

April 17, 2017

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Eastside Men's Shelter and Supportive Housing Project

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POLICY ISSUES

The City Council created a strong policy basis for siting a homeless shelter for men with permanent supportive housing in Bellevue. The City Council Vision Priorities direct the City to work with regional partners to "establish an eastside permanent winter homeless shelter to be ready for the winter of 2018/19." This priority echoes the Council's adopted 2014 Diversity Advantage plan, which includes an action item "supporting the establishment of a year-round homeless shelter on the Eastside."

These directive actions are consistent with Comprehensive Plan policies adopted in 2015 including:

- HO-35: Support regional efforts to prevent homelessness, and make homelessness rare, brief, and one-time when it occurs. Provide a range of affordable housing options and support efforts to move homeless persons and families to long-term financial independence.
- HO-36: Collaborate with other jurisdictions and social service organizations to assure availability of emergency shelter and day centers that address homelessness.
- HS-14: Support agencies locating human service facilities in Bellevue and, where appropriate, encourage efficiencies through agency collocation and collaboration.
- HS-18: Support an intentional local community response to homelessness with housing and supportive services provided to families, youth and single adults.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Should the City complete the terms of the Joint Letter of Agreement signed with King County on August 2, 2016 by incorporating the terms described in this memorandum in negotiating the scope and measures of success for a project that includes a 100-bed shelter for single men, a day services center, and 50 to 60 units of affordable housing at the Eastgate Public Health Center property?

BACKGROUND

As one piece of the City's response to the needs of homeless individuals in Bellevue and on the Eastside, the City has supported an emergency shelter for single men in a variety of locations since 2008. This emergency men's shelter is part of a greater network of facilities on the Eastside supported by other regional governments, private donors and state and federal funds that serve the needs of homeless men, women, youth and families.

Recognizing the long-term need for this emergency facility for single men, the Council articulated a priority around finding a permanent location for the shelter. On August 1, 2016, the City Council directed the City Manager to enter into a Letter of Agreement with King County (see Attachment 1) to further evaluate siting a men's shelter and permanent supportive housing facility on property owned by King County adjacent to the Eastgate Public Health clinic and the Eastgate Park and Ride. The Letter of Agreement provided direction to allow staff from both entities, as well as potential partners Congregations for the Homeless (CFH) and Imagine Housing, to work together to carry out specific steps to determine whether a shelter, day services center and affordable housing project at this location could meet a need for both an emergency shelter for single men, as well as provide affordable service-enriched housing to aid in moving individuals out of homelessness to stable housing and independence.

The specific steps outlined in the Letter of Agreement are:

- City to process Land Use Code amendments and a rezone in the area consistent with the Eastgate/I-90 Comprehensive Plan amendments;
- The County to negotiate an agreement for the use of the property by the City and/or its partners for the purposes of developing and operating a shelter, permanent housing and potentially for supportive services;
- The City and ARCH, with input from development partners, to put together a detailed funding and program strategy for the project; and
- The City, with the development partners (CFH and Imagine Housing) to lead efforts to undertake community outreach to the immediate and broader community.

At a second study session on November 29, 2016 the Council received an extensive presentation on:

- Homelessness trend data in Bellevue and the Eastside.
- Bellevue's approach, with regional partners, to make homelessness "rare, brief and one-time."
- Initial feedback from community meetings hosted by the City in September and October 2016.
- The history and organizational capacity of project partners CFH and Imagine Housing.
- Information and data from Bellevue Police on safety and security at the current CFH interim men's winter shelter and analysis of crime data around the previous interim men's winter shelter

location in BelRed with comparisons to the city as a whole and the proposed location in Eastgate.

At the time of the November study session, the Council requested a process step to include more detailed reports on a number of topics that were drawn from common themes in the community feedback. These reports, referred to as “due diligence” reports, provide additional detail in areas of particular community interest, and help inform the next steps of the process for evaluating the Eastgate site.

