



DATE: June 17, 2019

TO: Mayor Chelminiak and City Councilmembers

FROM: Nancy LaCombe, Assistant Director, 452-4382
City Manager's Office

SUBJECT: Temporary Year-Round Men's Shelter Services at Lincoln Center

On Monday, June 17 City of Bellevue staff, along with community partners Wallace Properties and Congregations for the Homeless (CFH), will provide an update on the status of the improvements needed at Lincoln Center to support year-round services at this location while the process for siting a permanent men's homeless shelter is ongoing.

The CFH Team has been successful in raising significant private contributions toward construction of the necessary tenant improvements. While there is need for some additional contributions, the CFH Team is prepared to undertake performance of construction and construction management without any City financial contribution for construction.

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 a similar interim location. Council was updated in November 2018, March 2019 and most recently on April 8, 2019. In April, Council directed staff to continue working toward tenant improvements to be privately designed, funded and managed by a team of professionals supporting CFH.

Status

The CFH design team has continued to work with City staff in order to comply with the permitting requirements for the fire/life safety improvements at the facility. CFH anticipates that necessary demolition of some of the workspaces will begin this week, and construction of the tenant improvements should commence as soon as permits are issued at the end of this month. Construction is anticipated to be completed in early November, in time for the shelter to re-open for winter, pending permitting and the actual beginning date of construction.

Future Fiscal Impacts

As reported previously, additional funding would be necessary to extend shelter services to year-round and for expansion of the day center services and hours. This funding gap

would likely fall to the City as human services budgets have been set through 2020 and the ability for other jurisdictions to commit additional operational funding prior to 2021 is unlikely. Staff will return later this year to discuss the additional funding need in 2020. This discussion will occur once construction is underway and with sufficient advance notice to allow CFH to have certainty around funding for staffing and service coordination. That discussion will also include the optional funding need for 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).

Additional Process Steps

Year-round temporary shelter use at Lincoln Center could be permitted under Land Use Code (LUC) 20.20.850. Under this section of the LUC, the City Manager determines the existence of an emergency circumstance, and this determination is a prerequisite to the City processing an application from CFH for operation of an emergency/temporary overnight homeless shelter. CFH would be required to obtain approval from the City under the temporary public safety provisions in LUC 20.20.850 prior to commencing year-round operations at Lincoln Center, but the facility would be exempt from Conditional Use Permit and Design Review approval processes, and from site development standards. A year-round temporary shelter use could remain at Lincoln Center as an interim location for a maximum of 3-years without CUP approval.

Public Engagement

Moving to year-round shelter services at Lincoln Center will require community engagement to ensure the community is informed of the changes in operations. Staff is beginning an engagement plan that includes public noticing to properties within 1000 feet to garner feedback on how CFH will continue to work with their adjacent neighbors and the community. Based on the feedback obtained, CFH will provide a communication plan that addresses operational and communication commitments uniquely tailored to the shelter services and day center operations provided at Lincoln Center.