



MEMORANDUM

TO: Mayor Hall and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: March 6, 2018

RE: Documents received at 3/5/18 Council Meeting

CC: Debbie Tarry, City Manager
John Norris, Assistant City Manager

Attached hereto are documents received from the public at your March 5, 2018 City Council Meeting.

- 1) Written Comment regarding locating a Support Center for homeless persons in the Aurora Square Community Renewal Area, submitted by Eugene McPhail.
- 2) Meeting Flyer regarding Shoreline Place, submitted by Jennifer Rash.
- 3) Written Comment regarding homelessness, submitted by Kim Lancaster.
- 4) Written Comment regarding Aurora Square CRA submitted by William Barnsdale.

STATEMENT to the SHORELINE CITY COUNCIL

**Re: Meeting Agenda for March 5, 2018
Section 8 – Study Item 8(c)
Update and Discussion of Projects for the
Aurora Square Community Renewal Area.**

To the Mayor and Members of the City Council:

My name is Eugene McPhail, and my wife and I live in Shoreline in the home we purchased more than fifty years ago. I am a Trustee and Homeless Coordinator for Haller Lake United Methodist Church (HLUMC) in north Seattle. HLUMC has served as a Host Church for homeless tent encampments fifteen (15) times since 2000. HLUMC has currently scheduled to Host Camp United We Stand again.

I submit that the soon to be vacated SEARS building must be fully studied for renovation into a Support Center for Homeless Persons prior to Permitting any commercial development of that site.

Your Council records will verify that in 2015 I was one of the first to testify in support of the City of Shoreline joining King County and the City of Seattle to Approve a Resolution that Homelessness is in a State of Emergency in their jurisdictions. This issue was initiated by the presence of Camp United We Stand then being hosted in Shoreline.

After passage of that Resolution in 2015, in 2016 I was included in a meeting with Shoreline City Planning Staff to formulate the details of the Amendment to the Shoreline Municipal Code to establish rules for Hosts for homeless tent encampments. I again testified to the Council in support of that Amendment.

I recall that during the Study and Discussion session prior to final passage of that Amendment, public comments by then serving Council Members included discussion of the Ronald Commons development, as well as a continuing need to identify more sites for serving the needs of the homeless.

I did attend the Grand Opening Ceremony of Ronald Commons, and subsequently testified at another City Council Meeting that focus on Ronald Commons was only a good beginning to address the Emergency Resolution of 2015, because not a single member of the United We Stand homeless encampment still in Shoreline was being admitted into Ronald Commons.

I now submit that the City of Shoreline is legally obligated to fully participate in the One Table consortium recently established by the King County Executive and the Mayor of Seattle to address Homelessness on a regional jurisdictional basis. I further submit that the City of Shoreline must identify the existing SEARS structure to One Table for a Homeless Impact Study (HIS) prior to Permitting any demolition or other renovation of that structure.

My wife and I purchased our home in Shoreline in 1966, a year before that SEARS store even opened for business. I also recall the street configuration near the east side of Aurora Square in 1947, when the Interurban rail line was still fully intact. Then Highway 99 South diverted onto Westminster Way, and only cars and low trucks could turn left on 155th under the very low clearance Interurban trestle, while the Highway 99 Truck Route continued southward on Westminster.

I mention personally witnessing this history, because with the development of Aurora Square, I have witnessed a continuing pattern of business closings and other re-openings (some changing at least four times) in the buildings around SEARS in Aurora Square. I certainly would expect that any redevelopment of the SEARS site for more shops and restaurants would continue the same pattern of business closings and other re-openings.

I promote that a more permanent transition of Aurora Square should be the goal of the City of Shoreline. A Support Center for Homeless Persons could best serve this continuing Emergency requirement for "Community "Renewal". Both Ronald Commons and Mary's Place in north Seattle can serve as models for studying the fullest use of the SEARS structure for serving the needs of the homeless for a multitude of housing and support services.

