

APPENDICES

APPENDIX A –LEGAL DESCRIPTION FOR SUPPORTIVE HOUSING SITE

USARC Fort Lawton, Seattle, WA
City of Seattle
Homeless Senior Housing

± 1.63 Acs.

LEGAL DESCRIPTION

A parcel of land lying in the SE ¼ of Section 10, Township 25 North, Range 3 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at a tack in lead plug 7.33 feet northerly of a City of Seattle Monument located in the intersection of West Government Way and 36th Avenue West, from which the southeast corner of Parcel Number 5, also known as United State Army Reserve Center, bears north 01°17'08" east, a distance of 848.23 feet; thence north 01°17'08" east, a distance of 848.23 feet to the southeast corner of said Parcel Number 5, a point known as D-6; thence north 89°50'11" west along the south line of said Parcel Number 5, a distance of 117.66 feet to the northwest corner of Parcel Number 4; thence continuing north 89°50'11" west along the south line of said Parcel Number 5, a distance of 196.65 feet to a point known as D5-1; thence north 88°58'20" west along the south line of said Parcel Number 5, a distance of 378.60 feet to the southwest corner of said Parcel Number 5, a point known as F; thence north 40°44'24" east along the west line of said Parcel Number 5, a distance of 260.33 feet; thence north 02°11'15" east along the west line of said Parcel Number 5, a distance of 422.37 feet to a point known as Parks Monument "C"; thence continuing north 02°11'15" east a distance of 61.08 feet to the **POINT OF BEGINNING**;

Thence again continuing north 02°11'15" east a distance of 4.04 feet;

Thence south 86°40'21" east, a distance of 9.52 feet;

Thence north 01°25'17" east, a distance of 262.72 feet;

Thence north 04°11'49" west, a distance of 49.94 feet;

Thence north 88°49'14" west, a distance of 222.03 feet;

Thence south 00°50'34" west, a distance of 316.13 feet;

Thence south 88°49'14" east, a distance of 214.16 feet to the **POINT OF BEGINNING**

Containing 1.63 acres, more or less.

This Legal is based on a survey by Terrance Brannan dated June 2010.

By	JEF 25 Mar 2015	
Chkd;	OJV 25 Mar 2015	
Map:	USARC.mxd	
CAD/GIS:	O:\TR\cadastral\OrgProjects\Military\FLTARC - USARC FORT LAWTON (FORT LAWTON USAR COMPLEX)\Construction\USARC	(1)
Doc:	002371.docx	

APPENDIX B – ALL HOME, SEATTLE/KING COUNTY CONTINUUM OF CARE FOR PEOPLE WHO ARE HOMELESS

Appendix B.1 - All Home King County, 2018 Count Us In Report, Point in Time Count

Data on the needs of people experiencing homelessness in our community, Retrieved 2/2019 from <http://allhomekc.org/king-county-point-in-time-pit-count/>

Appendix B.2 - All Home King County, HUD Continuum of Care; 2018 CoC Program Project Application Materials

Retrieved 2/2019 from <http://allhomekc.org/hud-coc/>

Appendix B.3 - All Home King County, Our Strategic Plan

Retrieved 2/2019 from <http://allhomekc.org/the-plan/>

APPENDIX C – CITY OF SEATTLE GUIDING PLANS, POLICIES, AND ANALYSES

City of Seattle (December 2018), *2035 Comprehensive Plan, Managing Growth to Become an Equitable and Sustainable City, 2015-2035*, Retrieved from <http://www.seattle.gov/opcd/ongoing-initiatives/comprehensive-plan#projectdocuments>

City of Seattle (July 2018), *Consolidated Plan for Housing and Community Development 2018-2022*, Retrieved from <http://www.seattle.gov/humanservices/funding-and-reports/resources/seattles-2018-2022-consolidated-plan-for-housing-and-community-development->

City of Seattle (March 29, 2018), *Final Environmental Impact Statement for the Fort Lawton Army Reserve Center Redevelopment Project*, Retrieved from http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton_Final%20EIS.pdf

City of Seattle, *Fort Lawton Redevelopment Plan adopted by City Council in September 2008 by Resolution 31086,* 9/18/2008
http://www.seattle.gov/Documents/Departments/Neighborhoods/FtLawton/ft-lawton-redev-plan_091808.pdf

City of Seattle and Seattle Housing Authority (2017), *Joint Assessment of Fair Housing*, Retrieved from <http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf>

City of Seattle Parks and Recreation, 2017 Parks and Open Space Plan, Adopted 8/7/2017 by Resolution 31763, Retrieved from <http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/2017Plan/2017ParksandOpenSpacePlanFinal.pdf>

APPENDIX D – HUD CONTINUUM OF CARE HOMELESS ASSISTANCE PROGRAMS, 2018 HOUSING INVENTORY COUNT REPORT

U.S. Department of Housing and Urban Development, *HUD 2018 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report – CoC Name: Seattle/King County*, Retrieved 2/2019 from

https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_State_WA_2018.PDF

APPENDIX E – NATIONAL ALLIANCE TO END HOMELESSNESS, FACT SHEET: HOUSING FIRST



WHAT IS HOUSING FIRST?

Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.¹

HOW IS HOUSING FIRST DIFFERENT FROM OTHER APPROACHES?

Housing First does not require people experiencing homelessness to address all of their problems including behavioral health problems, or to graduate through a series of services programs before they can access housing. Housing First does not mandate participation in services either before obtaining housing or in order to retain housing. The Housing First approach views housing as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter. Supportive services are offered to support people with housing stability and individual well-being, but participation is not required as services have been found to be more effective when a person chooses to engage.² Other approaches do make such requirements in order for a person to obtain and retain housing.

WHO CAN BE HELPED BY HOUSING FIRST?

A Housing First approach can benefit both homeless families and individuals with any degree of service needs. The flexible and responsive nature of a Housing First approach allows it to be tailored to help anyone. As such, a Housing First approach can be applied to help end homelessness for a household who became homeless due to a temporary personal or financial crisis and has limited service needs, only needing help accessing and securing permanent housing. At the same time, Housing First has been found to be particularly effective approach to end homelessness for high need populations, such as chronically homeless individuals.³

WHAT ARE THE ELEMENTS OF A HOUSING FIRST PROGRAM?

Housing First programs often provide rental assistance that varies in duration depending on the household's needs. Consumers sign a standard lease and are able to access supports as necessary to help them do so. A variety of voluntary services may be used to promote housing stability and well-being during and following housing placement.

Two common program models follow the Housing First approach but differ in implementation. Permanent supportive housing (PSH) is targeted to individuals and families with chronic illnesses, disabilities, mental health issues, or substance use disorders who have experienced long-term or repeated homelessness. It provides long-term rental assistance and supportive services.

A second program model, rapid re-housing, is employed for a wide variety of individuals and

families. It provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and remain housed. The Core Components of rapid re-housing—housing identification, rent and move-in assistance, and case management and services—operationalize Housing First principals.

■ DOES HOUSING FIRST WORK?

There is a large and growing evidence base demonstrating that Housing First is an effective solution to homelessness. Consumers in a Housing First model access housing faster^{vii} and are more likely to remain stably housed.^{viii} This is true for both PSH and rapid re-housing programs. PSH has a long-term housing retention rate of up to 98 percent.^{ix} Studies have shown that rapid re-housing helps people exit homelessness quickly—in one study, an average of two months^x—and remain housed. A variety of studies have shown that between 75 percent and 91 percent of households remain housed a year after being rapidly re-housed.^{xii}

More extensive studies have been completed on PSH finding that clients report an increase in perceived levels of autonomy, choice, and control in Housing First programs. A majority of clients are found to participate in the optional supportive services provided,^{xiii} often resulting in greater housing stability. Clients using supportive services are more likely to

participate in job training programs, attend school, discontinue substance use, have fewer instances of domestic violence,^{xiv} and spend fewer days hospitalized than those not participating.^{xv}

Finally, permanent supportive housing has been found to be cost efficient. Providing access to housing generally results in cost savings for communities because housed people are less likely to use emergency services, including hospitals, jails, and emergency shelter, than those who are homeless. One study found an average cost savings on emergency services of \$31,545 per person housed in a Housing First program over the course of two years.^{xvi} Another study showed that a Housing First program could cost up to \$23,000 less per consumer per year than a shelter program.^{xvii}

^{vii}Tsemberis, S. & Eisenberg, R. Pathways to Housing: Supported Housing for Street-Dwelling Homeless Individuals with Psychiatric Disabilities. 2000.

^{viii}Einbinder, S. & Tull, T. The Housing First Program for Homeless Families: Empirical Evidence of Long-term Efficacy to End and Prevent Family Homelessness. 2007.

^{ix}Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating In Continuum of Care and Housing First Programmes. 2003.

^xGulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating In Continuum of Care and Housing First programs. 2003.

^{xi}Tsemberis, S. & Eisenberg, R. Pathways to Housing: Supported Housing for Street-Dwelling Homeless Individuals with Psychiatric Disabilities. 2000.

^{xii}Montgomery, A.E., Hill, L., Kane, V., & Culhane, D. Housing Chronically Homeless Veterans: Evaluating the Efficacy of a Housing First Approach to HUD-VASH. 2013.

