

DRAFT
RESPONSES 6/2/08

(We will work to answer all questions, this is a work in progress)

Fort Lawton Community Relations Plan
Questions and Comments
May 19, 2008

I. CRP PROCESS

1. Why can't we be involved in the determining the scope and structure of the homeless housing to determine the right mix for the community?

Federal Law and regulation govern many aspects of the selection of homeless housing at Ft. Lawton. Within those parameters though, the City, as Local Reuse Authority is, through the Local Reuse Plan and the Community Relations Plan processes working with the community to address community questions and concerns about the homeless housing, the location of the homeless housing, and how the homeless housing balances with other aspects of the Local Reuse Plan, e.g. market rate housing, open space, preservation of heron habitat.

The follow excerpts from different Army manuals, describe the proscriptive nature of this process. The City, as Local Reuse Authority, was required to send out broad notice to organizations that provide homeless services or housing for people who are homeless and could not restrict applications to certain types of homeless housing or service providers. The following quote is from the Army Headquarters website:

Under the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the Defense Base Closure and Realignment Act of 1990, as amended, and other public benefit conveyance authorities, this surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless, and other interested parties located in the vicinity of any listed surplus property should be submitted to both the recognized Local Redevelopment Authority and Army point of contact as listed above, or where no Local Redevelopment Authority has been recognized, the notice of interest shall be submitted to the Army point of contact as listed. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Recognized Local Redevelopment Authorities, or the Army where no Local Redevelopment Authority has been recognized, shall assist interested parties in evaluating the surplus properties for the intended use. Deadlines for notices of interest shall be 90 days from the date a corresponding notice is published in a newspaper of general circulation in the vicinity of the installation.

<http://www.hqda.army.mil/acsim/brac/Screening.htm>

Federal Law does not contemplate that the public make determinations about which Notices of Interest the City selects and, in fact, limits information or the manner in which information about the homeless Notices of Interest may be made available to the public. For example the Army BRAC manual states:

Although the LRA may publicly disclose the identity of the representative of homeless who submitted a notice of interest, pursuant to the base closure law it may not release any information submitted to the LRA regarding the capacity of the representative of the homeless to carry out its program, a description of the organization, or the organization's financial plan for implementing the program without the consent of the representative of the homeless, unless such a release is authorized under Federal law and under the law of the State and communities in which the installation is located.

In 2007, the City, as Local Reuse Authority, selected from the Notices of Interest submitted based on the review specified under federal regulation. The City set up a Technical Advisory Committee, which included members of the community to provide input on the Notices of Interest. The City review committee, then selected from the Notices of Interest based on the review committee's technical expertise and experience with the performance and capacity of the various organizations that submitted applications and the issues specified by the federal Department of Housing and Urban Development. For example, the City as Local Reuse Authority is required to focus on the need for homeless housing as described in the City's Consolidated Plan, which is a federally mandated document.

In addition to federal laws or regulations pertaining to the Base Realignment and Closure Process, there are some aspects of the programs, such as restrictions on certain populations (age, race, religion, disabilities, etc.), that simply cannot be set by the community nor the City or providers because of fair housing laws. For example, it would be a violation of Fair Housing Law to limit access based on the presence of a mental disability including mental illness or to limit the housing to one gender.

2. What is the process to comment on the plan?

The City has scheduled a series of Community Relations Plan meetings between the homeless housing providers and the community. Information concerning these meetings can be found on the City's website at www.seattle.gov/neighborhoods/fortlawton/brac.

3. Can we discuss issues to be addressed in Community Relations Plan, then draft a Community Relations Plan to be finalized at the time the reuse plan is completed?

Yes. AHA, YWCA, UIATF, and the neighborhood agree to revisit and finalize the Community Relations Plan upon completion of the Fort Lawton Reuse Plan.

4. How many homeless housing units will be on the site?

Between 66 and 100 units.

5. Can AHA and YWCA describe the "gist" of programs in the Community Relations Plan (e.g., population, services, staffing, day care, building configurations, unit sizes, etc.)?

All providers – AHA, YWCA and United Indians – will provide descriptions of the programs, including services, staffing, etc., in the draft Community Relations Plan.

6. Will there be program transparency?

Yes. AHA, YWCA, UIATF have agreed to continue to provide additional information on their respective programs. Their program descriptions are included in the draft Community Relations Plan.

