

Fort Lawton Workshop

For Potential Homeless & Public Benefit Conveyance Applicants September 26, 2006

Questions & Answers

Answers in Italics are those given at the workshop. The more detailed answers which follow them are being provided to add more information or necessary clarification. Unless otherwise noted respondents were city staff.

1. What is the relationship between the property and homeless uses?
It is a federal requirement.
The Base Realignment & Closure (BRAC) law and regulations require that all applications for homeless uses be considered by the Local Reuse Authority (LRA). The federal Department of Housing and Urban Development (HUD) is charged with reviewing the LRA's reuse plan and the accompanying homeless assistance submission. If necessary HUD may direct the LRA to submit a revised plan/submission and HUD can take over the process of working with interested homeless applicants and determining their suitability if the LRA is not addressing HUD's directives.
2. How did the educational department determine its list of who they mailed an announcement to?
Not entirely sure, contact the Department of Education, info is in your packets.
The federal Department of Education is responsible for notifying eligible applicants of the availability of surplus federal property for educational purposes. They sent notifications of the surplus Fort Lawton property on August 14, 2006. On October 31st they informed the LRA that they received no expression of interest for Fort Lawton.
3. How is HUD determining community – Seattle, Magnolia, etc.?
HUD representative responded –It is citywide and we are also looking at the ten year plan to end homelessness.

HUD determined that the community is the City of Seattle because Seattle receives its federal Community Development Block Grant funds directly from HUD; it does not receive these funds via the state or county.

4. Who makes the final decision?

HUD representative responded: The HUD regional office (Jack Peters) and then it goes to HUD headquarters in Washington, D.C. and the HUD General Counsel.

The HUD regional office is charged with working with the LRA throughout the homeless portions of the BRAC process. They are responsible for reviewing the LRA reuse plan and homeless assistance submittal and working with the LRA if they find deficiencies. When their work is completed they send to their headquarters. HUD will complete its review within 60 days.

5. Will alliances between certain groups, broad coalitions, have a better chance, is it better?

HUD representative responded: LRA will look into details like that not HUD.

If being in a coalition strengthens proposals then the LRA would encourage potential applicants to consider coalitions.

6. Any information related to homelessness in the community of Magnolia?

We should have this type of information on our website, and should cover it later in the presentation.

Seattle's consolidated Plan, which includes data on homelessness, is posted on the Fort Lawton website. The annual One Night Count of homeless collects information on people in emergency shelter and transitional housing, as well as people who are found sleeping outside.

7. Is the Army totally responsible for any environmental clean up that is needed?

Army representative responded: Up to the point of like-use i.e. the motor pool will be cleaned up to the point that another motor pool could be housed there, but if you wanted a kindergarten class in the motor pool it would be up to you to clean up the facility to that level.

It is important to understand the like-use aspect of the environmental clean up that is required of the Army and that remodeling a building can result in clean up that the Army does not have to address.

8. Does zoning for Fort Lawton have to be passed by the City Council?

Zoning is already in place.

The existing zoning is SF 7200, single family 7200 square foot lots. Any change to this zoning would go through the City Council.

9. How many townhouses and homes can be placed on the property?

7.6 townhouses per acre and 6 houses for every acre – so 80.

The above answer is based on current zoning. Any zoning changes could change these numbers.

10. What about a proposal of mixed housing?

Transferred at no cost for housing full cost for market rate.

Property can be acquired for homeless purposes at no cost, for self help housing at a discount of up to 75%. Property to be used for affordable housing other than homeless or self help housing would have to be purchased at fair market price.

11. How to make proposal for mixed-income housing?

Difficult to propose mixed income in a single building.

There are two housing conveyances; property can be acquired for homeless housing at no cost and for self help housing at a discount of up to 75%. For a mixed income project, the developer would need to pay fair market value for the portion of the project not covered by the two housing conveyances noted above.

12. Are you looking at transitional housing versus permanent?

The Office for Housing will base review on TYP policies with a preference for transitional and permanent.

The Ten Year Plan to End Homelessness prioritizes housing development that does not have a limit on how long a resident may stay. Depending on the proposed resident group, the housing may also provide on-site services which may be transitional or on-going to support people with long-term health needs or disabilities.

13. Status of neighboring tribes?

Tribes have a special status but that was earlier in the process.

When screening for interest by federal agencies occurs federally recognized tribes can express an interest in property by going through the Department of Interior which will act on their behalf. Once the federal screening closes then tribes have the same status as other potential applicants for the property.

14. If a group like Heron Habitat Helpers is interested in using some of the space how can we do this, what is the best way.

Notices of Interests for discounted property are for homeless and public benefit conveyances. Talk to city staff.

In order to receive property discounted up to 100% of its value the applicant must apply for either a homeless use or one of the public benefit conveyances noted in the information packets. If an applicant is interested in renting a portion of a building that might be a possibility but the public benefit conveyances have restraints on the uses of the property so there may be constraints on renting to other organizations. Purchase of a building at fair market value would not have any federal restrictions.

15. What about parks or wildlife?

A parks conveyance would be through the city of Seattle and wildlife is done through the states, you will find contact information in packets.

There are public benefit conveyances for both parks and wildlife conservation. The city of Seattle would be the eligible applicant for a parks & recreation conveyance and the State of Washington would be the eligible applicant for a wildlife conveyance.

16. Will the buildings be converted/reused, is there a preference?

We have not made that decision; it is up to the Notice of Interest applicants.

The city will be reviewing applicants Notices of Interest based on the uses they are proposing. We recognize that reusing older buildings can entail remodeling and meeting city code costs and we will look at that in reviewing Notices of Interest.

17. Will there be additional opportunities for tours?

Contact the city to schedule a tour; we have to keep in mind that this is still a functioning base.

Fort Lawton is an active base but it is open to walking around the grounds. Potential applicants should contact city staff for a tour of the buildings if they need one.

18. Have any tribes applied?

Army representative responded: November 2005-March 2006 was the time period that tribes, along with all federal agencies, were notified. The Department of Interior did submit, then withdrew.

Because the two requests submitted by the Department of Interior on behalf of federally recognized tribes were withdrawn there is no tribal application for the Fort Lawton property.

19. As part of a coalition (tribes) what is their status?

Their status is the same as everyone else now; the special status period is over.

The time period in which federally recognized tribes could apply during the federal agencies process ended in March 2006.

20. Tell us more about the Technical Advisory Group, how can we get on it?

It is appointed by the Mayor. It will have a wide view, lots of stakeholders. The TAG will assist in review of the Notices of Interest –need strong organizations for long term operation of site. If you are interested in possibly being on it see city staff.

The TAG is being created to advise the Mayor on a broad array of topics related to the reuse of Fort Lawton. The TAG will provide advice on the Notices of Interest and on the reuse plan.

21. Will the infrastructure also be reviewed/will there be information about the capital needs of the buildings?

Army representative responded: No just the environmental review the Army is doing, but the Army is providing drawings of the buildings.

Individual applicants who are planning on requesting a building(s) should consider looking into the particulars of that building(s) structural components.