

A Community Assessment of Need for Housing and Services for Homeless Individuals and Families in the Lake City Neighborhood

This report contains data collected at the request of the Mayor's Office to inform planning for re-use of the former Fire Station 39 site. The data collection was conducted by the Office of Housing (OH) and the Human Services Department (HSD). This report serves as an attachment of the Fire Station 39 Statement of Legislative Intent (SLI 35-1-A-2) response.

June 2012

Need for Housing in Seattle

- According to the 2006-2008 American Community Survey reports, 22% of all renter households in Seattle are severely cost burdened, paying more than half of their income for housing. A significant number – 61% – of these households have extremely low-incomes, at or below 30% of median income.¹
- An average rent for a 2 bedroom, 1 bathroom apartment in North Seattle is \$1,030.²
- From information available about households with children, during the 12-month period from October 1, 2010 through September 31, 2011, there were 463 Adults and 678 Children (1,141 Total) unduplicated individuals who were assisted by emergency shelters for families in Seattle. In the same period of time, 487 Adults and 695 Children (1,182 Total) unduplicated individuals were assisted in transitional housing for families in Seattle.³
- During the 12-month period from October 1, 2010 through September 31, 2011, there were 6,953 total individuals in emergency shelter and 1,386 total individuals in transitional housing.⁴
- The Office of Superintendent of Public Instruction (OSPI) reported that 1,139 students were homeless in Seattle schools in 2009-2010.⁵
- The One Night Count of People who are Homeless conducted in January 2012 produced a count of 1,898 unsheltered people in Seattle.⁶

¹ 2006-2008 American Community Survey Public Use Microdata Sample (PUMS)

² 2012 Dupre + Scott Apartment Advisors, Inc

³ 2011 Annual Homeless Assessment Report (AHAR) to the U.S. Department of Housing and Urban Development from Safe Harbors, Homelessness Management Information System.

⁴ Ibid.

⁵ <http://schoolhousewa.org/resources/HomelessStudentsKing2-10-11.pdf>

⁶ http://www.homelessinfo.org/one_night_count/2012_results.php

Current Level of City Investment in Housing

King County Ten-Year Plan to End Homelessness

- The City of Seattle is one of the founding partners of the Committee to End Homelessness (CEH) and a major investor in the Ten-Year Plan to End Homelessness, which includes the King County Initiative to End Family Homelessness.
- Under the Ten-Year Plan, as of December 31, 2011, the following capital units have been produced for each population type:

	Goal (# of Units)	Produced (# of Units)	Percentage of Goal produced
Chronic Single Adults⁷	2,000	1,266	63%
Single Adults	1,600	491	31%
Families	489	875	56%
Youth and Young Adults	250	44	18%

- As of 2010, the Office of Housing has invested \$32 million in capital funding into chronic homeless single adults permanent supportive housing projects under the Ten-Year Plan.
- Based on an analysis of capital projects in the pipeline and the corresponding requests for services and operating funding, planning staff has recommended to the CEH Funders Group that there is capacity for only one more capital project serving a chronic homeless population with a high level of service needs for the 2012-2013 year.⁸
- The Youth/Young Adult Task Force is convened as part of the Ten Year Plan to End Homelessness Mid-Plan review and will have recommendations for housing models related to this specific population. The Task Force's recommendations will inform OH and other public funders' capital funding decisions for this population.

City of Seattle Investment in Housing in Seattle

- The Office of Housing Multifamily Rental Program has over 11,000 units across the City of Seattle in its loan portfolio; the locations of projects is attached as Exhibit A-1. A map of known subsidized rental housing (OH and other public funders) is attached as Exhibit A-2.
- Over 4,000 units are set-aside for special needs populations. Over 55% of households served are people of color.

⁷ Units are counted as serving chronically homeless households when they are dedicated to households that meet the HUD definition of Chronically Homeless; the definition of High-Utilizer populations as defined by CEH; and the United Way definition of chronically homeless.

