

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

March 8, 2021
6:00 p.m.

Virtual Meeting
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Nieuwenhuis, and Councilmembers Barksdale, Lee, Robertson, Stokes¹, and Zahn

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:07 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll. All Councilmembers except Councilmember Stokes were present and participating remotely.

(a) Women's History Month Proclamation

Mayor Robinson read the proclamation declaring March as Women's History Month in Bellevue and encouraging everyone to celebrate International Women's Day on March 8.

Deputy Mayor Nieuwenhuis led the flag salute.

3. Approval of Agenda

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 6-0.

4. Oral Communications

¹ Councilmember Stokes joined the meeting at approximately 6:15 p.m. during Oral Communications.

- (a) Dick Thompson, a resident of Northwest Bellevue, commented regarding the later agenda item to discuss the Affordable Housing Strategy. He expressed concern regarding suggestions to remove parking requirements for certain housing. He noted the lack of sidewalks and street parking in northwest Bellevue neighborhoods. He suggested changes to parking requirements only for housing near transit services. Mr. Thompson expressed concern regarding the development of accessory dwelling units (ADUs) and the potential impact on the tree canopy. He asked the Council to retain the owner occupancy requirement for property with an ADU. He said he hopes neighborhoods can tailor ADU regulations through the City's subarea planning process.
 - (b) Karen Morris commented regarding the appointment of the Good Neighbor Agreement (GNA) Advisory Committee. She noted her experience working with the public related to shelters. She said it is important to involve neighbors and to have a transparent process for selecting committee members. She asked why the openings on the committee were not advertised in the same ways as open positions on boards and commissions.
 - (c) Tzachi Litov said he was pleased to be chosen to serve on the GNA Advisory Committee. However, he expressed concern that the selection of committee members was not a transparent process. He said committee members have not received any information regarding the proposed agreement or how it will be used. He said he is participating with great trepidation.
- 5. Reports of Community Councils, Boards, and Commissions: None.
 - 6. Report of the City Manager: None.
 - 7. Council Business and New Initiatives: No Discussion.
 - 8. Consent Calendar
- Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, and Councilmember Lee seconded the motion.
 - The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:
 - (a) Council Minutes
Minutes of February 8, 2021 Regular Meeting
Minutes of February 16, 2021 Regular Meeting
 - (b) Resolution No. 9902 determining that a portion of an existing sewer easement and the entirety of a construction easement located at 12855 Coal Creek Parkway SE are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of these easements.

- (c) Resolution No. 9903 granting authority to the Finance & Asset Management Director or his/her designee to approve annual purchase orders for various vendors for small items not stocked by City departments, and recurring services for amounts not to exceed the estimated values for the specified vendors set forth in Attachment A to this Resolution, plus applicable taxes.
- (d) Resolution No. 9904 ratifying an emergency contract with Road Construction Northwest, in the amount of \$772,930.00, plus all applicable taxes, executed pursuant to the Emergency Declaration (date 12/4/2020) for the emergency repair or replacement of the Vasa Creek culvert, located near 15321 SE Newport Way, Bellevue, WA 98006.
- (e) Resolution No. 9905 authorizing execution of an amendment to the Professional Services Agreement with Jones Lang LaSalle Americas, development feasibility and strategy consultant supporting the City's 130th Station area transit-oriented development efforts, increasing the total contract amount from \$90,000 to an amount not to exceed \$138,500, plus all applicable taxes.
- (f) Resolution No. 9906 authorizing execution of all documents necessary to implement settlement of the claim brought by Whalers Cove in the amount of \$85,233.98.
- (g) Resolution No. 9907 authorizing execution of all documents necessary to implement settlement of the claim brought in Greensun Group LLC v. City of Bellevue (King County Superior Court Cause No. 14-2-29863-3SEA).

9. Public Hearing: None.

10. Study Session

- (a) Affordable Housing Strategy Implementation Update

City Manager Miyake noted that the two study session items relate to housing and the implementation of the Affordable Housing Strategy.

Emil King, Assistant Director, Community Development, recalled that the last update regarding the Affordable Housing Strategy was held in October 2020. Since that time, staff has significantly increased efforts to implement affordable housing actions and housing related tools.