At a third study session on April 3, the Council received and discussed the additional due diligence information. Those reports are available on the project web page <http://www.bellevuewa.gov/eastside-mens-shelter.htm> and include content on:

- Project and program design
- Best practice research and case studies
- Community feedback summary with a 730-page compendium of public comment and input
- Analysis of surrounding area impacts and mitigation strategies

At the April 3 study session, Councilmembers provided preliminary feedback on the proposed project design, operations and practices that would ensure the facility operated in a manner consistent with Bellevue’s goals to make homelessness rare, brief and one time. They also discussed the potential impacts to the surrounding community that must be addressed for the project to be successful.

For the fourth study session on April 17, the Council will receive additional information requested on the subjects below:

- **Facility Capital and Operating Costs:** Information on project capital and operating costs and a description of additional costs expected from City services to support the shelter and day services center.
- **Fiscal Impact on other City Operations:** Information on the approach taken to evaluate future staffing and response capability.
- **Accountability of Shelter Operations:** Clarification on policies and procedures for operating a low-barrier shelter and day services center with an explanation of how CFH and Imagine Housing assist individuals in exiting homelessness and moving on to stable housing.
- **Pathway to Stable Housing:** Possibilities to create a path from the shelter into units that are part of the project, given that both CFH and Imagine Housing share a mission to assist individuals experiencing homelessness to regain housing stability.
- **Regulatory Land Use Controls and Other Enforcement Tools:** Steps the City can take to monitor the project over time and prevent surrounding area impacts through mitigation, enforcement, and regulatory actions.
- **Community Input in Design and Mitigation:** Options for citizen involvement in design and mitigation of the project at the Eastgate location.
- **Additional Site Information:** Information on specific publicly-owned sites in Wilburton and BelRed.

This memorandum includes the additional information requested, as well as a recommended set of conditions for the City’s continued participation in completing the terms of the Letter of Agreement for the Eastgate site. Council will be asked to provide direction on concluding the steps outlined in the

Letter of Agreement for the Eastgate site in accordance with the recommended conditions. The information and recommendations included here are made in the context of the following project:

- Overnight shelter with 100-bed capacity serving men, at least a portion of which operates as low-barrier shelter with the rules and procedures that have been used for this shelter at its past and current interim locations;
- Day services center with a capacity to seat 125 individuals and space for community building and engaging in a wide variety of services aimed at creating a path to stable housing and self-sufficiency; and
- 50-60 affordable housing units serving single individuals (men and women) in the same structure, located on floors above the shelter/day center and with a separate entrance and community spaces. Some percentage of these would be set-aside to house individuals experiencing homelessness; the remaining units would be established with affordability levels at or below 50 percent of median income. The housing units will be service-supported as well, so that housing stability is able to be maintained.

ADDITIONAL INFORMATION REQUESTED

Each section below concludes with the recommended conditions or considerations (noted in bold font) that would inform completion of the remaining actions outlined in the Letter of Agreement.

Facility Capital and Operating Costs

The Due Diligence Report on Project and Program Design included high level capital construction cost information. It can be found on the last page of the report (page 2-11) and is copied here for easy reference:

Initial cost estimates for the entire facility total about \$19.7 million, with 65% of this amount needed for the permanent affordable housing, 17.5% for the day center, and 17.5% for the shelter. As project developer, Imagine Housing, working in partnership with CFH, will be responsible for assembling the capital funding needed to build the project. As with most very low income housing developments, the largest share of funding by far is expected to come from federal tax credits, projected at \$9.9 million, or 50% of the entire project budget. Public funders – ARCH, including the City of Bellevue, King County, and the state - are projected to cover about \$8.5 million. ARCH has already set aside \$700,000 for the shelter, and the state has so far set aside \$1.4 million. \$1.2 million is expected to come from private sources.

