

July 6, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution No. 8940 authorizing the execution of all documents necessary to amend an agreement with Archdiocesan Housing Authority to enable Harrington House to continue to serve homeless individuals in the community.

FISCAL IMPACT

There are no fiscal impacts to the City resulting from the requested amendments to the funding agreement. Archdiocesan Housing Authority (AHA) was awarded a total of \$290,209 in City funding on February 23, 1998 and June 26, 2000 (Resolution Nos. 6178 and 6440). Proposed amendments shall include terms and conditions to ensure that the City's funds previously invested in this project are used appropriately and that the project maintains its affordability over time.

STAFF CONTACT

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POLICY CONSIDERATIONS

Should the City amend the contract for Harrington House to generalize the homeless population served and remove the transitional time limitation? This project was awarded funding from Bellevue's Housing Trust Fund in 1997 and 2000, and the proposed shift in focus requires Council approval of a contract amendment.

Comprehensive Plan Direction

The proposed change to allow Harrington House to serve homeless persons is consistent with Comprehensive Plan policies HO-30, HO-35, HO-38:

- Encourage preservation, maintenance and improvements to existing affordable housing;
- Ensure that affordable housing created in the city with public funds remains affordable for the longest possible term; and
- Support organizations that offer affordable housing and support to address homelessness.

BACKGROUND

Archdiocesan Housing Authority (AHA) was awarded a total of \$290,209 in funding from the City of Bellevue in the Fall 1997 and Spring 2000 ARCH funding rounds to develop the 11-bedroom Harrington House project on land subdivided from its Elbert House senior housing at 16000 NE 8th Street. Council communications indicated that the "intent of the project [was] to provide pregnant women over 18 years of age with a stable home during pregnancy." Catholic Community Services (CCS) provided case management services. These services were supported largely with private funding, with some funding coming from Eastside cities including Bellevue.

Operating funding for the program has not kept pace with the costs to operate Harrington House, and the facility has run an increasing financial deficit in recent years. AHA/CCS has been able to meet the needs of this population at other properties and, earlier this year, made the decision to not accept any new placements at this property and to seek alternative sites for the current residents. It should be noted that AHA/CCS is continuing to provide case management support to the women and children for a period of time after they leave Harrington House.

AHA/CCS intends to discontinue the program providing transitional housing for mothers and children at this location; however they want to be able to continue to offer the property to address housing needs of the homeless on the Eastside. They are proposing to collaborate with Congregations For the Homeless (CFH) to have the property serve as non-time-limited housing for men graduating from their year-round rotating shelter.

This is in alignment with the federally-required change to a County-wide coordinated entry system for homeless and the realignment and conversion of existing housing stock. Under this region-wide realignment, the number of transitional housing units is being reduced in favor of more permanent housing with support services. This system change is also supported by the new Strategic Plan for the Committee to End Homelessness in King County.

The congregate living arrangement that this building was designed to accommodate no longer fits the family housing model, but does continue to work well for homeless individuals. Housing for homeless adult single men is the greatest demand on the Eastside and elsewhere in the County homeless system. CFH has been leasing homes in the private market to accommodate the men graduating from the rotating shelter. The men stay an average of two years, and CFH graduates nearly 30 men per year into independent living. Since 2006, CFH has helped more than 225 homeless men move into CFH independent living housing and an additional 250 men to other housing.

Because Bellevue's funding agreements and related documents specify a different population and tenure from what is currently proposed, an amendment to these documents is required. The existing funding agreement stipulates housing for families with children. Transitional housing is time-limited, generally for no more than two years. Council is requested to consider and approve generalizing the population so that any homeless person could be served, and to remove the transitional stipulation.

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately.

OPTIONS

- 1) Adopt the Resolution authorizing execution of an amendment to the funding agreement with the Archdiocesan Housing Authority to allow Harrington House to be used as housing for homeless persons and removing the transitional time limitation.
- 2) Provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to adopt Resolution No. 8940 authorizing execution of an amendment to the funding agreement with the Archdiocesan Housing Authority to allow Harrington House to be used as housing for homeless persons and removing the transitional time limitation.

ATTACHMENT

Proposed Resolution