

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Community Group Presentation: Compass Housing Alliance, Hopelink, and Ronald United Methodist Church – Ronald Commons Project – Council Sponsors: Hall, Winstead
DEPARTMENT:	City Council
PREPARED BY:	John Norris, Acting Assistant City Manager
PRESENTED BY:	Beth Borum, Property Development Director, Compass Housing Alliance, Debra Grant, Director of Client Services, Hopelink, and Paula McCutcheon, Pastor, Ronald United Methodist Church
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Community Presentation

PROBLEM/ISSUE STATEMENT:

Compass Housing Alliance, Hopelink and Ronald United Methodist Church will provide a community presentation to the Council on their Ronald Commons Project. Providing the presentation this evening is Beth Borum, Property Development Director, Compass Housing Alliance, Debra Grant, Director of Client Services, Hopelink, and Paula McCutcheon, Pastor, Ronald United Methodist Church.

BACKGROUND:

The Council's Rules of Procedure, Section 5.4, state that the Council shall make available at one meeting of each month a Community Group Presentation, which is an opportunity for a non-profit agency to share information about a project or issue that they are trying to implement or address in the community. The presentation is limited to 15 minutes, with 15 minutes for questions and answers.

The Council rules also state that a Community Group Presentation can be scheduled at a Council meeting when two Councilmembers are willing to sponsor the presentation. Councilmember Hall and Councilmember Winstead are the two sponsoring Councilmembers for this presentation.

DISCUSSION:

Ronald Commons is a mixed-use development with 62 units of permanent housing for individuals and families whose incomes are at or below 30% or 50% of Area Median Income and a 12,000 square foot Hopelink Service Center that will include emergency feeding services, adult education classes, energy assistance and emergency financial assistance programs to residents of Shoreline and Lake Forest Park.

Depending on whether this project receives state and other funding, the proposed ground breaking for Ronald Commons would be in late 2015, with project completion scheduled for early 2017. More information on the Ronald Commons Building Project can be found in the Ronald Commons FAQs, which is attached to this staff report as Attachment A.

To move the Ronald Commons Project forward, Compass Housing Alliance, Hopelink and the Ronald United Methodist Church are seeking \$3 million in state funding from the Housing Trust Fund during this upcoming legislative session. Support for this capital budget request is currently on the Council's draft 2014 legislative priorities, which the Council discussed at their dinner meeting on November 4th. The Council is currently scheduled to adopt their 2014 legislative priorities on December 2nd. Tonight's community presentation will provide the Council more information about the Ronald Commons Project so that Council can make an informed decision about supporting this budget request as part of their 2014 legislative priorities.

RECOMMENDATION

The item is for information and discussion purposes only. No action is required.

Approved By: City Manager ***DT*** City Attorney ***IS***

ATTACHMENTS:

Attachment A – Ronald Commons Building FAQs

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Ronald Commons Building – Frequently Asked Questions

Revised

11/15/13

What is the Ronald Commons Development?

Ronald Commons is a redevelopment in Shoreline at 178th Street between Aurora Avenue North and Linden Avenue North. The site is a 99,000 SF parcel currently owned by Ronald United Methodist Church (RUMC). The property will be subdivided into two parcels, with 65,000 SF retained by RUMC and 34,000 SF sold to Compass Housing Alliance and Hopelink.

The redevelopment will include the renovation of the RUMC building and a new construction, mixed-use building that will include approximately 60 units of affordable housing, owned and operated by Compass Housing Alliance, and a +/-12,000 SF Service Center owned and operated by Hopelink. The Service Center will include a food bank, financial assistance, case management, adult education and assistance for low-income households.

The redevelopment will create an integrated connection between the RUMC and the Compass/Hopelink building with an internal courtyard. There will also be a play area for the housing, and a walking path through the site from Linden Avenue to Aurora Avenue.

There is anticipated to be 72 surface parking spaces to accommodate RUMC and Hopelink. These spaces will be accessed off of Aurora Avenue. There is anticipated to be 44 parking spaces in a structured garage within the new building for use by residents. The residential parking spaces will be accessed off of Linden Avenue.

Who is Compass Housing Alliance?

Compass Housing Alliance was founded in 1920 as a Lutheran outreach ministry and has evolved to become an established provider of support services and affordable housing for people who are low-income and homeless in King County. Compass Housing operates a range of housing and services, including support services for people who are homeless, emergency shelters, transitional housing, supportive housing and permanent affordable housing.

Who is Hopelink?

Since 1971, Hopelink has provided comprehensive social services to at-risk families and individuals throughout Washington State's north and east King County region. The Hopelink approach – promoting self-sufficiency to create lasting personal and community change – has helped move tens of thousands of people from vulnerability and crisis to independence and stability. Today, Hopelink provides a full array of critical social services through many different programs, including housing, transportation, case management, financial assistance, employment programs, adult education and literacy training, a vast referral network and five food banks.

Why did Ronald United Methodist Church decide to sell a portion of its land to Compass Housing Alliance and Hopelink?

RUMC conducted a visioning process whereby affordable housing and services for low income households were identified as priorities for the congregation. The congregation then conducted a feasibility process with Compass Housing Alliance and Hopelink to determine if a proposed project would be feasible. The congregation then proceeded to vote to sell a portion of its land for the development. RUMC has partnered with Hopelink for many years, and brought Compass Housing into the development as an experienced, mission-driven, developer of affordable housing.

Building and Site Development

How will the design complement the neighborhood?

Every effort will be made to complement the town center zoning and residential neighborhood. The project is within a transitional overlay zone.

What does the current building plan call for in terms of setback and building height?

The building will comply with the transitional zoning code and we are not planning to build to the full allowable density. On Linden Avenue, the plan is to provide a setback from the property line, allowing for front yards and a more residential feel along Linden Avenue.

With the slope of the site, what is the height of the building from the sidewalk?

The height of the building from the ground floor units at Linden to the top of the building will be 55 feet.

How many of the trees will come out?

The trees on the western 1/3 of the site development will be removed. The development will maintain as many trees as possible on Aurora Avenue, in front of the RUMC.

What would the replacement landscaping look like?

The landscape design has not yet been determined. The development will meet the Town Center Green Link street scape requirements for Linden Avenue.

How will drainage and storm water be handled?

The drainage and storm water will be handled per City of Shoreline standards for development.

Management

How do we know the property will be well-maintained?

Jointly, Hopelink and Compass Housing will ensure that the building and grounds are well maintained. Compass Housing Alliance and Hopelink are each committed to good stewardship of the community assets entrusted to our organizations. Our organizational commitments are supported by government funders who will inspect the property annually to monitor compliance and to assess the condition of the property. Compass Housing employs 8 maintenance staff who oversee the routine maintenance and preservation of our buildings. Compass Housing will maintain a maintenance reserve account to ensure that funds are available for major maintenance items throughout the 50 year compliance period.

How do we know the property will be well-managed?

Compass Housing owns and operates 17 affordable housing buildings in King County. In all of our housing, Compass Housing provides safe, well-managed communities for residents and the surrounding neighborhood. Ronald Commons housing project will be staffed by onsite property management staff who live in the building and provide 24 hour eyes and ears on the building. Residents will be expected to follow all building rules included in the lease. Compass resident services staff will work with residents to comply with building rules and lease requirements that support positive neighbor relationships.

The Ronald Commons Hopelink Service Center will have one full-time Center Manager on-site during normal hours of operation and when necessary on evenings and weekends and five full-time staff members which will share office and training space at the facility. The Center Manager will handle the operations of the facility.

How can you guarantee there will not be additional homeless that move to the area?

Hunger and homelessness are growing issues in our community. Hopelink and Compass Housing will work to assist anyone in the area to find resources for shelter, housing, food and other services.

What will Compass Housing do to deter crime in the neighborhood?

Compass Housing, Hopelink and RUMC will do many things to deter crime in the neighborhood. Our goal will be to create a safe, supportive building and community. Security will be achieved through 24 hour management presence and monitoring of the property. Any suspicious activity will be reported to the police.

How does affordable housing compare with transitional housing and shelters?

The Ronald Commons will be permanent, affordable housing, which means that people will be able to live in their apartments for as long as they comply with their lease. Transitional housing is time limited housing where participants must move, usually anytime from between 6 and 24 months. Shelter is overnight housing, where there is no tenancy agreement.

For what length of time will the building be affordable housing? Is there risk that it will become market rate housing?

The funding sources that fund affordable housing require that the property be used for affordable housing for 50 years. This is achieved with a regulatory agreement or covenant that “runs with the land”, requiring that the housing be rent restricted until the end of the 50 year use period. Therefore the property cannot revert to market rate housing, even upon sale of the property, for a minimum of 50 years.

Residents

Who will be the resident population?

Residents will be a mix of single and family households. Half of the total number of units will be rented to households who earn 30% or below of the King County area median income, which for a family of 4 is \$26,400. Half of the units will be rented to households who earn 50% or below of the median income, which for a family of 4 is \$44,000. The source of income for residents will vary. Many residents will work in service related occupations and some residents will be people who have a disability. Some units will also include a priority for Veterans.

How will residents be selected?

Potential residents will go through a pre-screening process to determine if they are eligible for the housing. The screening process includes questions on income, past evictions and criminal background. Compass Housing then conducts a full application process in which all documentation is verified.

Parking**The parking requirement for affordable housing has been reduced in the City of Shoreline Commercial Development Code. What is Compass Housing's expectation of car ownership for residents?**

Compass Housing's expectation, based on similar properties, is that approximately half of all residents will have cars. Households with cars will be assigned parking as part of the lease. Compass will work with residents to comply with parking requirements of the lease, including notification of any change in vehicle status. Violation on parking requirements will be a lease violation and will be treated accordingly.

If residents have more cars than there are spaces, what can Compass do for these additional cars?

Compass Housing has not had this experience in recent developments with reduced parking requirements.

Traffic**How will Hopelink ensure that traffic flows only from Aurora?**

Per the City of Shoreline code, no commercial deliveries or commercial driveway entrances are allowed off Linden Avenue. All Hopelink access will be accommodated off Aurora Avenue. The residential parking will be accessed from Linden Avenue in a secured parking garage.

How much increased traffic will the building bring to Linden Street?

The recent traffic study summarizes the potential traffic related impacts. The new development is anticipated to generate between 51 and 165 trips, depending on Hopelink operations. Most of that traffic will come from Aurora Avenue. Residents of the building will access their parking from Linden Avenue.

The right of way will be increased per the City of Shoreline right of way requirements. The width of Linden Avenue right of way will be 64' and will include a drive aisle, street parking, an amenity zone, and a sidewalk.

Construction**What is the building construction schedule?**

The new building will have an approximately 14 month construction schedule. The date for the start of construction is not yet known, but will be anywhere from 1.5 to 3 years from now.

During construction, will all trucks be using Aurora entrance?

The City of Shoreline will approve a trucking plan prior to the start of construction that will determine the route that trucks will take for construction.

Neighborhood Involvement

What do you do to become part of the neighborhood?

Compass Housing and Hopelink both have current locations in Shoreline -- Compass Housing's Shoreline Veterans Center is located at 200th and Hopelink's current Service Center is located in the Aurora Square Shopping Center. We therefore already see ourselves as part of the neighborhood. As the Ronald Commons moves through development we will become more involved in the community to provide information about the development. Throughout development we will provide updates on our website and through the Richmond Highlands Neighborhood Association News.

How much weight is community input given?

Compass Housing and Hopelink will listen to the neighborhoods concerns during development. There will be aspects of the development that Compass Housing and Hopelink will not be able to change. We will work to have an open dialogue with the neighborhood to address neighborhood concerns.

How many more opportunities will be there be for the neighborhood weigh in?

Another community meeting will be held once more information about the development plan is known.

Can you take us to see some of the other housing you have developed?

Yes, both Compass Housing and Hopelink would be happy to provide tours of our other buildings.

Projected Development Timeline

Site Acquisition – Early 2014

Funding Application Submissions – September 2014

All Funding Secured – Early 2015

Construction Begins – Late 2015

Construction Complete – Early 2017

For further information

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