Mac Cummins, Director, Community Development, said there are a number of ongoing initiatives related to housing and homelessness. He said the Council will discuss the multifamily tax exemption (MFTE) program on March 15. He noted ongoing discussions with employers and other partners regarding the need for housing. He said that affordable housing policies will be a key focus of the next update to the Comprehensive Plan.

Thara Johnson, Comprehensive Planning Manager, recalled that the Affordable Housing Strategy was adopted in 2017. The plan includes a number of strategies with corresponding specific actions. Ms. Johnson said that progress has been made through the use of incentives in the Eastgate area and the Downtown, and through Council action to extend the MFTE program.

Ms. Johnson highlighted the history of the creation and preservation of affordable housing units since the adoption of the Affordable Housing Strategy in 2017. A total of 1,223 housing units or beds have been funded since that time. Projects in the development pipeline reflect a total of approximately 741 new housing units over the next couple of years.

Ms. Johnson described a table demonstrating the effectiveness of specific actions in the Affordable Housing Strategy in terms of the number of units created. The MFTE incentive and density bonuses have achieved approximately 173 affordable housing units, and approximately 642 affordable units have been preserved through partnerships with other agencies. Ms. Johnson highlighted the implementation of Actions A-1, A5, C-3, C-4, D-2, E-1 and E-2 to date. Increased funding for affordable housing initiatives includes \$625,000 annually through Council authorization of House Bill 1406 and \$9 million through Council authorization of HB 1590.

Ms. Johnson presented a timeline depicting all 21 actions in the Affordable Housing Strategy and their projected implementation. She recalled that, consistent with Action B-2 of the plan, the Council recently approved a Land Use Code Amendment (LUCA) to eliminate the three-year wait period on developing an accessory dwelling unit (ADU) at the time of new single-family home construction. As part of the implementation of Action C-5, the Council recently approved a LUCA to allow unit lot subdivisions for the development of townhouses.

Staff's near-term focus is on Actions C-1 (affordable housing incentive for faith-based, public surplus, and nonprofit-owned property), C-2 (transit oriented development in BelRed corridor), C-3 (MFTE program), C-4 (East Main LUCA affordable housing incentives), D-1 (LUCA regarding multifamily housing parking requirements near transit), and E-3 (use of HB 1590 tax collections). Ms. Johnson said that the progress to date indicates that the City will exceed the 10-year goal of creating 2,500 affordable homes. She noted that the actions have been achieved through a mix of policies and public investments as well as private development interests and support.

Councilmember Stokes suggested setting a more aggressive housing target for the next three-year period. He suggested articulating clear housing goals for the next several years. He said there are a number of tools as well as new studies related to affordable housing solutions.

Deputy Mayor Nieuwenhuis concurred with Mr. Stokes' suggestion to set a more aggressive affordable housing target. Mr. Nieuwenhuis asked about the process for determining the right number of affordable housing units for a community.

Mr. Cummins encouraged the Council to continue to aggressively pursue the creation and preservation of affordable housing. He noted upcoming planning efforts involving housing for the East Main redevelopment area and the Wilburton commercial area. He said that determining the right amount of affordable housing for a community involves a values-based discussion.

Mr. King said the region recently adopted the Vision 2050 plan, which reflects equity, inclusion and affordable housing as a prime lens for the vision. He said the process to update the Countywide Planning Policies (CPPs) is underway.

Deputy Mayor Nieuwenhuis thanked staff for their work and for always looking for opportunities to maintain and add affordable housing units.

Councilmember Zahn noted that most people who work in Bellevue do not live in Bellevue. She concurred with Councilmember Stokes' suggestion to set more aggressive affordable housing targets and goals.

Ms. Zahn suggested not including the 100 men's shelter beds in the count of the number of affordable housing units serving households at 0-30 percent AMI. She said the shelter is transitional and she does not believe it should be considered as affordable housing. She said there is an urgent need for affordable housing for households earning up to 60 percent AMI.