Further, formerly homeless persons being housed there would have a multitude of employment opportunities readily accessible, within Aurora Square or by the Metro Transit "E" line. The currently existing SEARS automotive shop area could be used as a technical training facility in coordination with the nearby Shoreline Community College. Consideration may also be given to using a section of this shop to open a concurrent operation Auto Hobby Shop, which presently operate only on military installations for eligible military patrons.

I fully support the acquisition of the existing SEARS structure for such public needs by One Table. The Merlone Geier Partners either knew, or should have known, that both King County and the City of Shoreline had already enacted Resolutions declaring Homelessness an Emergency situation.

Additionally, the Merlone Geier Partners either knew, or should have known, that the City of Shoreline had established clear precedent for vacating business properties by eminent domain for subsequent public use needs. I cite the Aurora Improvements project which began shortly after Shoreline's incorporation. In particular, the east side of Aurora Avenue North between North 175th and N. 185th, vacated and demolished many business properties similar to what is now being proposed for Aurora Square.

I had once patronized at least four of those vacated business operations, including a tire store, an auto-emissions repair shop, an electronics repair shop, and the Seattle Times acclaimed Double TT Chinese restaurant. To the best of my knowledge, those business sites were ordered out of operation and vacated without any Resolution of Emergency being enacted.

I have continued to maintain contact and support of Camp United We Stand, especially in the search for more Host Church sites. Currently, this search is in an emergency situation to re-locate to in mid-May until a mid-August return to HLUMC for a three month period. Very recently, nearly twenty (20) churches in Shoreline and the adjoining north Seattle and south Snohomish County areas have been contacted to serve as Hosts, but to date only HLUMC and the Saint Dunstan's Episcopal Church in Shoreline have committed to serve this need.

I bring this to the City Council's attention to emphasize that governmental expectations of the faith community to solve the homelessness problems are limited, and that governmental actions must be coordinated with One Table. It will also support the "Community Renewal" phrase in the text of this Agenda.


Two years ago my wife and I visited Taiwan, and I had a discussion with an American working in a Technical Support position processing Taiwan's governmental statistics. When I mentioned that I had seen little evidence of homelessness, the reply was that his company kept track of that statistic, and there were less than 600 homeless persons in all of Taiwan. When I raised further questions, the answer was that their government had determined that everyone would be provided a place to live in, and the 600 had exacerbating mental issues.

For comparison purposes, Taiwan's population is more than ten times than living in the Greater Puget Sound region, but has less than one-tenth the homeless population. That is more than ten (10) homeless persons in our region for every homeless person in Taiwan. The City of Shoreline should participate with One Table to include study of Taiwan's management of housing the homeless.

Last year my wife and I visited the City of Fort Bragg on the California Mendocino coast. While there we toured their recently opened Hospitality Center to serve the needs of the homeless. This Hospitality Center was opened in a former hotel complex which the City had acquired from the former ownership group. This Center was also helpful when evacuees from wildfires along Highway 101 could only escape to the Mendocino Coast.

I request that all members of the Shoreline City Council and Planning Staff do read this proposal. I do plan to promote support of this proposal among the faith communities of the Greater Seattle area.

Respectfully submitted,


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and,

Trustee and Homeless Coordinator
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SHORELINE PLACE

MERLONE GEIER PARTNERS IS TRANSFORMING AURORA SQUARE INTO SHORELINE PLACE.

Our goal is to create shopping, dining and living experiences that meet the needs of the community and reflect the unique characteristics of the area.



FIRST, WE ASKED YOU
TO TELL US ABOUT YOUR
VISION FOR SHORELINE.

Haven't taken our survey yet?

It's open until March 9 at

www.shorelineplace.com/survey

NOW, WE WANT TO GET TO
KNOW YOU BETTER.

Please join Merlone Geier Partners for
a meet and greet:

TUESDAY

~~WEDNESDAY~~, MARCH 20 | 6:30 – 8 P.M.

Shoreline Community College
Pagoda Student Union Building (#9000 PUB)
16101 Greenwood Avenue North, Shoreline

Merlone Geier Partners staff will be on hand to discuss the project vision, potential permitting needs, and future opportunities for community input. City of Shoreline staff will join the meeting to discuss the Community Renewal Area. Drop in any time between 6:30 and 8 p.m.