As noted in the report, it is early in the proposed project to develop detailed capital cost information. Much of the cost of developing a building is derived from the site upon which the facility is constructed. Cost centers related to site preparation, utility infrastructure and structural engineering cannot be reliably estimated until a location has been selected. Until that time, estimates are speculative and will be subject to change over time. More detailed and reliable cost estimates will be developed and be available for public review when and if the project is able to move forward to apply for capital construction funding. The work to develop cost estimates and a funding strategy for this kind of project will be done by the developer, Imagine Housing. According to the terms of the Letter of Agreement, the City and ARCH will work with Imagine Housing to ensure that the project can successfully receive funding and can fully leverage tax credits. The City is not obligated to, and is not committing to fund

any particular portion of the project. It is anticipated that City funding would come through the typical ARCH capital project process.

CFH takes on the financial responsibility for operating the emergency shelter and day center; this has been the approach since the inception of the emergency shelter in 2008. Bellevue has supported operations through the Human Services Fund, and the City's contributions are paired with funding from other Eastside cities, King County and private funders such as United Way and community charitable giving. The following table presents the current 2017 operating budgets for the three programs. As described here, the same programs would be continued and moved from their current interim locations to the proposed Eastside Men's Shelter and Supportive Housing Project.

2017 CFH Operating Expenses

	Eastside Winter Shelter	Day Services Center	Street Outreach	Grand Total
Total Expenses	\$399,812	\$144,747	\$71,499	\$616,058
Bellevue Funding	\$106,000	\$45,000	\$48,416	\$199,416
North/East Cities Funding	\$56,000	\$56,000	\$20,235	\$132,235
Other Funding Sources	\$237,812	\$43,747	\$2,848	\$284,407
Bellevue % of Total Expenses	26.5%	31.1%	67.7%	32.4%

As an Eastside facility serving all Eastside cities, Bellevue's share of the operating budget averages out to approximately 1/3 of the overall operating costs of the three programs.

If the parties proceed with the project at the Eastgate location, the earliest staff anticipates the shelter to be open for operation is the winter of 2019-2020. CFH is not anticipating a significant increase in funding to operate out of the new facility, because the shelter capacity and staffing assumptions are consistent with CFH's current interim operations. Costs would increase if the winter shelter extends to operate year-round. Any requests for additional funding to expand services would be subject to review by the City's Human Services Commission and approval by the City Council in future budget processes. Other cities and other funders would also be asked to support expansion so that the regional funding approach would continue.

Recommended facility capital and operating cost considerations: Moving ahead under the terms of the Letter of Agreement does not commit the City to any specific increase in capital or operating funding for the proposed project. Future decisions on capital and operating cost support will be made through the existing ARCH and the City's Human Services Fund processes.

Fiscal Impact on other City Operations:

Similar to the operating budget for the shelter, estimating any future increase in cost to city operations is largely dependent upon when and if the overnight shelter extends from seasonal operation to year-round operation. The City has been providing public services, including police and fire, to the existing Eastside Winter Shelter within existing operating budgets since it opened in 2008. That would continue at the proposed Eastgate location. There are other factors that may cause the City to re-evaluate and re-calibrate police presence and other city services to the Eastgate area as it redevelops over time. The shelter extending to year-round operation is one such factor. The transformation of Bellevue College to

include on-campus student housing is another factor. Additional development in the Eastgate corridor, including additional housing consistent with the TOD vision, is a third factor. Attachment 4 represents Bellevue Police's preliminary thoughts on how to handle a permanent shelter in the Eastgate area. Bellevue Police Chief Steve Mylett will present information about the Department's approach to staffing and response as part of the April 17 study session.

Although difficult to quantify, the Council priority for finding a permanent location for the men's shelter recognizes that significant city staff time and cost have been invested in moving the current shelter from interim site to interim site over the past many years. Those costs have included both staff time to find and vet locations, and City and other funder costs to retrofit buildings not initially constructed for this use.

Recommended City Operating Cost Considerations: The first year of operations of a shelter in a permanent location in Eastgate would be the winter of 2019-2020. Operating costs impacts will be considered in the biennial budget process that begins in 2018.