7. How will the Community Relations Plan relate to the Discovery Park Master Plan?

8. How will the long-term financial commitment of providers be ensured?

Each project will undergo a rigorous financial underwriting by a number of lenders and investors. Each lender is evaluating a financial and/or social return on their investment over a 40-50 year term. The City will have a reversionary interest in the underlying property to facilitate a change in ownership in the unlikely event that one of the nonprofit housing providers is not successful. Additionally, the City provides ongoing asset management site inspections and reviews of financial documents of the organizations.

9. What is defined as extreme poverty and would the project lead to a concentration of poverty?

Family Size	30%
1 Person	\$ 17,100
2 Persons	\$ 19,500

Like housing for the formerly homeless elsewhere, the residents of the AHA/United Indians and YWCA developments to be sited at Fort Lawton will likely have incomes of 0-30% of area median income (AMI)

Snapshot of 2008 HUD income limits:

OH’s current siting policies limit the total number of subsidized units serving extremely low income households (below 30% of AMI) to no more than 20% of the total units in the Census block group. Currently less than 1% of the units are subsidized units serving extremely low-income households. An additional 66-100 units would increase the overall percentage to 3-4%.

10. The Community Relations Plan is an agreement between the homeless providers and neighborhood. The City serves as the facilitator.

(This is a statement from the May 19 meeting, no answer needed).

II. COMMUNITY INVOLVEMENT/ENGAGEMENT

11. How do we keep the neighborhood and the new development family friendly?

The neighborhood will work to provide opportunities to integrate the formerly homeless households with local groups, organizations, school programs, etc. See draft Community Relations Plan.

12. Provide opportunities for integration of new population with local groups, school kids, etc., and opportunities for local community to get involved in helping with programs.

The neighborhood and providers will work collaboratively to find opportunities for community members to volunteer and work in the programs serving the formerly homeless households. See draft Community Relations Plan.

13. Want to ensure integration into the community, i.e., neighborhood kids of all incomes can play together in community areas.

The neighborhood will work to provide opportunities to integrate the formerly homeless households with local groups, organizations, school programs, etc. See draft Community Relations Plan.

14. Encourage local involvement and interaction with churches, community groups, etc.

The neighboring community will encourage the engagement of local churches and community organizations in the programs and facilities serving the formerly homeless households. See draft Community Relations Plan.

15. Share with/get input on Community Relations Plan from local churches, community groups, etc.

III. PEOPLE

The homeless housing units will house formerly homeless families and individuals. Households will have experienced homelessness resulting from a range of issues including fleeing domestic violence to simply not having sufficient financial resources to afford housing in the market. Households may have histories of substance abuse, mental illness, and/or physical disabilities that limit their housing options.

16. Would convicted sexual predators be housed here?

No. Sexual predators will be screened out. See next question and the draft Community Relations Plan.

17. What types of criminal backgrounds will potential residents have – violent crimes, felonies, child predators?

All adult applicants in a household will be screened for rental history, credit and criminal history, and general program eligibility prior to residency. Examples of the screening criteria include:

- Any conviction for any activity concerning sexual abuse or assault is grounds for denial. This includes, but is not limited to, any member of the household who is subject to a registration requirement under a state sex offender registration program.
- Any conviction within the past twenty (20) years for homicide is grounds for denial of residency.
- Any conviction within the past ten (10) years for any crime of violence, fraud, theft, or other crime which establishes that the applicant's tendency might constitute a direct threat to the health or safety of other individuals or result in the substantial physical damage to the property of others is grounds for denial.
- Any conviction within the past five (5) years for illegal drug use, manufacture or distribution of a controlled illegal substance is grounds for denial.
- *(Situations governing the acceptance of mitigating circumstances will be reviewed on a case-by-case basis.)*

18. In the case of residents of the YWCA program who are victims of domestic violence – how do we ensure the batterers don't show up at the residence/in the neighborhood?

The likelihood of families being pursued by battering spouses or others will be assessed as

part of the screening process. Those families deemed as not being pursued may be referred to the family housing project.

19. What constitutes a Native American elder?

Elder = 55+. Yet, while this may be the target population, fair housing laws keep us from restricting it. However, a special effort will be made to conduct outreach to Native American elders, and Native American veterans, who are chronically homeless.

