



FAQs

198th Affordable Housing Project

1. What is happening at 198th and Aurora?

The City of Shoreline, in partnership with King County and Catholic Housing Services (CHS), are developing 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. CHS 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 is taking steps to contribute to the solution. People experiencing homelessness 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 people's underlying social and health needs. Getting them 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 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?

CHS will develop and manage the apartment building, and will provide case management and residential support services for the people living at the building. 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 CHS 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.

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 CHS, crime does not increase, although calls for service may increase at the facilities themselves. Individuals experiencing homelessness 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?

CHS will work with the City 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. 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 CHS is also contributing funding. As the developer, CHS is responsible for securing the remaining funding, which will come primarily through private tax credit investors that support affordable housing.

13. Does CHS financially benefit from this?

CHS is a nonprofit organization, and owning and managing affordable housing is part of their mission. CHS partners with private investors to build supportive housing projects. When the investor exits the partnership at year 15, CHS 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 CHS 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. CHS 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 CHS receives is a developer fee. Similar to an architect's fee, CHS will receive a developer fee for the work they do to develop affordable housing.

14. Why modular construction?

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.

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

CHS has 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.

16. How many people are homeless in North King County, which includes Shoreline?

According to the 2020 Point in Time Count, 260 people in North King County were experiencing homelessness. Two hundred and four were sheltered, while 56 were unsheltered

17. Who is homeless in our area?

Below are the demographics of the homeless population in King County at the time of the 2020 Point in Time Count.

	2020 Experiencing Homelessness in King County = 11,751	2020 King County Population
Race		
White	48%	67%
Black or African American	25%	7%
American Indian or Alaska Native	15%	19%
Asian	2%	1%
Native Hawaiian or Pacific Islander	4%	1%
Multiple Races	6%	5%
Hispanic or Latino (any race)	15%	10%
Gender		
Female	41%	50%
Male	56%	50%
Transgender	1%	*
Gender Non-Conforming	2%	*
Age		
<18	19%	22%
18-24	9%	6%
25+	72%	72%

*Data not collected by U.S. Census Bureau ACS 2019

18. 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 wages.