Accountability of Shelter Operations

The primary purpose of the existing Eastside Winter Shelter is to serve as a safety net for those living unsheltered to come inside during cold and inclement weather. To meet this end, the shelter has been operating as a low-barrier shelter since it was first started in Bellevue in 2008. This past winter the average stay in the shelter has been 29 days.

In order to enter the shelter, men must provide their name, date of birth, Social Security number and other self-reported identifying information. Shelter employees check that information against the County's sex-offender database, and if there is a match, shelter employees work with the individual and Bellevue Police to follow the required sex offender registration protocol. Once in the shelter, men are asked to be accountable for their behavior in the shelter and in the area around the shelter for the duration of their stay. The current shelter's Code of Conduct is included in Attachment 3. Men must read and sign the code as part of the registration process. In order to preserve the life safety function of the shelter as a winter shelter operating generally in the period November 1 through April 30, these are the accountability measures that would be required for operations of the winter-season shelter. CFH and Bellevue police have worked cooperatively to enforce these accountability measures.

Another key approach used by CFH in the interim shelter is adequate staffing to ensure that staff can make connections with individuals in the shelter. This level of staffing allows for relationship-building, which has been a key component in CFH's success in having interim shelter residents engage on resolving the underlying issues that contribute to their homelessness. In addition, shelter staff play a key role in monitoring behavior on-site and in proximity to the facility, and connect both with Bellevue Police and with surrounding property owners on any issues that need to be addressed. As part of the process moving forward, basic staffing ratios and operating protocols could be memorialized through conditions of an anticipated Development Agreement for the project.

Should shelter operations extend to year-round in the future, additional accountability measures could be evaluated to ensure that shelter beds are not being used as de facto permanent housing. Measures that may be considered include instituting a time limit wherein a shelter guest must engage in supportive services in order to keep his shelter bed. This policy is used at the Nativity House, a year-round shelter

and day services center in Tacoma researched and highlighted in the Best Practices chapter of the Due Diligence Reports. Again, the anticipated Development Agreement could define the operations and protocols upon opening for winter operations, and the additional information and protocols needed if year-round operations are considered.

Recommended Accountability measure conditions: In order to ensure that operations of the shelter are consistent with overall goals of moving men out of homelessness, and to address concerns of surrounding property owners, the following conditions would guide negotiations of the next steps of the Letter of Agreement:

- Require sign-in and compliance with sex offender registration protocols as are currently conducted at the interim locations;
- Require compliance with code of conduct in the shelter and surrounding area which at a minimum addresses the provisions of Attachment 3;
- Detail minimum staffing levels and other operating protocols to ensure that activities in and around the shelter maximize both the men's willingness to engage and work on a path out of homelessness, and maximize residents' ability to work with CFH and Imagine Housing on any issues that arise in the vicinity of the project;
- Require additional accountability measures if operations are extended beyond the winter season, including a time limitation on any individual's stay in the emergency shelter if the individual is not engaged with services.

It is anticipated that these conditions would appear in several documents moving forward. Some may be appropriate in funding agreements with the shelter operator, some will be attached to permits issued for construction of the project, and still others may be part of the real estate agreements about use of the property.

Pathway to Stable Housing

During the Council's discussion on April 3, a question was raised about how CFH and Imagine Housing work to provide a pathway to stable housing. That pathway often starts at the existing Eastside Winter Shelter, where men can obtain a safe place to stay, nutritious meals, showers and laundry facilities. With these basic needs addressed, men can begin the process to identify and create a plan to address the root causes of their homelessness. This more stable environment can encourage homeless to come in from the streets, woods, greenbelts and bridges where they may otherwise stay. This process can be greatly aided by a relationship with a case manager.