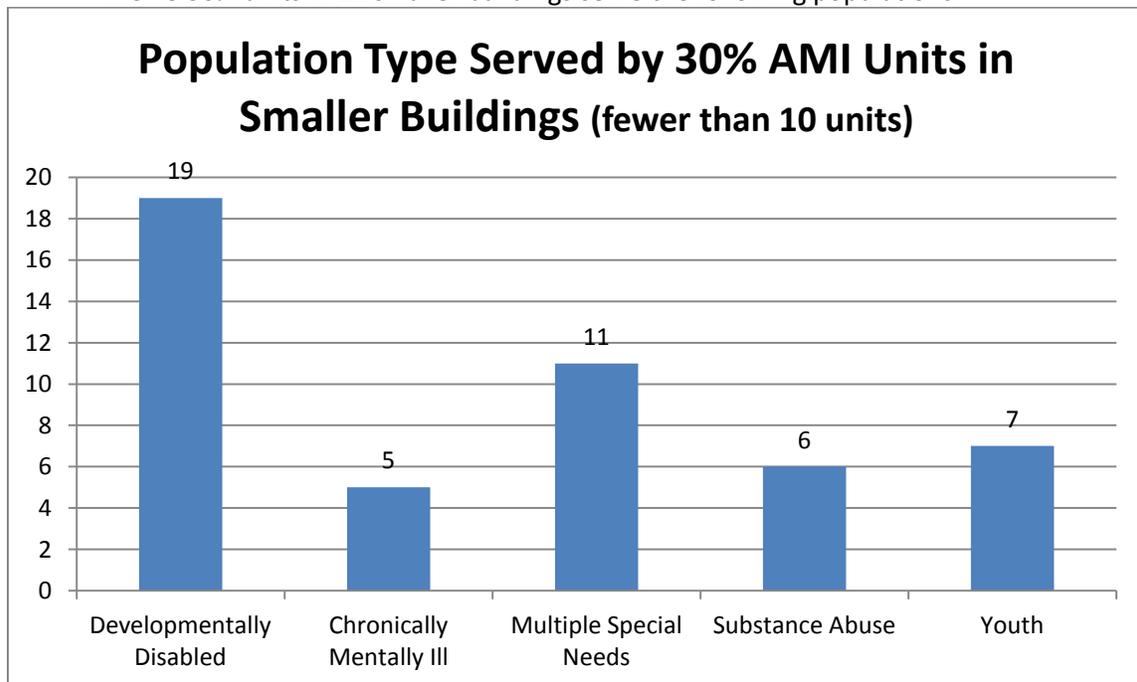
⁸ Funders Group Meeting Summary, March 2012, http://www.cehkc.org/DOC_committees/funder/2012/Mar.pdf

City of Seattle Investments in Housing in Lake City Neighborhood

- Since 2008, OH has invested in the housing portion of two permanent supportive housing developments serving single adults:
 - McDermott Place: a 75-unit single adult permanent supportive housing project for chronic homeless adults, developed by Low Income Housing Institute (LIHI), opened in December 2009. Sound Mental Health is the service provider. North Helpline food bank is located on the ground floor.
 - Valor Apartments : a 21-unit single adult permanent supportive housing project for homeless veterans, being developed by Community Psychiatric Clinic, plans to open in late 2013. Space on the ground floor is planned for Seattle Mennonite Church’s homeless drop-in center.
- OH has analyzed available records in order to understand the population types served in units that are regulated to serve households earning up to 30% of area median income (AMI) within one mile of the former Fire Station 39 site. Note that available records were sorted into three groups: smaller buildings with 10 or fewer units; larger buildings with more than 10 units, and developments owned by the Seattle Housing Authority (SHA), sorted into two subgroups of smaller and larger developments/buildings, that did not have a specific population tagged, sorted by unit size. A map of the 30% units within subsidized housing developments within one mile of the former FS 39 site is attached as Exhibit B.

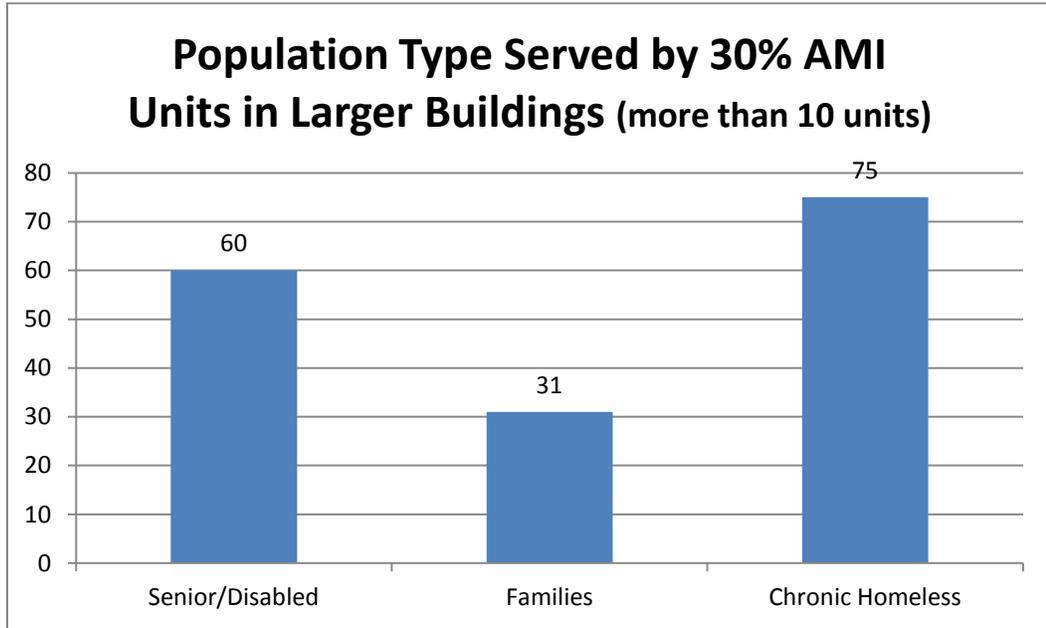
Smaller Buildings with Fewer than 10 Units