20. For the Native American elders, there must be an interface with Daybreak Star. What services can Daybreak Star provide to the elders – e.g., transportation to entertainment and services, culturally appropriate services that will be sensitive to Native American values?

21. Clarify if Native American elders include veterans.

As noted above and in the draft Community Relations Plan, a special effort will be made to conduct outreach to Native American veterans who are chronically homeless.

22. What is the “level of impairment” in terms of mental illness of potential residents?

23. What is the level of services that will be provided for the most difficult population?

The supportive services model of the Fort Lawton project is to provide a high level of on-site supportive services to residents in their home environment. On-site services allow staff to be more pro-active in their response to resident needs. Needs can be more easily anticipated and responded to quickly; problems can be addressed before they escalate.

The case managers will work to engage and develop relationships with residents so that over time the stability, well-being and quality of life of residents will be increased. Building community among residents is essential to this support services model. When residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

24. Are programs intended to get people back on their feet or just “warehouse” them?

For the AHA/United Indians program, the support services provided will promote the residents’ housing stability and self-sufficiency by assisting residents in accessing financial benefits or employment; acquiring health care benefits and establishing a medical provider; completing eligibility documentation for housing subsidy, medical benefits, and financial benefits; preventing isolation through participation in community.

For residents looking for employment, AHA has a long-standing relationship with the providers of the Senior Community Service Employment Program sponsored by AARP. This program provides temporary work experience for low income people aged 55 and older.

For the housing for formerly homeless families program, YWCA services provided in downtown Seattle for Fort Lawton families will include: employment assessment and

training, job placement and retention services, health care access, and Dress for Success. Case management staff also will connect Fort Lawton residents with other providers for services such as legal assistance.

Families will complete a lengthy needs assessment and create an action plan suited for their circumstance. Action plans are focused on education, training, employment, wage progression, mental health, family stability and resource procurement, and liaison with the schools children attend. Case managers connect families with necessary support services offered by the YWCA or other providers.

IV. PROGRAMS

Supportive services will consist primarily of in-home case management for the residents. Counseling offices for staff and community space will be provided to support additional resident services and programming.

25. Will education and other programs be provided?

Yes. See the draft Community Relations Plan.

26. AHA units may need most services.

The services to be provided by AHA are outlined in the draft Community Relations Plan.

27. What is the level of services to be provided?

The level of services to be provided is outlined in the draft Community Relations Plan.

28. What are the staffing levels?

29. Will/can there be on-site daycare?

There are no current plans to site a daycare facility at Fort Lawton. The YWCA does provide childcare off site and there is daycare at Daybreak Star.

30. What about access to medical services?

31. Will on-site services be for residents only?

On-site services provided in the program for formerly homeless individuals will be for residents only.

32. What is staff-to-resident ratio?

For the YWCA program, planned staffing levels average one case manager per 15 households overall, with families supported at a 1:10 ratio for the first several months.

33. Will there be scheduled activities to keep residents busy?

For the AHA/United Indians project, there will be activities coordinated with Daybreak Star. The overall program includes a daily on-site meal program together with scheduled traditional meals and events within the Native community of Puget Sound. The on-site meal program, while addressing the dietary needs of residents, will also be a powerful tool for

establishing relationships among residents and building community. Connecting with cultural services, programs and events through United Indians is another tool in this model to establish community relationships promoting an enhanced quality of life.

34. Will there be transportation to off-site activities?

Yes. Limited transportation services will be available to residents for the purpose of accessing off-site service providers, cultural events and related resources.

V. MANAGEMENT

35. Will the housing be clean and sober?

36. Can guest policies be set and what are they?

A visitation/guest policy will be established holding residents accountable for the actions of their guests.

37. Will staff be onsite 24/7?

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. In addition front desk staff will provide information and referrals to residents, respond to medical emergencies, intervene in conflict situations, and ensure the safety of the residents' living environment.

38. Will there be enforceable rules? Strict legal policies? Eviction policies?

Upon move-in tenants sign leases requiring them to accept responsibility for their actions and those of individual household members, their guests, or other persons on the premises with their consent. No tenant, no member of the tenant's family or household nor a guest or any other person visiting a tenant shall engage in criminal activity on or near the apartment complex, including drug-related criminal activity, or other criminal activity or drug and alcohol abuse that threatens the health and safety of the tenants or staff or hinders the peaceful enjoyment of the housing premises.

