

FORT LAWTON HOUSING FOR FORMERLY HOMELESS COMMUNITY RELATIONS PLAN

The Magnolia Community Relations Work Group comprised of neighbors and interested Magnolia residents volunteered to participate in the production of a written Community Relations Plan that specifies the responsibilities of the parties to the plan: AHA, YWCA, UIATF, AI and the neighborhood. Meetings have been convened by the City of Seattle Office of Housing.

The purpose of the Community Relations Plan is for the housing provider, their supportive services partners and neighborhood to work together and to commit to ensure that the housing is successful in the neighborhood.

BACKGROUND

The Archdiocesan Housing Authority (AHA) has been selected by the City Seattle, through a Notice of Interest (NOI) process, as the lead developer to develop housing for formerly homeless individual and families as part of the redevelopment of Fort Lawton. AHA is pursuing this development in partnership with the YWCA of Seattle-King County-Snohomish County (YWCA), United Indians of All Tribes Foundation (UIATF) and Alesek Institute (AI). AHA will develop and manage all of the homeless housing at Ft. Lawton and the YWCA and United Indians of All Tribes Foundation will provide services and case management for the tenants.

NUMBER OF HOMELESS HOUSING UNITS

As part of the Base Realignment and Closure process at Ft. Lawton, the City was required to provide notice to homeless housing and service providers to let them know that property at Ft. Lawton was available at no cost for homeless housing or services. The federal department of Housing and Urban Development will review the City's plan to determine whether the City has provided sufficient homeless housing on site. Based on discussions with HUD and other federal agencies, the City has determined providing homeless housing in the range of 66-100 units will satisfy this requirement. The homeless housing to be developed on the site will consist of two projects totaling no more than 100 units of affordable permanent supportive for formerly homeless individuals and families. The 66 unit baseline comes from a statement of legislative intent in the city council's ordinance purchasing the Capehart property in Discovery Park, which will remove Navy housing and create additional park space within Discovery Park. The project descriptions are as follows:

HOUSING PROGRAM

Note: The following descriptions of services, staffing levels and tenant selection criteria are the sponsors' best efforts to describe their plans for the project. However, the actual program design, staffing and tenant eligibility rules will be dependent on the level of funding available at the time the project is completed and the requirements that funders may have for the use of funds and the plan specific details may likely vary from what is presented here.

Housing for Formerly Homeless Individuals

Program Summary

The AHA and its partners, UIATF and the AI, will provide housing with supportive services, primarily, to chronically homeless Native elders and other seniors from the Seattle and King County region. AHA will function as the sponsoring developer/owner and will provide property management services once the project is complete. UIATF, in collaboration with AI, will provide support services to this cohort of the Fort Lawton community.

Most residents will be over 55 and most will have disabilities ranging from persistent health problems, alcoholism, mental illness or a combination of disorders. Special effort will be made to conduct outreach to Native veterans who are chronically homeless.

Supportive Services Summary

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.

Where drug and alcohol services are needed residents will have on-site and off-site services provided by United Indians of all Tribes and by Seattle Indian Health Board. Service providers will work closely with case managers to support treatment plans.

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

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.

Linkages with other agencies and service delivery systems that residents can access will be accomplished by establishing relationships between project staff and government and community organizations. Staff will develop contacts in the local DSHS offices with financial workers, SSI facilitators, and ADATSA screeners. The Resident Services Manager will coordinate efforts with chemical dependency and mental health providers such as Seattle Indian Health Board to develop treatment plans for residents needing assistance in these areas to maintain housing. Staff will also coordinate health care for residents through the Alesek Institute and the Seattle Indian Health Board and other local medical facilities. 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.

Housing Program - Housing for Formerly Homeless Families

Program Summary

AHA, in partnership with the YWCA, will provide housing and supportive services for homeless families. AHA will serve as the developer and property manager. The YWCA will contract with AHA to provide outreach, screening, intake, needs assessment and case management for the families.

The target population is homeless families, defined as households with at least one parent and one minor child that are deemed homeless using the HUD definition. The YWCA will partner with UIATF and AI to do specific outreach to Native American families and expect that a large number of residents at Fort Lawton will be from that community. In all other respects, the YWCA expects the demographic profile for families entering this housing program will resemble that of the 1,200+ other homeless families the YWCA serves each year:

- Single-parent household (88%), usually female (95%) with a mean age of 33
- Mean household size of 3
- All extremely low income, often unemployed (89%)
- 69% with mental health issues
- 68% with history of domestic violence
- 39% with major health or medical issue
- 35% with history of chemical dependency
- 33% homeless for more than a year

Supportive Services Summary

The YWCA plans to provide core case management and other related services on site. Case management will be intensive, home-based and focused on clients' goals and barriers. 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. Planned staffing levels average one case manager per 15 households overall, with families supported at a 1:10 ratio for the first several months. Case management, domestic violence advocacy

and children’s domestic violence counseling will occur predominately in the families’ homes, while mental health and chemical dependency counseling, life skills classes, and children’s programming will be provided in YWCA offices and shared community spaces on the Fort Lawton campus.

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.

The YWCA works closely with homeless assistance programs throughout Seattle and King County, e.g. Women’s Referral Center, Health Care for the Homeless, the Homelessness Intervention Project (specialized employment services for homeless persons), and other providers of affordable housing, domestic violence shelters and related services for homeless women and families in the Seattle area. The YWCA looks forward to creating a network of referral and support for the homeless families coming to rebuild their lives at Fort Lawton.

The holistic, coordinated development proposed for this site will be critical to the success of the homeless families the YWCA intends to serve. The YWCA’s experience with transition-in-place supported housing for homeless families in Edmonds and other communities makes it clear that socially integrated neighborhoods that offer a continuum of housing options help families maintain housing stability and move forward with their lives. Children in particular benefit from stability in school and the social support network they and their parents are able to build when they maintain their housing in a single community.

The staff of the Fort Lawton project will work as a team to provide an array of services to residents. Supervised by the Program Director, services will be provided by the Resident Services Manager, the Business Manager, the Community Support Coordinator, the Front Desk staff, and a contracted food service provider. Services will be located on site in private staff offices, a common dining room, and community activity rooms.

COMMITMENTS

The community, the housing provider, and their partners agree to the following commitments.

Community Involvement

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

Tenant Screening Criteria

AHA will function as the sponsoring developer/owner and will provide property management services at the completion of both projects. The YWCA, UIATF, and AI will participate in the tenant screening process helping determine eligibility, readiness, and individual service plans.

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.)
- 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.

Building Security

- Twenty-four hour front desk staff will be provided at the formerly homeless individual facility 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.
- A visitation/guest policy will be established holding residents accountable for the actions of their guests.

Tenant Behaviors

- 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.

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

School Issues

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.

Transportation

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.

Building Design

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

Community Engagement

- The neighborhood will work to provide opportunities to integrate the formerly homeless households with local groups, organizations, school programs, etc.
- 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.
- The neighboring community will encourage the engagement of local churches and community organizations in the programs and facilities serving the formerly homeless households.