^{xiii}U.S. Department of Housing and Urban Development. Family Options Study: Short-Term Impacts. 2015.

^{xiv}Byrne, T., Treglia, D., Culhane, D., Kuhn, J., & Kane, V. Predictors of Homelessness Among Families and Single Adults After Exit from Homelessness Prevention and Rapid Re-Housing Programs: Evidence from the Department of Veterans Affairs Supportive Services for Veterans Program. 2015.

^{xv}Tsemberis, S., Gulcur, L., & Nakae, M. Housing First, Consumer Choice, and Harm Reduction for Homeless Individuals with a Dual Diagnosis. 2004.

^{xvi}Einbinder, S. & Tull, T. The Housing First Program for Homeless Families: Empirical Evidence of Long-term Efficacy to End and Prevent Family Homelessness. 2007.

^{xvii}Gulcur, L., Stefancic, A., Shinn, M., Tsemberis, S., & Fishcer, S. Housing, Hospitalization, and Cost Outcomes for Homeless Individuals with Psychiatric Disabilities Participating In Continuum of Care and Housing First programs. 2003.

^{xviii}Perlman, J. & Parvensky, J. Denver Housing First Collaborative: Cost Benefit Analysis and Program Outcomes Report. 2006.

^{xix}Tsemberis, S. & Stefancic, A. Housing First for Long-Term Shelter Dwellers with Psychiatric Disabilities in a Suburban County: A Four-Year Study of Housing Access and Retention. 2007.

APPENDIX F – NOTICE OF AVAILABILITY PUBLISHED IN DAILY JOURNAL OF COMMERCE AND SEATTLE TIMES, SEPTEMBER 2006

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers City of Seattle

The City of Seattle is seeking notices of interest (NOIs) for surplus federal property at the Army installations described below (referred to collectively as "Fort Lawton"). The City has been designated as the Local Redevelopment Authority (LRA) for Fort Lawton and is providing this notice as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended, and its implementing regulations. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on January 10, 2007. However, the federal agencies listed below may have earlier deadlines, so entities interested in public benefit conveyances should contact them directly as early as possible.

The Department of the Army published a notice of the following surplus property in the *Federal Register* on May 9, 2006:
Seattle—2LT Robert R. Leisy USARC/AMSA 79, 4570 Texas West Way,
Seattle—CPT James R. Harvey USARC, 4510 Texas West Way
These installations are contiguous and are generally located adjacent to the northeast portion of Discovery Park in the Magnolia neighborhood.

The LRA understands that the surplus property consists of approximately 38 acres of land, two large office buildings, smaller storage and maintenance buildings, roadway, parade ground, cemetery, various equipment, furnishings and other personal property in the buildings. This information has changed from the Army's May 9, 2006 notice in the *Seattle Times*, and may be subject to further revision. A more detailed listing may be obtained from the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any state or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families in the city of Seattle.

A workshop will be held at Fort Lawton, on September 26, 2006, at 10:00 am which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call or email Kristine Kertson at 206-233-0073 or Kristine.kertson@seattle.gov by September 22, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at Fort Lawton (ii) a description of the need for the program; (iii) a description of the extent to

which the program is or will be coordinated with other homeless assistance programs in the city of Seattle; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Fort Lawton that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property.

<p>Parks and Recreation and Lighthouses: David Siegenthaler Program Manager Pacific West Region National Parks Service U.S. Department of the Interior 1111 Jackson , Suite 700 Oakland, CA 94607 Telephone: 510-817-1324 E-mail: david_siegenthaler@nps.gov</p>	<p>Education: Peter Wieczorek, Director Federal Real Property Group U.S. Department of Education 33 Arch Street, Suite 1140 Boston, MA 02110 Telephone: 617-289-0172 E-Mail: peter.wieczorek@ed.gov</p>
<p>Public Health: John Hicks Chief, Space Management Branch Division of Property Management/PSC Department of Health & Human Services Parklawn Building, Room 5B-41 5600 Fishers Lane Rockville, MD 20857 Telephone: 301-443-2265 E-mail: rpb@psc.gov</p>	<p>Corrections and Law Enforcement: Janet Quist Special Projects Manager Bureau of Justice Assistance Office of Justice Programs U.S. Department of Justice 810 7th Street, NW, Room 4413 Washington, DC 20531 Telephone: 202-353-2392 E-mail: janet.quist@usdoj.gov</p>
<p>Self Help Housing: Janet Golrick Assistant Deputy-Assistant Secretary Office of Multi-Family Housing Department of Housing and Urban Development 451 7th Street, SW, Room 6110 Washington, DC 20410 Telephone: 202-708-2495 E-mail: janet_m_golrick@hud.gov</p>	<p>Port Facility: Keith Lesnick U.S. Department of Transportation Maritime Administration 400 7th Street, SW, Room 7206 Washington, DC 20590 Telephone: 202-366-4357, ext. 1624 E-mail: keith.lesnick@marad.dot.gov</p>