- The 48 30% units in 11 smaller buildings serve the following populations:



Larger Buildings with More than 10 Units

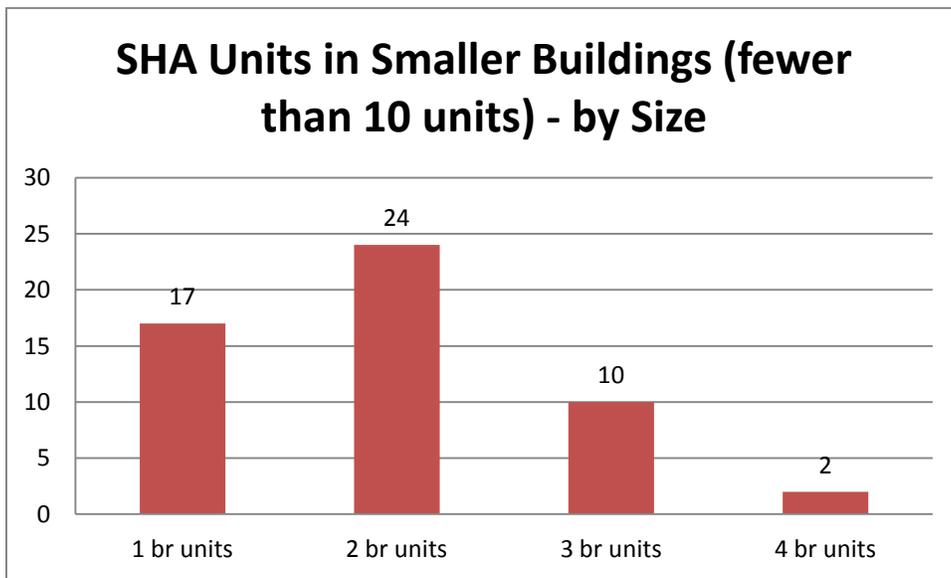
- The 166 30% units in three buildings serve the following populations:

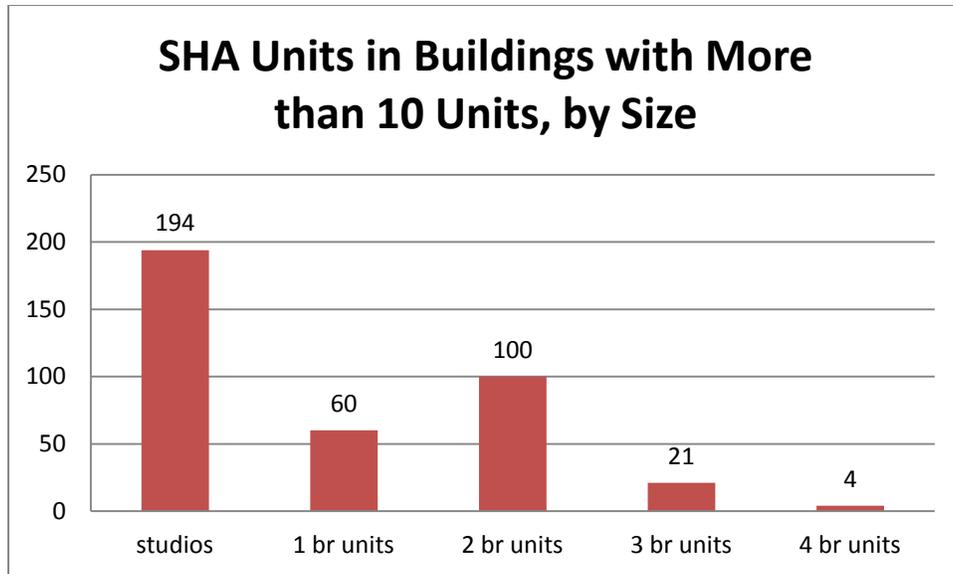


- Of the 31 units available for households earning less than 30% of AMI, 15 are set-aside for homeless families.