39. Conduct policies relating to "curb appeal" or conduct while in neighborhood outside of housing. Legally-binding agreements signed by tenants which can be enforced as means for eviction.

See the draft Community Relations Plan. It has been found that when residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

40. Strong, capable on-site managers are essential.

The City, YWCA, AHA and UIATF concur. One of the reasons these agencies were selected was because of their strong property management.

41. Who can neighbors talk to if having problems with on-site management?

Twenty-four hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood.

42. Agency must provide a strong structure in regards to staff, policies and enforcement.

See # 39 above, plus the draft Community Relations Plan.

43. What is hiring criteria for resident managers?

44. Can there be performance targets? E.g., limits on level of occupancy until provider reaches certain performance targets?

45. If agency (AHA, YWCA) is not working, what then?

46. How do we ensure housing units and surrounding areas are maintained?

Maintenance of the housing units and the property the units are sited on is the responsibility of the providers, AHA/United Indians and YWCA. The Seattle Office of Housing's Asset Management staff monitors existing projects, which will include the units at Fort Lawton, to ensure that City-funded units are healthy and livable for tenants. Monitoring also includes an annual review of operations.

47. Must address potential noise issues.

48. Will there be on-site management?

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security.

49. Can there be a signed, enforceable conduct policy?

See #39 above, plus the draft Community Relations Plan.

50. Who will maintain the homeless housing? Who is responsible for long-term upkeep?

The providers, AHA/United Indians and YWCA, will maintain their properties. See also #47 above, plus the draft Community Relations Plan.

51. What are the policies for weapons, threats of violence and accusations of sexual abuse in their facilities?

See #39 above, plus the draft Community Relations Plan.

52. If someone is making violent threats, engages in physical altercations, or is suspected of committing sexual abuse, how is this dealt with? What sort of action is taken (reporting to authorities/other residents, increased services, eviction)?

See the draft Community Relations Plan.

53. I'm interested in learning how the children who are coming out of abusive situations are supported such that they do not continue the cycle of violence. Are they provided with appropriate services? If the children also have acted out, are the other residents informed and protected appropriately?

Case management, including children's domestic violence counseling, is part of the YWCA's program. See the draft Community Relations Plan for more detail.

VI. TENANT BEHAVIOR CONCERNS

54. Create a response process for dealing with problems.

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. Further, 24-hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood. See also the draft Community Relations Plan.

55. How to deal with inappropriate public behavior.

56. How to prevent/deal with littering.

VII. CRIME

57. How do we keep from artificially increasing the level of crime in the neighborhood?

58. Increased police presence?

The City has been in discussions with the Seattle Police Department about the possible need for an increased presence in the area. The Police Department will be evaluating need and options just as it would when there is an influx of people elsewhere in the city.

59. How do we deal with a possible increase in crime?

60. How do we handle increased capacity, crime, drug use, traffic?

61. Crime – what if these residents have or know drug dealers...will drug dealers follow them to the neighborhood? Will residents have friends who are criminals who will follow them to the neighborhood? What about domestic violence?

62. How do we ensure the quality of life is maintained in the neighborhood?

See #9, #39 and #55 above, plus the draft Community Relations Plan.

63. What about a stronger police presence/park rangers to keep problems out of park?

VIII. BUILDING SECURITY

64. What kind of security will there be at housing?

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security.

65. Will there be security cameras onsite?

It is undetermined at this time. This will be determined as part of the design phase for the buildings, which the community will be invited to participate in through the Design Review Process.

66. Community input on design of structures.

AHA and its partners will actively seek community input on the design and/or rehabilitation of the structures it develops at the Fort Lawton site.

IX. BUILDING DESIGN

67. Community input on design of structures.

See #66 above.