Councilmember Robertson said the Growth Management Planning Council (GMPC) will revise its growth targets as part of the update to the Countywide Planning Policies. She said Bellevue needs more affordable housing as well as more overall housing options. She noted that House Bill 1590 funding, to be discussed next on the agenda, is targeted toward households earning 60-percent AMI or below. Ms. Robertson expressed support for the MFTE program and for modifying parking requirements to incentivize the development of MFTE housing units. She suggested focusing on creating more units at the 80-percent AMI level through the MFTE program. Noting that we are in a housing crisis, Ms. Robertson suggested exploring additional land use incentives for projects that will include affordable housing units.

Councilmember Barksdale thanked staff for the presentation. He commented on the urgent need to provide more housing choices for individuals and families. Responding to Mr. Barksdale, Mr. King said staff will monitor permit activity related to attached accessory dwelling units (ADUs) going forward to determine the impact of the recent code change. Mr. King said the neighborhood planning efforts currently underway in Northeast Bellevue and Northwest Bellevue will address the benefits and barriers related to detached ADUs. In further response to Mr. Barksdale, Mr. King said staff will provide information regarding the public outreach process at the next update.

Councilmember Lee thanked staff for all of their work to implement the Affordable Housing Strategy. He said housing prices and the supply of housing have been challenges for Bellevue for a number of years. He commented on the importance of providing more housing types and options for a broad range of income levels and ages.

Mayor Robinson said she strongly supports the need for the full spectrum of housing affordability in Bellevue. She said her goal is to reach the point at which half of the people who work in Bellevue also live in Bellevue. She said that would significantly relieve traffic congestion and enhance the quality of life.

Mayor Robinson thanked everyone for their work and support of the Affordable Housing Strategy. She concurred with Councilmember Robertson's suggestion regarding land use incentives. She concurred with Councilmember Zahn that shelter beds should not be counted as affordable housing units. Ms. Robinson opined that it is appropriate to count preserved affordable housing units because the affordability will be permanently preserved. This differs from a situation in which affordable housing currently exists but that could change if the property is not protected from redevelopment into significantly more expensive housing units.

Referring to the MFTE program, Mayor Robinson said she feels comfortable allowing a parking study to determine the appropriate parking needs. She would like to see the flexibility for developers to provide no parking for certain housing units.

Ms. Robinson concurred with her colleagues' interest in strengthening the 10-year goal for creating affordable housing units. She expressed an interest in the number of affordable housing units that are lost every year in the community. Mr. King said staff would follow up with more information.

Councilmember Stokes concurred with Mayor Robinson about the importance of tracking the number of affordable units that are lost every year, if that information is available.

Councilmember Robertson said that tracking the existing affordable housing properties in Bellevue has the added benefit of identifying potential opportunities for housing partnerships. She referred to Attachment C in the meeting packet and suggested that the information regarding household incomes and the percentages of types of units will help to refine housing needs. She said the City is using a number of tools and strategies to address affordable housing.

Councilmember Zahn said it would be interesting and helpful to track whether certain tools or approaches are particularly successful in providing housing for specific income levels. One tool might be more effective for a specific household income range.

Councilmember Lee reiterated his support for setting goals and expanding the types of housing choices.

Mr. Cummins said staff will review the comments from the Council and look for ways to bring back programs for Council consideration that will respond to the questions and concerns. He acknowledged the Council's interest in determining whether certain tools or approaches are most successful for specific income levels. He said the Council and staff will discuss the MFTE program on March 15, and one of the issues is to determine which income level is best served by the program. Mr. Cummins observed that an overall emerging issue is whether the City should base its affordable housing targets on need and/or on other strategic goals regarding economic development and job growth.

(b) House Bill 1590 Outreach and Engagement Update

City Manager Miyake introduced staff's overview of the HB 1590 work plan and community engagement process.

Director Cummins said staff is working to provide updates to the Council every 4-6 weeks in order to keep moving forward toward making key decisions regarding the use of the HB 1590 tax revenues. He noted that the Council recently adopted the HB 1590 interest statement. Mr. Cummins said that the City's outreach to date has made it clear that there is a wide range of interests and discussion topics to be addressed with all of the stakeholders, including service providers and the populations that are served.

