

FAQs

198th Affordable Housing Project

1. What is happening at 198th and Aurora?

The City of Shoreline, in partnership with King County, Community Psychiatric Clinic (CPC), and Catholic Housing Services (CHS), recently announced plans to develop 80-100 units of supportive housing for households that are homeless or experiencing housing instability, including individuals dealing with chronic mental illness. This project springs from a partnership between Shoreline and King County to bring an affordable housing development to the City that provides permanent housing with services to support families and individuals who have been homeless or are at risk of becoming homeless. Shoreline is contributing the property for the project, located at the intersection of N. 198th Street and Aurora Avenue, and King County is providing funding support from the voter-approved Veterans, Seniors and Human Services Levy, and CPC is also contributing funding. The partners are committed to developing a project that is successful for both residents and neighbors alike.

2. Why is Shoreline providing housing to the homeless?

Shoreline is experiencing the effects of our regional homelessness crisis and the City of Shoreline is taking steps to contribute to the solution. Homeless people are often victims of crime and illness, and are frequent utilizers of emergency services like police, fire, EMS, hospitals, and jail. The frequent use of these public resources is expensive and these systems are ill-equipped to address homeless people's underlying social and health needs. Getting people off the streets and into housing reduces their impact on these costly services and provides the stability they need to successfully seek treatment and take other positive steps.

3. Why is it located on this site?

The City of Shoreline initially purchased and used the site at 198th and Aurora for the Aurora Corridor Improvement Project. Rather than simply sell the land, the City Council recognized that this parcel provided an unusual opportunity to support the creation of more affordable housing in the community. Its proximity to transit, as well as to shops and services, makes it an ideal location for affordable housing.

4. Who will develop and operate the affordable housing?

Community Psychiatric Clinic (CPC) will develop and manage the apartment building with Catholic Housing Services of Western Washington (CHS). CPC has over 30 years of experience developing and managing affordable housing for people experiencing mental illness in King County. CPC will be merging with Navos, another nonprofit, local mental and behavioral health service provider, in November 2018. For over 50 years, Navos has been innovative and resourceful in creating ways to better respond to the needs of people with mental illness in King County. Navos and CPC have similar missions, aligned values, and identical goals of improving behavioral health care services. Through this merger, the two organizations will combine their efforts to support behavioral health services and be more efficient with the narrow operating margins in the community behavioral health field. CPC and Navos will also provide

case management and residential support services for the people living at the building. CPC has been providing community based behavioral health and other support services in King County for 65 years. CHS has 40 years of experience operating a wide range of housing and services for low-income individuals and families in Western Washington.

5. Who will live in the affordable housing?

At least 40 units will serve people with chronic mental illness; the remainder will serve households who are homeless or experiencing housing instability. All units will be regulated to charge affordable rents at 30% and 50% of the area median income.

6. What services will be provided at the building?

Residents experiencing chronic mental illness will be served by CPC through the supportive housing model, where licensed providers will support residents with a full suite of services to help them maintain housing stability. Supportive housing connects people receiving housing to support services to improve their long-term success in moving out of homelessness. In addition to the supportive housing services, CPC plans to open a behavioral health clinic on the site and a medical clinic in partnership with a primary care provider. Behavioral health services will include counseling, case management, psychiatric evaluations, and medication management for individuals with mental health and drug and alcohol issues. These services will be open to the public, further expanding the health care network in Shoreline.

7. Will there be a code of conduct for the residents?

The ultimate goal of the supportive housing model is to help people experiencing homelessness achieve long-term stability in permanent housing. Lease terms will include behavioral guidelines to ensure a safe, respectful environment, and case managers will proactively work with residents to address any aggressive or unsafe behaviors. Staff will do everything they can to help residents maintain their housing, but violations of the lease terms may result in removal or eviction.

8. How will this impact the surrounding neighborhood?

Strict covenants on the property will require that the owner/operator provide high-quality housing and adequate onsite services to minimize any impact on the surrounding neighborhood. Multiple studies of similar facilities in other locations show that supportive housing facilities generally have a positive impact on home values, particularly when run by experienced operators like CPC and CHS.

9. Will this bring more homeless people to Shoreline?

Studies of similar facilities have shown that supportive housing buildings do not attract homeless to a community. People without housing move for many of the same reasons, and at similar rates, as people with housing: for job opportunities, relationships, changing family circumstances. In King County, about 83% of people experiencing homelessness had their last permanent residence in the county and 11% lived in another Washington county.