68. Design review

While the community will have the opportunity to provide input as part of the overall Reuse Plan Workshops (see #67 above), there will also be an opportunity help “guide and review the design of multifamily development projects” (the housing for formerly homeless individuals and families) aside from the reuse planning process as part of the City’s regular Design Review Program. The program requires that certain new construction projects undergo a discretionary review of their siting and design characteristics, based on a set of citywide design guidelines. This process is part of the Master Use Permit (MUP) application and is administered by the Department of Planning & Development (DPD). For more on Design Review, visit www.seattle.gov/dpd/Planning/Design_Review_Program or download DPD’s Client Assistance Memo #238, *Design Review: General Information, Application Instructions, and Submittal Requirements*, at www.seattle.gov/dpd/publications/cam/cam238.pdf

69. What does it mean to be Native American Housing?

70. Will there be parking onsite? Don’t want parking to overflow into neighborhood.

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City’s website at www.seattle.gov/neighborhoods/fortlawton/brac/

X. SCHOOLS

71. Can/how will school handle increased capacity?

The City has been in discussions with Seattle Public Schools about the potential need for increased capacity. The school system will be evaluating need and options just as it would when there is an influx of people elsewhere in the city.

72. Can we ensure the children of additional families do not supersede spots for current population in local schools?

No preference will be sought from the Seattle School District for children living in the family housing project that prioritizes their placement in local schools above those of other children in the community.

XI. TRANSPORTATION

73. Traffic, parking, bus routes to deal with increased capacity in an isolated area.

The City has been in discussions with King County Metro about increased bus routes and service to the area and King County has committed to increased services for this area AHA and its partners will advocate for adequate public transportation at the site and provide limited transportation necessary for residents to access public services and community resources including, but not limited to medical services, Daybreak Star, and the grocery

store. The building design(s) will include adequate parking onsite limiting any potential overflow into the neighborhood.

The broader issue of transportation, parking and bus routes will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at www.seattle.gov/neighborhoods/fortlawton/brac/

XII. PLANNING PROCESS

74. From the time the plans are presented to the Mayor, is it a done deal?

The draft plan will be presented to City Council after the Mayor has approved it. City Council then will hold public hearings to gather comment on Aug. 21 and Sept. 4, 2008, before voting on the plan, tentatively scheduled for late September 2008.

75. What is the process to comment on the plans?

The Army named the City of Seattle the Local Reuse Authority (LRA) in July 2006, making the City responsible for the redevelopment of Fort Lawton. A series of public meetings were held in 2006 and 2007 to inform the public of the process and receive input from the community. Beginning in 2008 the City has held a number of planning workshops on the development of the reuse plan for Fort Lawton which will continue through July of this year. The schedule for the remaining planning workshops can be found at the City's website at www.seattle.gov/neighborhoods/fortlawton/brac/

The draft reuse plan will be sent to the Mayor in July and City Council in August. City Council then will hold public hearings to gather comment on Aug. 21 and Sept. 4, 2008.

Besides providing comment at any of the public meetings, comments can also be sent via email to Chris Jowell at chris.jowell@seattle.gov.

76. Have the agencies provide an overview.

See the draft Community Relations Plan.

77. Infrastructure issues – is there sufficient infrastructure to meet needs of increased capacity?

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at www.seattle.gov/neighborhoods/fortlawton/brac/

78. Concerned with density – will it be too dense, create an “urban feel” in a mostly single-family, park-like area?

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at www.seattle.gov/neighborhoods/fortlawton/brac/

79. Infrastructure.

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at www.seattle.gov/neighborhoods/fortlawton/brac/

80. Will City Council need to buy off on investments needed to make plan work at the time of accepting the plan?

81. Will there be low-income rental housing at site?

No.

82. What are examples of successful balances of mixes of income-levels?

Yes, High Point, Rainier Vista and New Holly are a few examples of successful mixed income communities.

XIII. MISC.

83. Keep all of it parks/return to environment.

As part of this BRAC, the Army has informed the city that in the Local Reuse Plan we must "achieve a balance between meeting the needs of the homeless, approving public benefit conveyances [e.g., parks, Habitat for Humanity], and meeting [the city's] economic redevelopment while obtaining fair market value for the Army." The ultimate vision for the future of the Fort Lawton site is to create a livable and diverse mixed-income community that fits into the surrounding neighborhood.

84. It has been heard that Native American elders are resistant to entering these types of housing programs because of cultural reasons – what happens if there aren't enough Native American elders to fill the units? Who fills them then?

85. What are "no action" alternatives?

86. Will property be public or private?

All of the housing will be private property. Habitat for Humanity and market-rate homes will be owned by the homeowners, while the housing for formerly homeless will be owned by the providers