Mr. Cummins said that tonight's presentation would focus on the approved uses for HB 1590 revenues. He said staff plans to return in April to work toward the prioritization of needs and initiatives. At least 60 percent of the funding must be spent on construction, operations and/or maintenance for facilities and programs that serve specific populations with households at or below 60 percent AMI. This includes veterans, domestic violence survivors, individuals who are homeless or at risk of becoming homeless, and individuals experiencing mental and behavioral health issues. A maximum of 40 percent of the HB 1590 tax revenues can be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and/or other housing-related services.

Mr. Cummins noted that tonight's discussion would focus on stakeholder outreach to human services agencies, community partners, and affordable housing developers, providers, and operators. Staff will provide an update and analysis of that effort in April, at which time staff will also present information regarding potential opportunities for early wins in work plan items.

Liesl Olson, Management Fellow, City Manager's Office, said the City's initial outreach is focused on mental and behavioral health services and housing-related services. The next outreach phase will focus more on affordable housing. Ms. Olson said staff has reached out to the Eastside Homelessness Advisory Council, The Bellevue Network on Aging, service providers to diverse populations, and service providers who provide emergency financial assistance. Staff will continue to communicate with the affordable housing developers, providers and operators who were consulted during the initial HB 1590 outreach and will update the Council in April.

Ms. Olson said the City is exploring how the HB 1590 funds might fill gaps in services and/or overcome barriers to providing access to needed services. She said staff will incorporate best practices into its long-term implementation of the HB 1590 work plan. She noted that, in order to best serve the target populations (e.g., veterans, domestic violence survivors, disabled individuals, and others), housing-related support services are critical to obtaining and retaining housing.

Stephanie Martinez, Homelessness Outreach Coordinator, City Manager's Office, described some of the key themes related to the use of HB 1590 revenues. She described the critical role of housing services to enable vulnerable populations to secure and retain stable housing. Case managers help individuals obtain the identification documentation needed to access social services related to mental health, substance use, employment assistance, and other needs. Those services support recovery and resiliency and maximize the ability of individuals to thrive in the community.

Ms. Olson said that stakeholder input to the City and agencies highlights the need for a spectrum of housing types to serve a number of populations. This includes affordable housing for households earning up to 30 percent AMI, permanent supportive housing, and housing with supportive services. Permanent supportive housing applies when a person may initially be experiencing homelessness, but additional issues emerge indicating the need for a long-term level of service to maintain housing. Those issues could include disabilities, mental illness, substance use, and/or chronic health conditions. Ms. Olson said that housing with supportive services refers to households that might be experiencing homelessness but their programs and services are available potentially on- or off-site through community based partnerships and/or individualized services that help the household to obtain and maintain housing into the future.

Ms. Martinez said the key findings related to mental and behavioral health services identified the need for: 1) holistic, wraparound services, 2) culturally specific and responsive services, 3) beds or housing upon exiting treatment, and 4) behavioral health services in the field. Wraparound programs support the coordination of agencies to meet the complex needs of vulnerable populations. Mental health services are one type of wraparound service. Culturally responsive services incorporate the voices and experiences of the community to understand the values, needs, and expectations of Bellevue's diverse communities, whether based on race, ethnicity, gender identity, language, religion, or other factors.

Ms. Martinez noted that the lack of safe and stable housing in a shelter or other facility is a powerful barrier to long-term recovery from substance abuse or mental health conditions. She said that having mental and behavioral health professionals or response teams in the field can greatly improve access to treatment and follow-up care. All of these efforts can reduce the use of emergency rooms, hospital visits, and jails in response to individuals in crisis. Ms. Martinez said the key findings about housing-related services based on stakeholder outreach are the critical need for flexible financial assistance and services as well as supportive services to enhance housing stability. Financial assistance is needed to help individuals cover rent, moving costs, and/or legal costs related to preventing eviction. Supportive services help households to achieve self-sufficiency and housing stability. They may include employment services, case management, tenant education, and help with managing a household budget.

Mr. Cummins said the Council will hear more in April about the use of HB 1590 revenues for capital projects and the creation of affordable housing.

Mayor Robinson thanked staff for the update and noted the Council's commitment to moving forward as expeditiously as possible.