<p>Emergency Management Bill (Cheri) A. Smith Program manager Excess Federal Real Property Program Facilities Management and Services Division Federal Emergency Management Agency 500 C Street SW, Room 505 Washington, D.C. 20472 Telephone: 202-646-3383 E-mail: bill.smith1@dhs.gov</p>	<p>Historic Monument: Hank Florence National Park Service Pacific West Region – Seattle Office 909 First Avenue Seattle, WA 98104 Telephone: 206-220-4133 E-mail: hank_florence@nps.gov</p>
<p>Wildlife Conservation Department of the Army Attn: Base Realignment and Closure Office (DAIM-BD) Washington, D.C. 20310-0600 E-mail: brac2005@hqda.army.mil</p>	<p>Airport Paul Johnson Compliance Specialist Department of Transportation Federal Aviation Administration Seattle Airports District Office 1601 Lind Avenue SW Renton, WA 98057-3356 Telephone: 425-227-2655 E-mail: paul.johnson@faa.gov</p>

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

NOIs should be sent or delivered to: ATTN: Fort Lawton LRA , Seattle Office of Housing, Seattle Municipal Tower, 700 5th Avenue, 57th Floor, PO Box 94725, Seattle, WA 98124-4725 no later than 5:00 pm on January 10, 2007. For additional information, contact Linda Cannon at 600 Fourth Avenue, 5th Floor, P.O. Box 94746, Seattle, WA 98124-4746, 206-684-8263, E-mail: linda.cannon@seattle.gov.

APPENDIX G – FORT LAWTON NOI WORKSHOP AND TOUR (9/26/2006) ATTENDEES

List of attendees on following page(s).

1. 36th Street Neighborhood
2. 70th RRC
3. AF Evans
4. Alesek Institute
5. Cascade Land Conservancy
6. Common Ground
7. The Compass Center
8. Community Psychiatric Clinic
9. Enterprise
10. Evergreen Treatment Services
11. Habitat for Humanity
12. Heron Habitat Helpers
13. HHH - 36th Neighborhood
14. The Homeless Project
15. King County
16. Low Income Housing Institute (LIHI)
17. Magnolia Historical Society
18. Mithun
19. Plymouth Housing Group
20. Seattle Housing Authority
21. SMR Architects
22. SVR Design Company
23. United Indians
24. YWCA

Name	Organization	Address	Phone	Email	Interested in either	
					Homeless Use	Public Benefit Conveyance
Judy Leask Guhrne	United Indians	PO Box 99100 (Discovery Park)	206-285-4425	jguhrne@unitedindians.org		x
Phil Lane, Jr.	United Indians	PO Box 99100 (Discovery Park)	206-285-4425	ceo@unitedindians.org		x
Dorothy Bullitt	Habitat for Humanity	15439 53rd S. Suite B. Tukwila, 98188	206-292-2404 x103	dbullitt@seattle-habitat.org		x
Pam Garrison	70th RRC	4570 Texas Way W, 98199	206-281-3026	pamgarrison@usar.army.mil		
Donna Kostka	Heron Habitat Helpers	6516 A. 24th Avenue NE, Seattle 98115	206-283-7805	donna4510@comcast.net		x
Christine Atkins	36th Street Neighborhood	4562 34th Avenue W, 98199	206-286-1908	coos Atkins1@comcast.net	x	x
Heidi Carpine (sp?)	HHH - 36th Neighborhood	4663 36th West, 98199	206-284-6469			x
Anne Lockmiller	King County	500 4th Avenue	206-205-5638	anne.lockmiller@metrokc.gov	x	x
Stephen Reilly	Cascade Land Conservancy		206-292-5907 x209	stephenr@cascadeland.org		x
Jake McKinstry	AF Evans	2125 Western Avenue, Suite 400	206-443-2700 x15	jcmckinstry@af-evans.com	x	x
Monica Woolton	Magnolia Historical Society	3607 40th W, Seattle 98199	206-284-2430	woolton@mhsl.net		x
Bill Kresager	Mithun	1201 Alaskan Way,	206-971-5534	bill@mithun.com	x	x
Tom Tierney	SHA	P.O. Box 19028, Seattle 98109	206-615-3500	execdirector@seattlehousing.org	x	x
Ron Murphy	SMR Architects	911 Western Avenue #200	206-623-1104	rmurphy@smrarchitects.com	x	x

