

CITY COUNCIL REGULAR SESSION

Ordinance amending Ordinance 6445, adopted December 3, 2018, as previously amended, to increase appropriation to the 2019-2020 Human Services Fund budget by \$585,630 for Congregations for the Homeless (“CFH”) to provide funding for operational expenses for shelter services at a downtown “bridge” location for men experiencing homelessness, and to provide additional operating funding for Lincoln Center to provide day center services and shelter services and authorizing the City Manager or his designee to enter into such a contract.

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City Manager’s Office

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City Attorney’s Office

EXECUTIVE SUMMARY

Tonight’s action would amend the Human Services Fund budget appropriation for CFH to fund operational expenses for year-round shelter services. Current funding awarded to CFH through 2020 was limited to expenses for seasonal sheltering only.

RECOMMENDATION

Move to adopt Ordinance No. 6471.

If approved, effective date: 08/15/2019

BACKGROUND/ANALYSIS**Background**

Bellevue has been in the process of increasing investments, staffing and practices across a variety of service areas in order to ensure a comprehensive response to homelessness. This response includes steps to ensure that there are both adequate facilities and adequate services to support individuals experiencing homelessness on the eastside.

In mid-2018 the Council concluded that the community would be better served if the current seasonal shelter for single men were expanded to a year-round shelter, even if such services must be provided in an interim location. Since that time, staff, CFH and members of the community have been working on ways to move to year-round men’s sheltering services. As described in Council meetings in July 2019 and on August 1, CFH is now in a position to provide shelter for single men, with services expected to commence in September 2019. Shelter from September until sometime in late 2019 will be provided at a temporary site in Downtown Bellevue, (the “Downtown bridge location”) made available for short-term use by the generosity of Cloudvue® and its President, Lawrence Lui. This Downtown bridge site is located at 752 108th Avenue NE, the old First Congregation Church on the corner of NE 8th Street and 108th Avenue NE. This site has been utilized in the past by both The Sophia Way and Congregations for the Homeless for overnight shelter services. The portion of the building the temporary bridge shelter will utilize has been vacant for some time and will need minor tenant improvements before it can be occupied as an overnight shelter. Staff have contacted a Job Order

Contractor (JOC) to provide the tenant improvements. Utilizing the City's JOC services allows for the tenant improvements to be made in the most expedient and cost-effective manner.

After these improvements are made, CFH will use the Downtown bridge location for an overnight shelter only. All other services will be provided at Lincoln Center. CFH will check-in clients at Lincoln Center and shuttle them to the bridge location utilizing two vans provided by King County. Clients will be shuttled back to Lincoln Center in the morning. All meals, showers, laundry and case management services will be performed at Lincoln Center.

CFH is anticipated to move back into the Lincoln Center shelter space for overnight shelter following completion of upgrades to that facility. That work is expected to be completed in late November 2019 and has been fully funded by private community donations.

Operational Funding Needs

Human Services grants have been set through 2020 and included an award to CFH to help fund operation of the single men's shelter for November to April only. Expanding to year-round operations in September 2019 leaves CFH with inadequate funding to operate in the expanded months of September 2019 to November 2019 and April 2020 to November 2020. These are months when the single men's shelter would have been closed.

Tonight's action would amend the existing Human Services Fund budget for CFH to include the operational funding for the service gap described.

Additional Process Steps

The Land Use Code (LUC) allows year-round operation of an emergency/temporary overnight homeless shelter for an interim time period under certain conditions. Both the Downtown bridge location and the year-round operation of an emergency/temporary overnight homeless shelter at Lincoln Center will require approval under the City's Land Use Code.

CFH will apply for a temporary public safety facility permit at each location. As temporary public safety facilities, the operation of the shelter would be exempt from certain other land use code requirements. This permitting action requires existence of an emergency circumstance determined by the City Manager. A year-round shelter use could remain at Lincoln Center as an interim location for a maximum of 3-years under this process.

POLICY & FISCAL IMPACTS

Policy Impact

The City 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

Building Modifications:

The CFH Team assembled design professionals to advance the design and coordinate building modifications at Lincoln Center with City permitting staff and raised the necessary and significant contributions to fund the tenant improvements at Lincoln Center. To date, City expenditures have been limited to minimal design coordination, structural analysis, asbestos testing and abatement analysis as was approved by Council up to \$135,000 at the November 5, 2018 Council meeting.

Minor tenant improvements will be needed before the Downtown bridge location can be occupied as an overnight shelter. These improvements include door locks, window coverings, smoke alarms, lighting, landscape trimming and some fencing. A job order contract (JOC) contractor has estimated these costs to be \$16,399.70.

Operating Costs:

Staff have been working closely with CFH to identify the operational funding needs to expand to year-round operations, which are not covered under the existing Human Services Grant. Without additional funding, CFH does not have adequate funds to provide its services from September 2019 to November 2019 and again from April 2020 to November 2020.

Total Requested Funds:

The following funding is requested in order to use the Downtown bridge location for an overnight shelter and fill the services gaps created by moving from 6-month to year-round operations:

<u>Expense</u>	<u>Request</u>	<u>Location</u>
Shelter services	\$156,907	"Bridge" site
2020 service gap	<u>428,723</u>	Lincoln Center
Operating costs	\$585,630	
Misc. building modifications	<u>16,400</u>	"Bridge" site
Total need	\$602,030	

Staff requests the designation of the full \$500,000 of Council's 2019 operating contingency as well as \$85,630 of the \$135,000 Council approved at the November 5, 2018 Council meeting to fund the \$585,630 operating request. These funds will be transferred to the Human Services Fund for contract services.

Building modifications of \$16,400 will also be funded from the \$135,000 authorized by Council on November 5, 2018, paid for out of the General Fund. No appropriation is required for the \$16,400 as it is a General Fund expenditure.

OPTIONS

1. Adopt the Ordinance amending Ordinance 6445, adopted December 3, 2018, as previously amended, to increase appropriation to the 2019-2020 Human Services Fund budget by \$585,630 for Congregations for the Homeless (“CFH”) to provide funding for operational expenses for shelter services at a downtown “bridge” location for men experiencing homelessness, and to provide additional operating funding for Lincoln Center to provide day center services and shelter services and authorizing the City Manager or his designee to enter into such a contract.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Ordinance No. 6471

AVAILABLE IN COUNCIL LIBRARY

N/A