Deputy Mayor Nieuwenhuis asked about the number of agencies involved in discussions with the City and the types of services they offer. Ms. Martinez said conversations have been held with 15-20 human services agencies, community groups, and affordable housing developers. Staff will have more in-depth discussions with developers over the coming weeks and report additional findings in April.

Responding to Mr. Nieuwenhuis, Mr. Cummins acknowledged that there are unmet needs in the Human Services Commission's regular funding allocation process. Mr. Cummins said staff will analyze which of those needs could be addressed using HB 1590 revenues.

Councilmember Zahn said she wants to be sure the City is focusing its efforts on the areas of greatest need and is moving forward as quickly and thoughtfully as possible. She anticipates there will be an increased need for housing for households earning up to the 60 percent AMI due to the pandemic. The need for mental health services is increasing as well during the pandemic.

Councilmember Zahn requested information regarding the agencies in communication with the City and the populations they serve. She asked whether any of the providers specifically serve the LGBTQ+ community. She highlighted the need to balance housing units with housing supportive services.

Responding to Ms. Zahn, Ms. Martinez said that moving costs are currently categorized as housing related services. However, legal staff is assisting an internal effort to define the categories of affordable housing, mental health and behavioral services, and housing related services and to clarify the allowed uses of HB 1590 funding. Ms. Zahn suggested coordinating the use of funds from HB 1590 revenues and the City's traditional human services grants. She recalled that the issue of bonding the revenues was raised in the past. She would like to discuss how the funds could be leveraged to purchase or build affordable housing units.

Councilmember Lee requested a list of the stakeholders and agencies who are engaging in the public process. Responding to Mr. Lee, Mr. Cummins said the City is working to set up a process for individuals to apply for assistance, whether the assistance comes from traditional human services funding, HB 1590 revenues, or a separate Council action. Mr. Cummins said staff will provide more information on the proposed approach and the identification of priorities during the April discussion.

Responding to Councilmember Barksdale, Ms. Martinez said City staff has been meeting with staff from the service providers to date and is beginning to speak more with individuals who are being served in order to incorporate their perspectives. Responding to Mr. Barksdale, Ms. Martinez said the City is working with agencies that already offered eviction prevention and support services before the pandemic to determine the extent of the need. She said staff will continue to reach out to the most vulnerable and marginalized individuals and families.

In further response to Councilmember Barksdale, Mr. Cummins said staff is researching how and when the City will be able to access HB 1590 revenues. Mr. Cummins noted the issue of whether the Human Services Commission should be involved in vetting the use of HB 1590 funds or whether a separate process would be more appropriate. He said staff is exploring all ideas for reaching underserved populations, including ways to leverage technology.

Councilmember Robertson asked whether the outreach to date has included contacting private developers who served on the affordable housing technical advisory group (TAG). She asked whether the following groups have been contacted: Master Builders Association, realtors, housing associations, Bellevue School District, Chamber of Commerce, and major employers.

Mr. Cummins said staff will forward a list of the contacts and stakeholders to the Council. He confirmed that all of those mentioned by Ms. Robertson have or will be contacted and engaged in the process. He confirmed that former TAG members have expressed an interest in continuing to be involved in discussions.

Councilmember Robertson said it would be helpful to consider all of the sources for mental health services funding in the region in order to coordinate the funding recommendations for HB 1590 revenues. She requested information regarding the dollar amounts the City receives from the different funding sources. She encouraged ongoing flexibility to respond to emerging needs and opportunities as they arise and change. She opined that there might be situations in which the City wants to initiate a partnership with a private development project to use HB 1590 funds for appropriate objectives (e.g., providing a certain number of units at a lower AMI level than originally intended).

Councilmember Stokes said he appreciated the discussion and agreed with much of what has been said. He noted that the housing related services are targeted to individuals receiving affordable housing or other housing assistance. He observed that the two spending areas defined in HB 1590 (60 percent for construction and operations versus 40 percent for housing related services) are interconnected.

Mr. Cummins said that most likely the supportive services will be linked to specific capital projects. However, he said the City's understanding is that the two areas are not necessarily directly linked. He said staff will explore those issues in greater detail and report back to the Council. He said he was not aware of any legal requirement that would restrict access to social services to only the residents of the on-site housing. He noted the overall continuum of care model that provides targeted resources to help people achieve self-sufficiency and stable housing.