Name	Organization	Address	Phone	Email	Interested in:	
					Homeless Use	Public Benefit Conveyance
Rick Friedhoff	The Compass Center	77 S. Washington Street	206-357-3102	rfriedhoff@compasscenter.org	x	x
Kathy Roseth	Plymouth Housing Group	2208 1st Avenue, Seattle 98121	206-374-9409	kroseth@plymouthhousing.org	x	
Tom VonSchrader	SVR	815 Western Avenue, Suite 400, Seattle 98105	206-223-0326	tomvs@svrdesign.com		
Lolly Kunkler	SVR	815 Western Avenue, Suite 400, Seattle 98105	206-223-0326	lklyk@svrdesign.com		
Mike Nielsen	CPC	4319 Stone Way N, Seattle, 98103	206-545-2377	mnielsen@cpwa.org	x	
Dan Landas	Common Ground	401 2nd South, #500, Seattle 98104	206-461-4500 x115	dani@commonground.org	x	
Greg Gartell	LIHI	2407 1st Avenue, #200 Seattle, 98121	206-957-9028	greg@lihi.org	x	
Sharon Lee	LIHI	2407 1st Avenue, #200 Seattle, 98121	206-443-9935 x111	sharonl@lihi.org	x	x
KC Dietz	Heron Habitat Helpers	4346 35th Avenue W, Seattle 98199		kdietz@hotmail.com		x
Chloe Gale	ETS Reach	1930 Boren Ave	206-716-6483	chloegale@metriokc.gov	x	
Leslie Leber	YWCA	1118 5th Avenue, Seattle 98101	206-490-4353	lleber@ywcaworks.org	x	
Kollin Min	Enterprise	411 First Avenue S., Suite 411	206-223-4517	kmin@enterprisecommunity.org		
Tara Lee	The Homeless Project	4 Nickerson Street, 3rd Floor	206-525-1212	tlee@thechurchcouncil.org	x	
Kay L. Shoudy	Heron Habitat Helpers	6651 - 40th Avenue W	206-281-1635	shoudyok@comcast.net		
Jisa Folkins	Mithun	1201 Alaskan Way,	206-971-5574	lisaf@mithun.com		
					Interested in either	
Al Levine	SHA	121 6th Avenue N.		allevine@seattlehousing.org	x	x
Gary Gaffner		P.O. Box 99555, Seattle, 98139	206-284-9999			
MJ Kiser	Compass Center	77 S. Washington Street	206-357-3124	mjkiser@compasscenter.org	x	
Kelley Craig	ETS Reach	1930 Boren Ave	715-4103	kelleycraig@everettresortreatment.org	x	
Elizabeth Tail	Alessek Institute	5919 N. Levee Road East, File 98424	253-922-5269	elizabetht@alessek.org	x	

APPENDIX H – 2006 OUTREACH MATERIALS

[Public outreach materials from 2006](#)

APPENDIX I – COPIES OF FORT LAWTON NOTICES OF INTEREST (NOIs) RECEIVED BY LRA

1. [Seattle Housing Authority Notice of Interest](#)
2. [United Indians of All Tribes Foundation with Archdiocesan Housing Authority, Low Income Housing Authority, & A.F. Evans NOI](#)
3. [Downtown Emergency Services Center NOI](#)
4. [Seattle Veterans Museum NOI](#)
5. [Seattle Parks and Recreation NOI](#)

APPENDIX J – DISTRIBUTION LISTS

Appendix J.1 - 2006: Homeless Assistance Providers Contacted About Public Benefit Conveyance Opportunities at Fort Lawton

Mailing Address Contact	Contractor Name	Mailing Address Street	Mailing Address City	Mailing Address State	Mailing Address Zip	Mailing Address Phone No
Betsy Lieberman	AIDS Housing of Washington	2014 East Madison Street, Suite 200	Seattle	WA	98122	(206) 322-9444
Joanne Whitehead	Arc of King County	233 6th Avenue North	Seattle	WA	98109	(206) 364-6337
Bill Hallerman	Archdiocesan Housing Authority	1902 Second Avenue	Seattle	WA	98101-1155	(206) 728-8171
James Blanchard	Auburn Youth Resources	816 F Street Southeast	Auburn	WA	98002-6121	(253) 939-2202
Paul Lund	Cascade/Immanuel Emergency Services	1215 Thomas Street	Seattle	WA	98109-5427	(206) 622-1930
Josephine Tamayo Murray	Catholic Community Services of Western Washington	100 23rd Avenue South	Seattle	WA	98144	(206) 323-6336
Tony Orange	Central Area Motivation Program	722 18th Avenue	Seattle	WA	98122-4704	(206) 812-4940
Mervyn Chambers	Central Youth and Family Services	1901 Martin Luther King Way South	Seattle	WA	98144-4801	(206) 322-7876
Osborne D. Sharon	Children's Home Society of Washington	3300 Northeast 65th	Seattle	WA	98115	(206) 695-3200
Rev. Sanford Brown	Church Council of Greater Seattle	4 Nickerson Street, Suite 300	Seattle	WA	98109-4404	(206) 525-1213
Lynn Davison	Common Ground	401 Second Ave. South, Suite 500	Seattle	WA	98104	(206) 461-4500
Havenga is the director	Community Psychiatric Clinic	4319 Stone Way North	Seattle	WA	98103-7420	
Rick Friedhoff	Compass Center	77 South Washington Street	Seattle	WA	98104-2519	(206) 461-7835
William G. Hobson	Downtown Emergency Service Center	515 Third Avenue	Seattle	WA	98104	(206) 464-1570
Roberto Maestas	El Centro de la Raza	2524 16th Avenue South	Seattle	WA	98144-5104	(206) 329-9442

