

CITY COUNCIL STUDY SESSION

Update on the feasibility of providing temporary year-round men's shelter services at Lincoln Center.

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DIRECTION NEEDED FROM COUNCIL

DIRECTION	Staff is seeking direction on how to proceed with construction of identified improvements needed at Lincoln Center to temporarily support year-round services at that location.
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RECOMMENDATION

1. Continue to work toward tenant improvements to be privately funded and managed by Congregations for the Homeless (CFH) team, providing CFH until May 20, 2019 to demonstrate necessary funding has been obtained to privately fund the improvements.
2. Continue activities designed to secure a bridge location for temporary overnight shelter for men experiencing homelessness just during the construction period at Lincoln Center.

BACKGROUND & ANALYSIS**Background**

Since July 23, 2018, staff has been working at Council direction to evaluate the feasibility of providing temporary year-round men's shelter services at Lincoln Center, or similar location. Council was updated in November 2018 on this work, and most recently discussed options at a study session on March 18, 2019.

At that time, staff reported that, after working with a team of professionals supporting CFH, a design had been advanced to identify the most cost effective and shortest construction duration for the necessary fire/life safety improvements. In March, staff also reported and Council provided direction on the following:

- There would be a gap in shelter services while improvements are made at Lincoln Center.
 - Council directed staff to more aggressively seek an alternative location to provide a "bridge" location for overnight shelter services during the construction period at Lincoln Center.
- With year-round services there will be a need for additional operating funds in 2019 and in 2020 (beyond 2020 operational funding could be addressed through local jurisdictions' 2021-2022 human services budget cycles).

- Council understood there was capacity to cover the additional operational expenses, but directed staff to continue to work with regional partners to contribute to the funding gap.
- The CFH team had indicated an interest in privately funding and managing the construction of the tenant improvements.
 - Council directed staff to continue working with the CFH team and return with final costs, construction schedule and a fundraising/financing plan that describes how funding needed to complete the work within the construction schedule is achieved.

Privately Funded Tenant Improvements

The attached letter indicates the CFH team's desire to manage and privately fund the tenant improvements at Lincoln Center. As stated in the letter, CFH anticipates work to begin on June 1, 2019 and be completed in about three to four months. This puts completion sometime before the end of November depending upon when construction begins. The letter indicates the estimated cost for the improvements at \$750,000 and CFH's commitment to raise the necessary funding and manage the construction.

Public Engagement

Extension of services triggers a need for community engagement to ensure the community is informed of the potential changes. Staff is recommending an engagement plan that includes notification to properties within 1000 feet to solicit feedback on how CFH can coordinate with and keep their adjacent neighbors and the community informed of the facility. Staff is recommending, based on the community feedback obtained, CFH provide a communication plan that addresses operational and communication commitments uniquely tailored to homeless services provided at Lincoln Center.

Direction Sought from Council

Staff's recommendation is to take the necessary steps to allow CFH to pursue the upgrades at Lincoln Center as a private project, which includes negotiation of a lease amendment, support for outreach (as described above), and permitting and inspection oversight typical to ensure City code compliance. Pursuant to the construction schedule and other terms outlined in the letter from CFH, we anticipate updating Council on the progress of fundraising for the project no later than May 20, 2019. At that time, if adequate funds have not been raised, Council can consider alternatives, including allowing more time for fundraising, taking on the project as a public work, or continuing operations as a winter shelter only.

POLICY & FISCAL IMPACTS

Policy Impact

Following the adoption of the Land Use Code Amendment for Homeless Services in July, Council noted the regional need for the men's winter shelter to be converted to year-round operations. On July 23, Council requested staff to work with CFH to evaluate options to convert Lincoln Center for year-round use. Council vision includes a commitment to creating a caring community where all residents enjoy both a high quality of life and a wide variety of housing types. The City's Comprehensive Plan identifies strategies and goals that allow the City to achieve and maintain this vision, even as the City grows and

changes over time. Specifically considering the City's response to homelessness, there is a need to balance a number of policies and objectives 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.

Fiscal Impact

City expenditure of funds to date has been limited to minimal design coordination, structural analysis, asbestos testing and abatement analysis. The CFH Team has assembled design professionals to advance the design and coordinate building modifications with City permitting staff.

As reported in March, depending upon the contributions from other jurisdictions, the operational investment varies. However, given the fact that budgets have been set through 2020, the ability for other jurisdictions to commit funding prior to 2021 in any significant amount is unlikely. Service gap funding would be needed in 2019 should an alternate site be located and would be needed in 2020 after building modifications are completed. Annual service gap funding would fall to the City as follows:

• Year-round operations require additional funds to fill the gap between April and November	\$385,000
• OPTIONAL: Extension of the Day Center operations to close the time gap between shelter operations and day center operations (about one-half hour in the morning; and four and one-half hours in the evening)	\$185,000
Total additional funding for operations	\$570,000

OPTIONS

1. Continue to work toward tenant improvements to be privately funded and managed by CFH Team, providing CFH until May 20, 2019 to demonstrate necessary funding has been obtained to privately fund the improvements.
2. Provide staff with additional direction.

ATTACHMENTS & AVAILABLE DOCUMENTS

A. April 3, 2019 letter from CFH

AVAILABLE IN COUNCIL LIBRARY

N/A