Mayor Robinson said she appreciates all of staff's hard work on this initiative. She said the tax revenues provided by HB 1590 will allow the City to fund supportive services at the Eastgate shelter. Ms. Robinson encouraged the availability of same-day treatment services for individuals, particularly in the area of substance abuse and addiction. She expressed an interest in funding a housing navigator for the City. She said King County works with Housing Connector, which partners with property owners and managers to lower barriers to housing and to increase the region's affordable housing capacity. Ms. Robinson commended staff's goal of providing housing security for everyone in the community.

11. Land Use

- (a) Ordinance No. 6569 approving with conditions rezone application Permit File No. 19-125909-LQ; rezone of a 14.03-acre parcel located at 15325 SE 30th Place from Office (O) and Community Business (CB) to Office Limited Business 2 (OLB 2).

City Manager Miyake recalled that Ordinance No. 6569 was initially discussed with the Council on February 16.

City Attorney Kathy Gerla said that Ordinance No. 6569 represents a decision on the Eastgate Office Park application to rezone a 14-acre parcel from Office (O) and Community Business (CB) to Office Limited Business 2 (OLB 2). She said this is a quasi-judicial proceeding in which the Hearing Examiner held a hearing and recommended approval of the application with conditions. No appeals have been filed.

Ms. Gerla said the Council's decision on the Eastgate Office Park rezone must be based on the Hearing Examiner's record. The Council may approve the rezone with the Hearing Examiner's conditions, approve the application with modifications and/or additional conditions, remand the application back to the Hearing Examiner and Director for an additional hearing limited to a specific issue identified by the Council, or deny the application.

Responding to Ms. Gerla, Mayor Robinson asked Councilmembers to disclose any ex parte contacts with the applicant or anyone else supporting or opposing the rezone application. Mayor Robinson noted that no one had any contacts to disclose.

- Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6569, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

12. Other Ordinances, Resolutions, and Motions

(a) Good Neighbor Agreement Advisory Committee Appointments [LUC 20.20.455]

Mr. Miyake said staff is seeking Council direction to appoint two resident at-large members to the Good Neighbor Agreement (GNA) Advisory Committee. The Council appointment of two members is a requirement for the Congregations for the Homeless (CFH) conditional use permit (CUP) application for the men's homeless shelter.

Liz Stead, Land Use Director, noted that the GNA Advisory Committee will inform the CUP process to site the permanent men's homeless shelter at 13620 SE Eastgate Way.

Toni Pratt, Senior Planner and Project Manager, said that the development review process for the shelter project is prescribed by the Homeless Services Uses Land Use Code Amendment (LUCA). The pre-application process included a community meeting on November 5 with public notice to property owners within 1,000 feet of the project and the formation of the GNA Advisory Committee. Approximately 110 individuals attended the virtual community meeting. At that time, the project team solicited public interest in serving on the committee.

Ms. Pratt said an applicant may pursue a Homeless Services Uses permit through a development agreement or through the CUP process. CFH selected the CUP process for siting its permanent men's shelter in the Eastgate area. The next step was a meet and confer meeting with the Bellevue Police Department on February 4 to provide the opportunity for them to review the proposed operational and safety standards for the shelter. That meeting had approximately 56

attendees. Ms. Pratt said the BPD and CFH subsequently met a number of times and reported the results of those meetings.

Ms. Pratt said the GNA Advisory Committee will meet and provide input to the Director before the Director forwards his recommendation to the Hearing Examiner for a public hearing and decision. Any person may submit written comments to the Director and Hearing Examiner and may provide oral comments during the hearing. The Hearing Examiner's decision may be appealed to the City Council and ultimately to the King County Superior Court. Ms. Pratt said that the processing of a CUP application can extend over a period of 9-12 months.

Ms. Pratt said that the Homeless Services Uses LUCA requires that the CUP be informed by a Good Neighbor Agreement to address operational and communication commitments tailored to the Eastgate site. The purpose of the GNA Advisory Committee is to foster communication between the community and the homeless services operator. The committee represents the interests of the neighborhood and overall community, ensures that key issues are identified early in the approval process, considers adjacent land uses, and provides design guidance. The committee's process is streamlined to integrate with the CUP process.