Ruthanne Howell	Family Services	615 Second Avenue, Suite 150	Seattle	WA	98104	206-826-3050 ext. 127
Doreen Cato	First Place	P.O. Box 22536	Seattle	WA	98122-0536	(206) 323-6715
Cheryl Cobbs	Fremont Public Association	1501 North 45th Street	Seattle	WA	98103-6708	(206) 694-6700
Kathleen Barry	Friends of Youth	16225 Northeast 87th, Suite A-6	Redmond	WA	98052-3536	(425) 859-6490
Kelle Nelson-Brown	Goodwill Development Association	1502 East Yesler Way, Suite 2	Seattle	WA	98122	(206) 323-7409
Robert Davis	Housing Authority of Snohomish County	12625 Fourth Avenue West	Everett	WA	98204	(206) 743-4505
Stella Chao	International District Housing Alliance	606 Maynard Avenue South, Suite 105	Seattle	WA	98104-2957	(206) 623-5132
Tina Podlodowski	Lifelong AIDS Alliance	1002 East Seneca	Seattle	WA	98122-4214	(206) 328-8979
Sharon Lee	Low Income Housing Institute	2407 1st Avenue, Suite 200	Seattle	WA	98121-1311	(206) 443-9935 ex 111
Arthur Padilla	Multifaith Works	1801 12th Avenue, Suite A	Seattle	WA	98122	(206) 324-1520
Rick Reynolds	Operation Nightwatch	P.O. Box 21181	Seattle	WA	98111-3181	(206) 323-4359
Paul Lambros	Plymouth Housing Group	2209 1st Avenue	Seattle	WA	98121	(206) 374-9409
Mark Secord	Puget Sound Neighborhood Health Centers	905 Spruce Street, Suite 300	Seattle	WA	98104	(206) 461-6935
Scott Morrow	Seattle Housing And Resource Effort	P.O. Box 2548	Seattle	WA	98111	(206) 448-7889
Camille Monzon, M.P.A.	Seattle Indian Center	611 12th Avenue South, Suite 300	Seattle	WA	98144-2007	(206) 329-8700
Michael Shaw	Shalom Zone Non-Profit Association	1415 Northeast 43rd Street	Seattle	WA	98105-5877	(206) 632-5163
Kris Nyrop	Street Outreach Services	2028 Westlake Avenue	Seattle	WA	98121	(206) 625-0854
Nila Fankhauser	The Salvation Army, a California Corporation	1101 Pike Street	Seattle	WA	98101	(206) 405-4290
Norman Johnson Lane Jr. is the ED but Michelle is also still	Therapeutic Health Services, Inc. United Indians Of All Tribes Foundation	1116 Summit Avenue	Seattle	WA	98101-2831	
Mark J. Snow	University Street Ministry	4740 B University Way	Seattle	WA	98105	(206) 522-4366
James Kelly	Urban League of Metropolitan Seattle	105 14th Avenue	Seattle	WA	98122-5558	(206) 461-3792
Brian Knowles	Virginia Mason Medical Center	2720 East Madison	Seattle	WA	98112	(206) 322-5300
Kris Stadelman	Workforce Development Council of Seattle-King County	2003 Western Avenue	Seattle	WA	98121	(206) 448-0474
Allison Wherry	YMCA of Greater Seattle	909 Fourth Avenue	Seattle	WA	98104	(206) 382-5013
Delores Lane Victoria Wagner New Director is Bill Wilson	Youth and Outreach Services YouthCare	P.O. Box 1921	Renton	WA	98052	(206) 723-9104/723-5513
Sue Sherbrooke	YWCA of Seattle-King County- Snohomish County	2500 Northeast 54th St	Seattle	WA	98105	(206) 694-4500
		1118 Fifth Avenue	Seattle	WA	98101	(206) 568-7845
Additions from HUD						
Contact	Contractor Name	Mailing Address	Address City	Address State	Mailing Address	Zip
Nina Auerbach	Child Care Resources	1225 S Weller Street, Suite 300	Seattle	WA	98144	
Mario Paredes	Consejo Counseling and Referral Services	3808 S Angeline Street	Seattle	WA	98118	