At the current winter shelter, case management support is limited. At the proposed new facility, men would have access to more case managers through the space provided on site for other social service agencies. In addition, there would be other supportive services onsite, such as employment, mental health, physical health, addiction, housing support, etc. These services would be provided by existing agencies and non-profits that serve this population already from separate locations that require their clients to come to them. In this model, access would be increased because the case managers would come to the shelter to connect with clients. Based on unit availability, it may be possible to move men into housing within the building or to other units in Bellevue or on the Eastside that have a combination of supportive services and rental subsidies. Partnerships with Imagine Housing and its case management staff located in the affordable housing portion of the project would offer yet another way to move men out of the shelter and into permanent housing.

Should an individual be identified for an Imagine Housing unit, property management staff helps prospective residents complete the necessary paperwork to enter the program. Upon acceptance and move-in, a case manager is immediately available to meet with the resident. An individual's use of resident support services is voluntary, however, Imagine Housing engages new residents in a variety of ways to encourage them to connect with the community of residents in the building. Through weekly meetings, case managers help residents set personal and professional goals and provide referral services to a wide variety of agencies who offer support services specific to the needs of the individual.

Recommended considerations for pathways to stable housing: The project should include 50 to 60 units of housing with a clear path for residents of the associated men's shelter and for residents in the Eastside women's shelter to move into housing at this location. Supportive services should be provided on-site to maximize the likelihood of permanent housing stability for residents of the housing units.

It is anticipated that these conditions would appear in several documents moving forward. Some may be appropriate in funding agreements with the shelter and housing operators, some will be attached to permits issued for construction of the project, and still others may be part of the real estate agreements about use of the property.

Regulatory Land Use Controls and other Enforcement Tools

The sections above have addressed the mechanisms that can be put in place to ensure the shelter and housing help meet the City's overall goals of moving people out of homelessness. This section describes a suite of existing and proposed tools that can be applied to ensure that the project meets the City's goals for the Eastgate TOD and is compatible with the surrounding neighborhood and community expectations around public safety. Multiple tools would be used to memorialize these conditions.

At the April 3 study session, Council expressed broad support for the idea that the City would have tools to ensure not only that the initial project meets the goals and expectations of the community, but that there be a mechanism to enforce those expectations over time. In light of that desire, and the desire for clarity and transparency around operating expectations, staff recommends a change in the Eastgate/I-90 Land Use Code Amendment (LUCA) currently under review by the City Council for this area. In the draft LUCA, the shelter use requires a Conditional Use Permit approval to establish. The housing portion of the project is an Allowed Use. To tailor a set of conditions and establish a monitoring mechanism around operating expectations, the City could provide an option in the code to use a Development Agreement to control the uses allowed at the site and conditions for approval of those uses. If Council concurs, staff will develop a change to the LUCA for Council to consider as part of the process currently underway.

In addition, Council expressed broad support for a clear prohibition against establishment of a so-called "safe injection site" for heroin use. The community had expressed concern that King County's Heroin and Prescription Opiate Addiction Task Force recommendations for opening two Community Health Engagement Locations (CHELs or "safe injection sites") in King County might impact the Eastgate location. Heroin use and opioid addiction are not limited to the homeless population and heroin use and "safe injection sites" remain illegal under federal law. King County Executive staff indicated that the County is not considering any safe injection sites in Bellevue, however, an initial internal review of the

issue indicated that the City could take action through its land use code to clearly prohibit or restrict such facilities from locating within the city. This prohibition should be added to the existing Eastgate LUCA under review, as well as added to the work program to prohibit through a city-wide code amendment.

Recommended Regulatory Controls -- Land Use Code Revisions: The Council is considering amendments to the Land Use Code right now to implement the Eastgate/I-90 Comprehensive Plan. The draft amendment should be modified to reflect that the shelter use requires a Development Agreement rather than a conditional use permit, to be established. In addition, the use charts should be modified to prohibit establishing a safe injection site anywhere in Eastgate.

Additional detail about the minimum contents of the Development Agreement and the Development Agreement process will be provided as part of the LUCA review. At a minimum, we would expect the Development Agreement to require demonstration of use of overall Crime Prevention through Environmental Design (CPTED) principles in designing the site and building, which could include recommendations for modifications to the wooded hillside adjacent to the current Public Health building. The Development Agreement would also detail the accountability measures described in this memorandum, as well as define the on-going “good neighbor” requirements for the shelter and housing operators.