Can't make it? We'll post a summary at www.shorelineplace.com after the meeting.

WANT TO REACH OUT TO US BEFORE THEN?

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COUNCIL TALK

1.4.16
N 3/5/18

My name is ^{Kim}~~Bred~~ Lancaster. I live in Shoreline.

I thank the Council for its resolution in support of King County's declaration of emergency regarding homelessness. I want to report the city staff has begun working on these issues. They have acted with me and my spouse, Kim, in good faith. What's more, they have acted intelligently. Intelligence is often in short supply in government bureaucracies. But not in Shoreline.

In the next few weeks, I will be addressing some questions relating to homelessness. Tonight, I want to ask: **Is homelessness the responsibility of Shoreline city government?** Some think it is not. I disagree.

Every community provisions its people. We work together to provide for ourselves, to get what we need. Our Declaration of Independence asserts that governments exist to help people get life, liberty, and happiness. The United States Constitution, in its preamble, states that government exists to promote our general welfare. We debate among ourselves how much provisioning we should do for one another. We rely primarily on our economy to provide most needs. But our economic system is not open to all. Some cannot participate. We recognize this in our school lunch programs and Medicaid and social security and public hospitals and shelters and food banks. The City of Shoreline is one of the groups responsible for homeless citizens. In any of our debates about how much to do for one another, leaving people to face winters outside and alone cannot be one of our decisions.

Some governments act as the handmaidens of rich people. Other governments think they exist only to quash crime and keep trains running. Both wash their hands of the messy business of helping people. Such governments ignore their most fundamental purpose.

The City of Shoreline exists to be a partner to the citizens of Shoreline. This little government should lead us sometimes, follow us sometimes, and puzzle out with us what the good life looks like. Some Shoreliners are homeless. As our partner, the City should take homelessness personally. The City should care, and encourage all Shoreliners to care. The City should put its shoulder, along with ours, to the task of making a place that is warm, clean, and secure for every Shoreliner.

So, is homelessness the responsibility of the City of Shoreline? I hope you will answer, Yes.

Monday, March 5, 2018

Aurora Square CRA → Renewal Project #5

In general low income house has been subsidized or mandated by federal (i.e. HUD) and some State and local government regulation and programs. Typically private-public partnerships have been voluntary while some were mandated and managed through local government zoning and permit processes.

This is what we are proposing for the former Sears property here in the City of Shoreline. Simply put, the City Council has already determined that there is a housing emergency in the City. Accordingly the former Sears property development allows the City to act on that emergency determination.

Public housing in the United States is administered by federal, state and local agencies to provide subsidized assistance for low-income households. Public housing is priced well below the market rate, allowing people to live in more convenient locations rather than move away from the city in search of lower rents. Now increasingly provided in a variety of settings and formats, originally public housing in the U.S. consisted primarily of one or more concentrated blocks of low-rise and/or high-rise apartment buildings. These complexes are operated by state and local housing authorities which are authorized and funded by the United States Department of Housing and Urban Development. More than 1.2 million households currently live in public housing of some type,

Beginning primarily in the 1970s the federal government turned to other approaches including the Section 8 project-based program, Section 8 certificates, and the Housing Choice Voucher Program. In the 1990s the federal government accelerated the transformation of traditional public housing through HUD's HOPE VI Program. Hope VI funds are used to tear down distressed public housing projects and replace them with mixed communities constructed in cooperation with private partners.^[2] In 2012, Congress and HUD initiated a new program called the Rental Assistance Demonstration (RAD) program.^[3] Under the demonstration program, eligible public housing properties are redeveloped in conjunction with private developers and investors.

Frankly, not enough has been done either in Shoreline or for that matter in the Greater Seattle Area. Seattle has a 'Single Table' program that is administered on behalf of local governments in the Greater Seattle Area.

It is our recommendation that City Staff be directed to join the Seattle City Staff at their 'Single Table' initiative with the uses and development of the former Sears property in mind - and that appropriate action result from that joint cooperation such that an actual and immediate impact be made in Shoreline regarding our homelessness emergency.

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