EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET

PROJECT TITLE:
Resolution designating a preferred alternative for supportive housing facility.

11/2	Briefing	COUNCIL BILL #	
	Proposed Action	Originating Department	Administration
	Consent	Contact Person	Hil Kaman
11/09	Action	Phone Number	425-257-8762
	First Reading	FOR AGENDA OF	11-02-2016
	Second Reading		
	Third Reading		
	Public Hearing		

Initialed by:
Department Head
CAA
Council President

Location **Preceding Action** **Attachments** **Department(s) Approval**

Amount Budgeted	-0-	
Expenditure Required	-0-	Account Number(s):
Budget Remaining	-0-	
Additional Required	-0-	

DETAILED SUMMARY STATEMENT:

This resolution designates the Evergreen Way property as the preferred alternative for purposes of environmental review under the State Environmental Policy Act (SEPA) and directs staff to conduct the required environmental review.

RECOMMENDATION (Exact action requested of Council): Approve resolution designating a preferred alternative for supportive housing facility

RESOLUTION NO. _____

A RESOLUTION designating certain real property located near the intersection of Berkshire Drive and Evergreen Way as the preferred alternative for development of a 70-unit supportive housing facility

WHEREAS,

A. To address Everett's street level social issues, including homelessness, addiction, and mental illness, the Community Streets Initiative developed a broad range of recommendations for community action.

B. One of the priority recommendation of the Community Streets Initiative Taskforce is expanded use of "housing first" as an evidence based best practice for addressing chronic homelessness.

C. The City's Safe Streets Plan is based on the recommendations of the Community Streets Initiative. A key element of the Safe Streets Plan is creation of supportive housing for individuals experiencing chronic homelessness.

D. A supportive housing facility will meet a critical need in our community by providing access to housing for individuals experiencing chronic homelessness, who are often individuals using more expensive and less effective services such as the jail or emergency room to meet basic needs of shelter.

E. The City has undertaken a number of preliminary steps to develop a proposed supportive housing project that is sufficiently definite to conduct environmental review required by the State Environmental Policy Act (SEPA). These preliminary steps include screening a number of properties as potential locations for the project. Criteria used to screen potential locations include property size and feasibility to accommodate 70 units of supportive housing, availability of the property within a time frame consistent with funding opportunities, proximity to amenities such as transit, grocery stores, and services, land use compatibility, and cost relative to number of units that could be built. Properties evaluated and determined not be feasible are shown in attachment A.

F. As a result of this screening process, the City identified a location on property currently owned by the City containing Reservoir 3, near the intersection of Berkshire Drive and Evergreen Way, as shown in Exhibit B to this resolution. This location is referred to as the "Evergreen Way Property" in this resolution. The Evergreen Way Property is situated in proximity to public transit, grocery stores, and other amenities that are important for individuals transitioning from living outdoors to being part of a community through supportive housing.

G. On May 11, 2016, the City Council authorized the issuance of a Request for Qualifications (RFQ) for the purpose of selecting a developer and operator with experience

developing and operating supportive low-barrier housing facilities. The RFQ identified the Evergreen Way Property as property "which may be developable for the construction and operation of a low-barrier supportive housing facility."

H. On June 1, 2016, the City Council selected Catholic Housing Services of Western Washington ("CHS") as the developer. As called for in the RFQ, the City entered into an exclusive negotiating agreement with CHS with respect to the Evergreen Way Property. These negotiations have not substantively begun. In the meantime, CHS has conducted site-specific investigations such as a geotechnical assessment and confirmed that the Evergreen Way Property is a feasible location for development of the desired project.

I. The completed SEPA review will inform the upcoming negotiations and will help decision makers in their consideration of future actions necessary to authorize development of the project, including:

1. A land transfer or lease agreement with City, under which the City would transfer the property to CHS, by deed or ground lease or other mechanism. The agreement will include the design of the Housing Facility or specific design parameters, so that the City and CHS clearly understand what will be built. The agreements and/or covenants will also include: limitations restricting the use of the Evergreen Way Property to affordable housing; the duration of the resident income requirements and affordability/commitment periods, all of which may be perpetual; the intended population to be served; and service level requirements.