Other Enforcement Tools

As part of the community discussion of the proposed Eastside Men’s Shelter and Supportive Housing Project, questions have been raised about homelessness management issues across the city including unpermitted encampments, panhandling, and car residency. The City of Bellevue has undertaken a comprehensive approach toward homelessness that requires a high level of coordination between services, facilities, policies and enforcement.

The system of response to homelessness in Bellevue falls broadly into these categories:

- Services to prevent homelessness – basic needs provision, emergency financial assistance, counseling and treatment programs, medical care, etc.;
- Services for individuals experiencing homelessness –mental health resources, job retraining programs, housing assistance, and addiction treatment and counseling; life coaching, etc.;
- Facilities for individuals experiencing homeless –includes day centers, shelters, and other facilities where homeless individuals can not only sleep, but keep belongings, meet with case managers, and focus on addressing underlying issues that may have contributed to their situation; and
- Enforcement – response to behaviors and activities that don’t comply with existing city rules and regulations. This would include police and code enforcement response to unauthorized encampments on private or city-owned property, as well as any criminal activity.

The City’s approach toward homelessness is guided by a commitment to compassion and pragmatism, with the focus on transitioning individuals out of homelessness while maintaining our commitment to enforce current codes to address unpermitted encampments and aggressive panhandling.

Unpermitted Encampments: The City's approach to unpermitted encampments has been working satisfactorily and no changes to the City's ordinances are recommended at this time. Bellevue police have an established, efficient and humane process of responding to any unpermitted encampments that police encounter on patrol or are made aware of by the public:

1. BPD determines who the property owner is and obtains trespass authorization.
2. BPD contacts CFH and has an outreach worker respond to the location with a police officer to offer the person(s) services.
3. BPD officer advises the camper that they are trespassing and that a formal trespass notice will follow in 48 hours.
4. BPD officer ensures that the camper vacates the area two days later and reiterates the services offered through CFH.

Panhandling: Federal courts have consistently held that panhandling is protected free speech, so police enforcement is focused on enforcing laws regarding aggressive behavior. Where panhandling is occurring and does not fall within the definition of aggressive behavior, Bellevue police continue to make contact with panhandlers and coordinate with the CFH outreach worker to connect panhandlers with available services. Additionally, the City will continue to work with regional partners to develop a public education campaign to encourage residents to contribute their funds to agencies serving the homeless rather than directly to individual panhandlers.

Vehicle Residency and Inoperable Vehicles: As identified in the Due Diligence reports there is a recommendation to "proactively establish a plan to prevent potential increases in vehicular residence around the shelter." The increase in the number of homeless individuals living in their vehicles is a citywide concern and needs to be further addressed in relationship with the specific location of the Eastside Men's Shelter, as well as within the context of the City's coordinated approach to homelessness. Additionally, both Eastgate Park and Ride and the immediate surrounding businesses have identified the need for greater parking management in the vicinity. Staff will bring forward options to approach this issue in coming months. These will include modifications for Council consideration to the City's parking ordinances to ensure that the City can enforce against vehicles that remain parked in the same vicinity for more than twenty-four hours.

Recommendations for Other Enforcement Tools: Direct staff to explore options for additional parking enforcement and panhandling education and approaches. Costs associated with those options will be detailed as specific actions are brought forward for Council consideration.

Community Input in Design and Mitigation

Through the course of due diligence work, site visits and best practice review, one common practice was for facilities to have clear standards of operations and clear channels of communication and follow-up for businesses and residents around the facilities. These requirements are often referred to as "good neighbor" plans.