Director	Eastside Domestic Violence Program	PO BOX 6398	Bellevue WA	98008
Doreene Marchione	Hopelink	16225 NE 87TH ST	Redmond WA	98052
Michael Heinisch	Kent Youth and Family Services	232 2ND AVE S # 201	Kent WA	98032
Dini Duclos	Multi Service Center	PO BOX 23699	Federal Way WA	98093
Tom Tierney	Seattle Housing Authority Vietnam Veterans Leadership Program	PO BOX 19028	Seattle WA	98109
Sherwood Dickie		2903 NE 193RD ST	Lake Forest WA	98155

Appendix J.2 - 2017-2018: EIS Distribution List (Fort Lawton FEIS Chapter 6)

Tribes

Duwamish Tribe
Muckleshoot Tribe, Fisheries Division
Snoqualmie Tribe
Stillaguamish Tribe
Suquamish Tribe
Tulalip Indian Tribe

Federal Agencies

U.S. Army Base Transition Coordinator
U.S. Army BRAC Environmental Coordinator
U.S. Army Corps of Engineers
U.S. Army Department of Veterans Affairs
U.S. Department of Housing and Urban Development

State Agencies

Washington State Department of Archaeology and Historic Preservation
Washington State Department of Ecology, Environmental Review Section
Washington State Department of Fish and Wildlife
Washington State Department of Health, Environmental Health Division
Washington State Department of Natural Resources
Washington State Department of Transportation, Northwest Division

Local Agencies

King County Metro, Real Estate/Land Use/Environmental Planning
King County Wastewater Treatment Division, Environmental Planning
Public Health Seattle & King County, Environmental Health Division
Seattle City Light
Port of Seattle, Environmental Management
Puget Sound Clean Air Agency
Seattle Landmarks Preservation Board
Seattle Public Schools

APPENDIX K – WRITTEN AND ORAL PUBLIC COMMENT ON REDEVELOPMENT OF FORT LAWTON

Appendix K.1 - August 5, 2008 Seattle City Council Committee Meeting - Public comment transcripts

https://wayback.archive-it.org/3241/20141217184655/https://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft_lawton_PIP_hearings_091808.pdf

Appendix K.2 - 2008 Comments via Email and Letter

https://wayback.archive-it.org/3241/20141217184738/https://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft_lawton_PIP_letters_091808.pdf

Appendix K.3 - 2017-2018: Key Topic Areas and Analysis (FEIS Chapter 4)

http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton_Final%20EIS.pdf#page=389

Appendix K.4 - 2017-2018: Comment Letters/Transcript of Draft EIS Public Hearing and Responses (FEIS Chapter 5)

http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/FtLawton_Final%20EIS.pdf#page=407

APPENDIX L – TWO OPINIONS OF AFFORDABLE HOUSING AT FORT LAWTON

These are two representative opinions published by the *Seattle Times* in March 2019 about including housing for persons who have experienced homelessness as part of the redevelopment plan for Fort Lawton. The majority of public comments received, collectively in person at public meetings and submitted through email and regular mail, support creating affordable homes.

[Opinions as published in *Seattle Times* on following page(s).]

Letters To The Editor

Fort Lawton housing is no threat to Discovery Park



Originally published March 8, 2019 at 11:32 am

By [Letters editor](#)

The Seattle Times

Re: [“Yes to affordable housing, but not in Discovery Park’s backyard”](#):

Seattle lacks affordable housing. Part of the solution, then, is to build affordable housing.

The redevelopment plan for Fort Lawton near Discovery Park in Magnolia is an important step toward making Seattle more affordable for its residents.

Neal Starkman argues in his Op-Ed that he is not a NIMBY but proceeds to use the NIMBY playbook. First, he states that he supports the idea of building affordable housing in his neighborhood, just not this project — the project that has already had extensive public input, an environmental impact study and the potential to come to fruition.

Second, he argues that there will be an increase in noise, traffic and pollution that will harm Discovery Park due to new homes near the park. The park is already surrounded by hundreds of homes. No one complains about the traffic and pollution they cause. But somehow these new homes would be too much for the park to handle. He is ultimately saying that an increase in noise, traffic and pollution is OK for other neighborhoods — but not his.

I love Discovery Park. This plan will not threaten it, but it will help more of our fellow Seattleites afford to live in our city.