The GNA Advisory Committee includes five residents who live within a one-mile radius of the site, one Bellevue School District representative, three business representatives, one individual who has experienced homelessness, one representative from the human services community, one operator representative, one funder representative, and two at-large resident appointments by the City Council. Committee members may represent multiple roles on the committee. Ms. Pratt noted that additional information regarding the selection of committee members is provided in Attachment A of the meeting materials.

Ms. Pratt said the Land Use Code also requires a technical support team, which includes City staff from the Parks and Community Services Department, Fire Department, and Police Department, as well as representatives of faith-based and/or nonprofit organizations. The group also includes a representative of the shelter's closest neighbor, Plymouth Housing, and a neutral facilitator to guide the work.

Ms. Stead requested Council approval to appoint Jason Courter and Pete Ryan to the GNA Advisory Committee as the at-large representatives. She said they both bring a strong commitment to the City and its success as the City enters into the GNA. Jason Courter is the majority owner of Honda of Bellevue. He would represent the greater Bellevue business community as well as residents and businesses near the shelter site. Pete Ryan, a resident of northeast Bellevue, completed the Bellevue Essentials course in 2020 and will serve as a liaison to residents citywide. Mr. Ryan has a strong record of involvement in northeast Bellevue, including in the Great Neighborhoods planning effort.

Responding to Deputy Mayor Nieuwenhuis, Ms. Stead said that both of the individuals proactively expressed an interest in serving on the committee. Mr. Courter was unable to participate as a business within the one-mile radius of the site. However, his business is nearby and he has been involved throughout the shelter planning process. Ms. Stead said that staff solicited interest in serving on the committee during two public meetings that drew a total of 170

attendees. Mr. Ryan has followed the project as part of the Bellevue Essentials class and by attending public meetings. The project team would like the GNA Advisory Committee to move forward as soon as possible. Ms. Stead said the meetings are subject to the Open Public Meetings Act (OPMA) and opportunities for public comment will be provided.

Mike Brennan, Director of the Development Services Department (DSD), said this is the first time that the City has been involved with a GNA committee. He acknowledged that most of the members have been appointed by the Director, and he believes the members represent a broad range of businesses, neighborhoods, and residents. Mr. Brennan noted the skepticism expressed by Mr. Litov during earlier oral communications. Mr. Brennan said he too wants this to be a successful and non-divisive effort.

Councilmember Robertson said the Land Use Code states that the two at-large community representatives are to be appointed by the City Council. She noted that, in this case, staff selected the individuals and is seeking Council approval. While the Council did not select the individuals, Ms. Robertson said she supports the appointment of Mr. Courter and Mr. Ryan to serve on the GNA Advisory Committee. She suggested that the next time this situation comes up, the committee applications should be forwarded directly to the Mayor and Council. She suggested advertising the positions in the future in the same way that the City advertises openings on boards and commissions.

Responding to Ms. Robertson, Ms. Pratt said the Bellevue School District representative meets the criteria outlined in the code that requires a K-12 parent or guardian on the committee. She will also bring the district's perspective on homelessness and the impacts on students. Councilmember Robertson suggested considering a parent or guardian with students at schools closer to the shelter site.

Councilmember Stokes expressed support for staff's recommended appointments. He recalled that Mr. Courter was very engaged in the Eastgate/I-90 Citizen Advisory Committee (CAC) process. He believes that Mr. Ryan will be a good representative as well.

Councilmember Lee expressed support for the recommended committee members. However, he concurred with Councilmember Robertson's comments about the selection process.

Mayor Robinson said that the proposed appointments were discussed with her and Deputy Mayor Nieuwenhuis. There was a consensus with staff that Mr. Courter and Mr. Ryan would be the best individuals to serve on the committee.

→ Deputy Mayor Nieuwenhuis moved to appoint Jason Courter and Pete Ryan as the two at-large members of the GNA Advisory Committee, and Councilmember Lee seconded the motion.

→ The motion carried by a vote of 7-0.

13. Unfinished Business: None.

14. New Business: None.
15. Executive Session: None.
16. Adjournment

At 8:44 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw