

DRAFT

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING

Monday, September 24, 2018

Conference Room 303 - Shoreline City Hall
17500 Midvale Avenue North

5:45 p.m.

PRESENT: Mayor Hall, Deputy Mayor Salomon, Councilmembers McGlashan, Scully, Chang and Roberts

ABSENT: Councilmember McConnell

STAFF: John Norris, Assistant City Manager; Jim Hammond, Intergovernmental Relations Manager; Shawn Ledford, Police Chief, and Allison Taylor, Deputy City Clerk

GUESTS: Mark Ellerbrook, Regional Housing and Community Development Manager, King County Department of Community and Human Services; Doug Crandall, Chief Executive Officer, Community Psychiatric Clinic; Rob Van Tassell, Vice President of Housing and Community Development, Catholic Housing Services of Western Washington; Chris Jowell, Director of Agency Operations, Catholic Housing Services of Western Washington

At 5:45 p.m., the meeting was called to order by Mayor Hall.

Council and staff welcomed representatives from the project partners for the 198th Street Affordable Housing Project. Mr. Hammond explained that the team was built intentionally after a competitive selection process. The recent meetings with the Echo Lake Board and Community Association showed a great willingness for collaboration and communication by all project and neighborhood partners.

Mr. Ellerbrook explained that King County will manage the formal processes and modular construction techniques around this new model for a supportive environment of systems-connected housing. Mr. Van Tassell announced that an architect had been picked and they are looking forward to working with the City and community throughout the design process, recognizing the priorities of tree retention, sidewalks, lighting, etc. Councilmember Scully advised that historically Shoreline residents have been most concerned about trees and setbacks when adding high density housing.

Mr. Crandall shared Community Psychiatric Clinic's history as treatment professionals. He said that they would act as owners, not managers, of the project. CPC will run a clinic in the ground floor commercial space, offering psychiatric services to both tenants and the community at large. He anticipates their clientele would consist mainly of people on public assistance.

Mr. Hammond explained that approximately fifty percent of the projected 80-100 units would have tenants being aggressively managed by treatment professionals. Predominantly single tenant dwellings, the facility will provide permanent homes for adults chosen through a careful screening process.

The team said that with two well-trained staff on site at all times, a coordinated entrance system, exterior and interior common area cameras, and enhanced lighting, the facility is well-prepared to support the success of the high-needs population. Mr. Jowell reminded Council that statistically when safe and stable housing is provided less emergency response is needed. While management adheres to landlord/tenant laws, their approach includes being active community partners, and the facility includes a meeting space that would be available for non-resident use.

Council expressed interest in details about the savings incurred by providing housing. Mr. Ellerbrook and Mr. Hammond offered to follow up with reports on specifics and said the cost of housing is significantly less than the cost of incarceration.

Mr. Van Tassell shared his gratitude for the warm reception and well-run processes from Shoreline. He reminded Council that Catholic Housing Services has made a 50 year commitment to the services, but funding is still needed. The most vulnerable budget areas are operations and services. Financing plays an important part of determining unit count, both for construction and management. Since the fixed costs remain the same, Mayor Hall encouraged the team to plan for 100 units, recognizing that code and zoning regulations may need to be reassessed. King County staff and Council agreed it is important to maximize the site usage. With a general sense of support for the project, City staff indicated that they would work with the project team to identify quickly and early any issues raised by current development standards that would impede development of the site to maximum occupancy.

Mayor Hall concluded the conversation by saying he was proud of the community support for this project and Mr. Hammond reiterated the commitment to transparency and conversation with the adjacent neighborhoods.

At 6:43 p.m. the meeting adjourned.

Allison Taylor, Deputy City Clerk