assistance Application for the U.S. Army Reserve Center Fort Lawton Complex* (the Plan), dated October 10, 2008, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act (the Act) of 1994, 10 U.S.C. §2687 note, as amended, and its implementing regulations found at 24 CFR Part 586. The City of Seattle may now move forward with implementing the reuse plan by pursuing two homeless benefit conveyances of real property for homeless use and a public benefit conveyance for parks and recreational use via a public benefit conveyance sponsored by the U.S. Department of the Interior under the National Park Service's Federal Lands to Parks Program. The basis for HUD's determination is discussed below.

HUD has determined that the plan appropriately balances the needs of the City of Seattle for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that the need for economic redevelopment is insignificant, given that most jobs are scheduled to be relocated and the net loss of jobs in the Seattle area is under 200; the needs of the homeless in Seattle are substantial; and the need for other development such as market rate housing is included in the plan. HUD notes that the land for the self-help and market rate housing may not be conveyed by homeless conveyance and that the LRA or final users will have to pay fair market value to the Army. There is an unmet need for 144 units in permanent housing for families and over 2,000 beds for individuals in permanent supportive housing. The legally binding agreements included in the plan provide 55 units of permanent supportive housing for homeless individuals, targeting Native American elders more than 55 years of age and 30 units of permanent supportive housing for families. For the reasons outlined above, and where HUD is satisfied that the LRA's outreach to the representatives of the homeless was in the manner dictated by the Act and regulations, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic redevelopment and other development with the needs of the homeless in the community.

Congratulations on your success in carrying out the military base reuse planning process. I wish you continued success in implementing the Fort Lawton Complex Redevelopment Plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Mr. Jack Peters, Community Planning and Development Director, Seattle Regional Office, 909 First Avenue, Suite 200, Seattle, Washington 98104. Mr. Peters may also be reached by telephone at: (206) 220-5268 or fax: (206) 220-5403.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Johnston" with a stylized flourish at the end.

Mark Johnston  
Deputy Assistant Secretary  
for Special Needs

cc:

Mr. Joseph F. Calcara, DASA (I&H)  
Mr. Patrick O'Brien, OEA  
Mr. David Siegenthaler, NPS