Kelly Husted, Seattle

Opinion

Yes to affordable housing, but not in Discovery Park's backyard



Originally published March 5, 2019 at 2:33 pm Updated March 6, 2019 at 2:15 pm



The Discovery Park Lighthouse is a favorite Seattle destination. (AP File Photo / Manuel Valdes)

Seattle needs affordable housing – lots of it. We need to provide for all our citizens. But there must be better locations than Discovery Park.

By [Neal Starkman](#)

Special to The Times

Discovery Park is probably the most beautiful park in Seattle — more than 500 acres of forest with trails threading woods and meadows, and offering a breathtaking view of Puget Sound and the Olympic Mountains.

It's tucked away at the far west end of the Magnolia community, away from major thoroughfares, with only one roadway entrance. It's quiet, it's pristine, it's a haven for people who want to temporarily get away from the urban environment and immerse themselves in a natural habitat.

And it's being threatened.

Two points: First, I live in Magnolia, and I am all in favor of affordable housing. There are ball fields within two blocks of my house, and I would be fine with such housing at that site. This is not a Not In My Back Yard objection. And

[Opinion continued on next page]

second, really? In the entire city, Seattle thinks that the best place to put up mixed-income housing is essentially in a park?

There will be construction. There will be noise. There will be traffic. There will be pollution. And that's in the eight years before the housing will even be completed. Once built, there will be more noise, more traffic and more pollution. Does anyone truly believe that Discovery Park will remain the same? Does anyone truly believe that the park will retain its unique qualities that have made it such a beautiful area for both humans and wildlife to enjoy? I cannot fathom any solid reason why those who cherish the beauty of the city would choose this location.

Again, let me be clear: Seattle needs affordable housing — lots of it. We need to provide for all our citizens. But there have to be better locations than this one. There have to be better locations than such a natural milieu, one that will be forever compromised if this plan goes through.

A public meeting on this subject was held Monday evening; it was packed. Some people focused on how important it was to provide affordable housing but ignored where best to provide that housing. Others referred to the initial plan for the park, which did not include housing communities. Still others emphasized the plight of the local animals — seals, herons and the like — threatened by construction and pollution. They asked, “If we go through with this plan, what will the park be like in 20, 30, 80 years? Is this something our grandchildren will thank us for?”

The timeline for a final decision by the City Council is not definite, but it is expected to take up the issue this spring. Meantime, for more information, you may want to contact the Discovery Park Community Alliance:

www.dpark29.com

As supporters of the park say, “There are better locations in the city for low-income housing, but there are no other locations in which to grow the park.”

I encourage anyone who loves Seattle to urge an alternative plan, one that does not destroy Discovery Park.

APPENDIX M – LEGALLY BINDING AGREEMENT BETWEEN THE CITY OF SEATTLE AND CATHOLIC HOUSING SERVICES OF WESTERN WASHINGTON

[Lease Between The City of Seattle and CHS, dba Archdiocesan Housing Authority](#)

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APPENDIX N – CATHOLIC HOUSING SERVICES LETTER AGREEING TO TERMS OF LEGALLY BINDING AGREEMENT



April 5, 2019

U.S. Department of Housing and Urban Development
Office of Special Needs Assistance Programs
BRAC Coordinator
451 Seventh Street, SW, RM 7266
Washington, DC 20410

Re: Legally Binding Agreement

To the BRAC Coordinator:

The Archdiocesan Housing Authority (“AHA”) is providing this letter to confirm that it has negotiated and agreed to the terms contained within the Legally Binding Agreement, in the form of a lease, submitted by the City of Seattle as part of its Homeless Assistance Submission provided to HUD and the Department of Defense together with the Fort Lawton Redevelopment Plan (The Plan). However, the Legally Binding Agreement does not create any contract or other legal obligations upon AHA unless and until the following conditions precedent and contingencies are satisfied:

1. There is no significant or material change(s) to The Plan as submitted; and
2. Financing and other contingencies described in and/or as contemplated by the respective Legally Binding Agreements are satisfied for each housing project; and
3. AHA’s obligation to enter into and be bound by either of the Legally Binding Agreements is subject to and will require (1) formal approval of the AHA Board of Trustees, and (2) approval and execution of a Certificate of Action by AHA’s Corporate Member in accordance with AHA’s by-laws.

If you have any questions or require additional information, please contact Chris Jowell, Vice President and Agency Director at Catholic Housing Services (chrisj@ccsww.org).

Sincerely,

Rob Van Tassell
Vice President of Housing and Community Development
Archdiocesan Housing Authority



100 - 23rd Avenue South, Seattle, WA 98144-2302
Phone: (206) 323-6336 Fax: (206) 328-5692
www.ccsww.org



Catholic Housing Services is a DBA of the Archdiocesan Housing Authority