2. An operation agreement with the City for the operation of the facility, which will include, among other things, the scope of services to be provided, the population to be served, and related matters. The goal will be to negotiate an agreement that allows the City to get the needed services from the Project, preserve the facility's long-term financial feasibility, and minimize impacts on the neighborhood.

3. Issuance of permits necessary for development of the project, including imposition of any appropriate mitigation measures.

J. In addition, the SEPA process will be the first of several opportunities for the public to provide input on the project, identify their concerns, and suggest measures to mitigate impacts of the project on the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERETT that:

SECTION 1. The Evergreen Way Property is designated as the preferred alternative for development of supportive low barrier housing and staff is directed to commence the environmental review of this preferred alternative.

Councilperson Introducing Resolution

PASSED and APPROVED this ____ day of _____, 2016.

Council President

Inadequate Size. *Property not large enough to accommodate at least 70 units of supportive housing.*	**Price.** *The price of property and/or cost to renovate or redevelop above cost benefit.*
Environmental Constraints. *Includes properties that contain streams, wetlands, slopes, or other critical areas minimizing available land.*	
Location Issues. *Lack of proximity access to transit or services.*	[1]Property not currently on the market.

LBH SITE SELECTION ANALYSIS SUMMARY

PROPERTY LOCATION	SIZE (ACRES)	OWNERSHIP	INADEQUATE SIZE	ENVIRONMENTAL CONSTRAINTS	LOCATION ISSUES	PRICE	OWNERSHIP CONTRAINTS	OTHER/NOTES
Village Restaurant - *8525 Evergreen Way*	0.98	Private Property					X	Property parking covenant constraints
Judd and Black Park - *Hewitt and Maple*	0.4	City of Everett	X				X	Right-Of-Way designation, Noise impacts
Jade Park - *104th St. SE & 3rd Ave SE*	10.81	Everett Housing Authority		X				Streams, Wetlands
PUD Surplus Property - *13th and Broadway*	0.58	Snohomish County PUD					X	Unable to secure necessary rental subsidies because of census tract poverty rate
Trinity Lutheran Student Housing Project - *2610 Rockefeller*	0.14	Private Property	X					
Medical/Dental Bldg – *1703 41st St.*	0.28	Private Property				X		Cost of redevelopment above cost benefit
Private Property - *33XX Rockefeller Ave*	0.56	Private Property					X	Property sold to developer before City could pursue acquisition
Private Property - *3213 thru 3219 Rucker Ave*	0.42	Private Property	X			X		
Restaurant - *6211 Evergreen Way*	0.27	Private Property	X[1]					
Longfellow Hall - *3715 Oakes*	2.34	Everett School District				X[1]		School District deciding long term use
Strand Hotel - 2936 Colby	0.13	Private Property	X			X		
Hodges Building - 1802 Hewitt Ave	0.13	Private Property	X			X[1]		

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Fulton Lot	1	City of Everett					X	Need for City's Cedar Street Redevelopment
Everett Ave. and Rucker	0.34	City of Everett	X					
35th and Rucker	1.06	Private Property				X		
2301 Broadway	0.34	Private Property	X			X[1]		
1115 N. Broadway	0.53	Private Property			X	X		
6030 Evergreen	0.41	Private Property	X			X		
8421 Evergreen	0.97	Private Property				X		
3030 Broadway	0.36	Private Property	X			X	X[1]	
9602 19th Ave SE	2.62	Private Property				X	X[1]	
1301 Lombard	0.55	Private Property			X		X[1]	Property recently purchased by private party
1205 Broadway	0.63	Private Property			X	X	X[1]	
3231 Broadway	0.47	Private Property				X		

EXHIBIT B
"Evergreen Way Property"