Recommendation regarding community input into design and mitigation: If the Council confirms the Eastgate Public Health site for the Eastside Men's Shelter and Supportive Housing Project, CFH and Imagine Housing should be required to create and facilitate regular meetings with an advisory committee. The committee would be

comprised of representatives from adjacent and surrounding businesses and property owners, as well as neighborhood residents and institutions. It is particularly important that the advisory committee include a range of viewpoints and be inclusive of all viewpoints about the project sited at this location. Representatives from Bellevue police and Human Services should also be included on the committee.

The committee would provide advisory input directly to CFH and Imagine Housing on facility design, recommendations for surrounding area mitigation strategies, and ongoing operations including identifying methods for responding to community questions, complaints or concerns relating to the facility. The work of the advisory committee would take form in a Good Neighbor Plan. The plan would include standards, methods and frequencies for community outreach, facility operational practices and a regular reporting structure for agreed upon performance measures. In other communities, such plans are required by the City as part of the permit process and in this case would be required through the Development Agreement. The Development Agreement would require demonstration of how the work of the advisory committee is reflected in the facility design and operations, as well as the Good Neighbor Plan.

Additional Site Information

At the community meeting on October 27, 2016, information was provided on five publicly-owned sites screened for the proposed project. This information was summarized and published on the project web page at:

www.bellevuewa.gov/pdf/Neighborhoods/Site_Screening_Summary.pdf

At the April 3 City Council meeting, Council requested details on additional sites. These included the city-owned Lincoln Center, site of the current interim Eastside Winter Shelter, as well as Sound Transit's future Operations and Maintenance Facility: Eastside (OMFE) on 120th. See Attachment 3 for summaries of these alternative sites.

OPTIONS

Council's priority around establishing a permanent location for the men's winter shelter established a goal of opening for the winter 2018-19. Based on work to date and the funding cycles and other steps associated with building the project described in this memorandum, the permanent location would likely be open the winter of 2019-2020. The public process to evaluate the King County Eastgate Public Health Center site for this proposed project began in August 2016. Since that time, the site and the Eastside Men's Shelter and Supportive Housing Project have been vetted, including consideration of the significant public involvement and input received since August. Based upon the information developed over this period of time and the Council's priority and vision, staff believes that the conditions and considerations detailed in this memorandum will allow the future phases of design and mitigation for the project at the Eastgate location to address the concerns around project scope, project operations and public safety issues. If Council agrees with this conclusion, staff has identified three options:

1. Confirm the King County Eastgate Public Health Center site (14350 SE Eastgate Way) as suitable for the Eastside Men's Shelter and Supportive Housing Project and direct staff to continue project development work with the non-profit development partners and King County consistent with the recommendations detailed above. Further direct staff to:

- Modify the Eastgate Land Use Code Amendment currently under review to:
 - require a Development Agreement rather than a Conditional Use Permit for the shelter use and create minimum standards for a Development Agreement as described above; and to
 - prohibit Community Health Engagement Locations (safe injection sites).
- Add a Bellevue City Code amendment to the existing DSD code amendment work program to prohibit safe injection sites citywide.
- Prepare options for Council consideration relating to stronger vehicle parking enforcement.
- Prepare public information and education materials regarding panhandling for use citywide and for use as appropriate for particular locations that are subject to frequent complaints about panhandling.
- Require formation of, and participate in, an advisory committee of adjacent property owners and other community stakeholders to advise the development team on project design and mitigation strategies.

2. Decline to proceed any further with the Letter of Agreement on the Eastgate site and direct staff to initiate a new approach to meeting the Council's priority of working with regional partners to establish an eastside permanent winter homeless shelter, including a revised project schedule.

3. Suspend the City's participation in site investigation for the Eastside Men's Shelter and Supportive Housing Project.

RECOMMENDATION

Option 1

ATTACHMENTS

1. Joint Letter of Agreement, dated August 2, 2016
2. Additional Site Summaries
3. Eastside Winter Shelter Code of Conduct
4. Bellevue Police Preliminary Operations Approach for Permanent Shelter at Eastgate Location

AVAILABLE IN COUNCIL LIBRARY

N/A