SHA-owned Developments/Buildings

- Populations served by SHA-owned buildings or developments are not typically identified in available data to OH. However, units which are larger than 1-Bedroom can be assumed to be able to serve families.





- SHA reported that the recently completed Lake City Court (not OH funded), a 86-unit building of mostly 2-bedroom apartments without set-asides for homeless, has a site-specific wait list of 777 families as of January 2012.

Qualitative Data on the Perceived Needs in Lake City

Survey of Clients at the North Helpline food bank

- At the direction of the Mayor's Office, HSD staff conducted a survey of clients of Lake City's North Helpline food bank. The survey was designed to assist the City to learn more about the housing and service needs in Lake City and to inform future uses of the former FS39 site. The survey includes responses from 177 food bank clients. The full survey report is attached here as Exhibit C. A summary of data findings is listed below:
 - When asked about perceived needs in Lake City:
 - Majority stated a need for more affordable housing for families (77%) and for single individuals (71%);
 - Many comments supported the need for affordable housing in all neighborhoods; and
 - Two-thirds of participants (67%) stated a need for more shelter in Lake City.
 - When asked about the best future use of Old Fire Station #39, 42% of those surveyed chose "Some affordable housing, with space for a shelter."
 - Survey participants were asked to choose between developing more shelter or developing more affordable housing in Lake City. 101 individuals (57%) chose to develop more affordable housing in Lake City, compared to 53 individuals (30%) who believe that funds should be spent on increasing shelter in the neighborhood.
 - When asked about current living situation:
 - 115 (65%) reported currently renting. Participants were not asked any specific rental questions; however, of the 115 individuals who self-reported as renters, some shared that they are currently living in Section 8 or other publically subsidized housing, and some shared that they were doubled up with friends or family.
 - 26 (15%) reported their current situation as "Other"; 16 (9%) shared being currently homeless.

- 102 individuals (58%) reported a need for more services in Lake City, the most common being: dental; medical; housing/utility assistance; food assistance; and senior services/services for those with a disability.

Key Informant Interviews

- ‘Key informants’ from the Lake City community who work with homeless populations were identified with input from the Mayor’s Office and interviewed about their perception of need in the neighborhood:
 - The Program Manager at a Permanent Supportive Housing project noted that with the visible homeless on the streets in Lake City, there are lots of chemical dependency issues and substance abuse issues on top of mental health issues; clean and sober housing, as a housing model, would not work.
 - The Director of a Day Drop-in Program for Veterans noted that the neighborhood is seeing a lot of social services and housing being developed, and also seeing an up surge in public drinking/substance abuse and street disturbance

Comments Received through FAS’s Community Notification

- FAS has summarized the comments received through the required community notification process in the proposed Public Involvement Plan section of the published Preliminary Report Evaluation of Reuse and Disposal Options For PMA No. 136 - Former Fire Station 39, attached here as Exhibit D. In March, 2012, FAS sent approximately 1,550 neighborhood notices soliciting comments on this excess property via email and U.S. mail to residents and property owners within a 1,000 foot radius of the FS39 property, to community groups in Lake City, and to interested individuals, some of whom attended community meetings in 2011. As of April 4, 2012, FAS received comments from 219 separate individuals.
 - 146 comments support enhanced programming and civic amenities, noting a “critical need for positive, constructive activities” for youth and seniors among diverse populations.
 - A subset of comments (29) were opposed to housing specific to homeless persons

Conclusions

The data gathered through the Needs Assessment demonstrates that:

- The need for affordable housing throughout Seattle is significant;
- In recent years, OH has invested in affordable housing in Lake City for chronic homeless single adults;
- The City’s investment in affordable housing appropriate for families has been less emphasized in Lake City, although the wait list for the SHA Lake City Court project would indicate that demand for affordable housing for families is robust; the level of demand is corroborated by the qualitative data generated from the HSD Survey of food bank clients;
- Given the constraints in operating and services funding, OH is unlikely to fund more than one permanent supportive housing high-needs project through the 2014 NOFA; and
- A vast majority of the comments received directly by the City from concerned community members requests that the City consider activating the Fire Station 39 property for civic amenities, especially for youth and seniors.

Additional Opportunities for Community Input

- 2 Community Meetings per PIP, inform RFP draft
- June 27th SLI Briefing to Council
- July 18th FAS Briefing to Council
- September, 2012 – Two public meetings – Dates and Times TBD
- December 2012, Council Briefing on Final Report for Disposition
- January – March, 2013 Legislation introduced, heard and passed by Council
- Predevelopment and Due Diligence Work – developer will develop and implement community outreach plan
- OH Notice of Funding Available process