10. Will this bring more crime to the area?

Other communities have found that for neighborhoods near well-run supportive housing facilities, such as those operated by CPC and CHS, crime actually decreases, although calls for service may increase at the facilities themselves. Homeless individuals are vulnerable to crime and chronic health conditions

and, without housing, they frequently use expensive emergency services to meet basic needs. Supportive housing has been found repeatedly to reduce jail and emergency visits by the residents. The 198th and Aurora Affordable Housing project will have staff on site 24 hours per day, seven days a week and will work to make sure criminal activity is reported.

11. Will the City make any improvements in the neighborhood to help with traffic and other issues?

The Aurora corridor has recently been improved and CPC will work with the City of Shoreline to review traffic and street safety near the site. Many of the residents will use transit exclusively and the site is well situated for transit access. The permitting process will provide another opportunity to review the potential impact of this facility on neighborhood traffic and to look at possible mitigation measures.

12. What is the plan for community notification and community input?

The City of Shoreline is working with the neighborhood and the partners to develop a plan to ensure community input, including public meetings, a website and social media. The dates and times will be announced soon for Fall 2018.

13. How is the project being funded?

The funding for this project comes from many different sources. The City of Shoreline is contributing the property, King County has committed to capital and/or operating and services funding, and CPC is also contributing funding. The developer, CPC, is responsible for securing the remaining funding, which will come primarily through private tax credit investors that support affordable housing.

14. Does CPC financially benefit from this?

Owning and managing affordable housing is part of CPC's mission. CPC partners with private investors to build supportive housing projects. When the investor exits the partnership at year 15, CPC will have an asset in the form of the facility. That asset is heavily encumbered with low-income housing covenants, lasting for a minimum of 50 years. During those 50+ years, if CPC or its successor chooses to convert the units to anything other than low-income housing, they are obligated to pay back the funding that was used for capital development. CPC also makes substantial financial guarantees should anything go wrong during construction or during the 15-year Low Income Housing Tax Credit compliance period. The only financial gain CPC and CHS receives is a developer fee. Similar to an architect's fee, CPC and CHS will receive a developer fee for the work they do to develop affordable housing.

15. What will the building look like? Why modular construction?

Community Psychiatric Clinic is currently working with an architect on a conceptual design. Many of the details are still being developed, but the facility will be five stories, have sufficient parking for staff and residents, and have commercial space on the first floor fronting Aurora.

The competitive process to select a development team for this site required a commitment to build the project using modular construction. King County included this requirement in the selection process in order to investigate if modular construction could save time or costs in affordable housing construction. The main difference with modular construction is that units are built off-site, out of the weather. Because of the site and building code requirements, the units will be connected to a concrete

foundation and ground floor, which is built on-site. Once assembled, the building will look like any other multi-family apartment building, meeting the same building codes required by Shoreline. Part of the current phase of work is to identify any issues or challenges that would prevent a successful modular construction project. If none exists, then the project would be built using modular construction methods.

16. How will the building be maintained so that it is not run down?

CPC and Catholic Housing Services have a long history of operating and maintaining properties. There will be staff dedicated to maintenance of the building, and it will be critical to the private investors and the operators that the building be properly maintained. The City will require strict covenants on the property to ensure that the owner and operator provide high-quality housing and adequate on-site services to minimize any impact on the surrounding neighborhood.

17. How many units will be built?

The apartment building will have 80–100 units. The project is currently in the predevelopment phase and the design details and financing structure are being formed. The goal for the project is to provide 100 affordable housing units and the minimum required units for CPC's funding is 80 units, predominantly studio units and some 1-bedroom units. As the design process and funding feasibility goes forward, the exact number of units the project can deliver will be determined.

18. How many people are homeless in Shoreline?

According to the 2018 Point in Time Count, 251 people were unsheltered in the Shoreline region, a 330% increase over the previous Point in Time Count. The 251 people are only those that were unsheltered. The actual number of people who lack housing is higher.

19. Who is homeless in our area?

In King County during the 2018 Point in Time Count, 77% of the individuals experiencing homelessness were adults without children, 22% were families with children, and less than 2% were unaccompanied youth. 17% of the respondents to the Point in Time Count had a history of foster care.

20. Why are they homeless?

Most people without housing are not homeless by choice. Homelessness results from the interaction of complex and dynamic circumstances. The most commonly cited reasons for homelessness in King County were job loss, a family break-up or crisis, alcohol or drug use, mental illness, eviction, and medical problems/illness. Additional reasons for homelessness include lack of affordable housing and high enough living wage.

21. Does the merger of Community Psychiatric Clinic and Navos have any impact on this project?

Navos and CPC have fully committed to this project's continuation through the merger. The combination of the two community mental and behavioral health nonprofits will expand the breadth of possible services available at the N 198th Ave site.