

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

April 17, 2017
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Stokes, Deputy Mayor Chelminiak, and Councilmembers Lee, Robertson, Robinson, Simas, and Wallace

ABSENT: None.

1. Executive Session

The meeting was called to order at 6:06 p.m., with Mayor Stokes presiding. There was no Executive Session.

2. Study Session

(a) Eastside Men's Shelter and Supportive Housing Project

Mayor Stokes noted that this is the fourth meeting regarding the proposed Eastgate site for the men's homeless shelter and supportive housing project. The first meeting was held last August, when the Council agreed to allow staff to further study the proposed Eastgate site. The Council received an update in November, which focused primarily on outreach efforts and presented information from the Police Department regarding crime rates in areas near shelters. At that time, the Council requested a series of due diligence reports to respond to the community's concerns. The City continued its public outreach efforts including 13 stakeholder briefings and two well-attended community meetings.

On April 3, staff presented information contained within the due diligence reports as well as new information on the conceptual design of the project and on shelter best practices. The Council voted on April 3 to allow expanded oral communications tonight regarding the proposed Eastgate shelter. Following oral communications during the later Regular Session, staff is seeking formal Council direction of whether to proceed with the completion of the joint letter of agreement with King County.

Mayor Stokes said the Council is committed to doing what is right for the neighborhoods and the greater community. He thanked the public for all of the input and feedback over the past several months. He said the Council is committed to finding an Eastside solution. In 2015, the Council

adopted a priority to address homelessness and affordable housing, including the creation of a permanent men's shelter to begin operating by the winter of 2018.

Deputy City Manager Kate Berens noted that information responding to the Council's discussion on April 3 was provided in the meeting packet. The Council requested information regarding capital and operating costs, accountability of the shelter operations, providing a pathway to stable housing, regulatory controls, monitoring and enforcement options, alternative sites, and the creation of an advisory committee.

Ms. Berens said 1,200 homeless persons were served in Eastside shelters last year, including 139 men in the year-round shelter and 571 men in the winter shelter. The 2016 Eastside One Night Count identified 245 people sleeping outside, and 252 children are enrolled in the Bellevue School District's homeless student program. Bellevue Police and Park Rangers report an average of 10 unpermitted encampments in open spaces or rights-of-way. In 2016, 50 vehicles were identified as being used for housing, an increase from 30 vehicles in 2015.

Ms. Berens said the response to homelessness in Bellevue reflects a commitment to both compassion and pragmatism, with a focus on transitioning individuals out of homelessness. Eastside cities are coordinating their efforts as well as working in partnership with local organizations.

Ms. Berens said the City began providing funding in 2008 for the men's winter shelter. The Council identified homelessness and affordable housing as top priorities in its 2014-2015 Vision, and again in its updated 2016-2017 Vision priorities. In 2015, the Council issued an Interest Statement on Homelessness and included related policies in the major update to the Comprehensive Plan. The letter of agreement with King County regarding the currently proposed men's shelter and supportive housing was approved by the Council in August 2016.

Ms. Berens said five sites were originally screened for the shelter and housing facility. The Council asked staff to explore two additional sites: Lincoln Center and Sound Transit's Operations and Maintenance Facility East (OMFE).

Planning Director Dan Stroh recalled that the criteria used in the analysis of the five original sites included public versus private ownership, access to transit, access to medical and social services, and the size of the sites. He described the Lincoln Center site, which is owned by the City and includes two 1970s-era office buildings. The interim winter shelter is located in the south building. Mr. Stroh said the site will be impacted by three major projects: 1) NE 6th Street extension, 2) East Link light rail alignment, with removal of the north building, and 3) Grand Connection. He said 1.4 acres to 2.2 acres will remain following the completion of those projects.

Mr. Stroh said there is transit access to the Lincoln Center site on 116th Avenue and NE 8th Street and, in the future, via light rail. He said the hospitals are nearby. However, they do not offer primary care to the homeless population and there are no social services in the area. Mr. Stroh said it would be challenging and maybe impossible to maintain the operation of the shelter in the

south building while surrounding projects are under construction. He said the site has some advantages from a public safety perspective. It is relatively flat, visible from 116th Avenue, and can be easily accessed by the Police bike patrol.

Mr. Stroh said another factor for the Lincoln Center site is the revisioning effort for the Wilburton district. A shelter at that site would preempt other public uses envisioned in the updated Wilburton plan. He said there has been no public discussion about a permanent shelter facility at this location.

Mr. Stroh described the Sound Transit Operations and Maintenance Facility East (OMFE) site in the BelRed corridor on 120th Avenue NE. The site totals approximately 28 acres and includes nine parcels that are currently being acquired by Sound Transit. The City owns a small parcel (rail spur) in the area. The site has been the subject of a robust stakeholder process to determine how to maintain the transit-oriented development (TOD) vision for the BelRed area. When the OMFE was introduced by Sound Transit, the City had concerns about preserving the Spring District light rail station and TOD plan.

Mr. Stroh said the City and Sound Transit agreed to create three TOD parcels south of the OMFE. The memorandum of understanding (MOU) and 2016 implementation agreement between the City and Sound Transit address working together to advance mutual TOD goals, to the extent possible. Sound Transit is responsible for seeking private development to maximize the TOD potential. Sound Transit is at the end of its selection process for the design-build contractor, and the Board is anticipated to issue the contract as early as May. Mr. Stroh said there will be a separate request for proposals process to select the TOD developer for the three parcels.

Mr. Stroh said transit access in the area is currently poor but it will improve when light rail begins operating after 2023. There are no medical or social services in the area, and the City does not own the property. He said there are a number of unknown elements regarding how the TOD process will be implemented, including unknowns about the ultimate configuration of the TOD component. As a result, it is not possible to develop construction costs or a timeline for developing a shelter at the site. Mr. Stroh said the site will be used by Sound Transit for light rail construction staging through 2020.

Ms. Berens highlighted the provisions of the joint letter of agreement with King County approved by the Council in August: 1) recognizes mutual interests in developing a partnership to accommodate a shelter, supportive services and permanent housing; 2) indicates an intent to work together but does not specify a final decision; 3) enables a City, County and development team to negotiate an agreement for the use of property; 4) enables the City to process code amendments consistent with the adopted Eastgate Comprehensive Plan; 5) recognizes a partnership of the City, County, development partner, and ARCH (A Regional Coalition for Housing) to cooperate on funding and the program strategy; and 6) designates the City to conduct community outreach.

Ms. Berens recalled that the Council directed staff to prepare a due diligence report, which was discussed during the April 3 City Council Study Session. Based on that feedback, staff developed

its recommendation for the Eastgate location at the King County Public Health site. She noted the properties around the site including housing, a wooded area, Bellevue College, and the transit center at park and ride lot.

The proposed project contains an emergency shelter with 100 beds, a drop-in day center and cafeteria with 125 seats, and complementary social services including medical and dental care, case management, employment support, housing placement, addiction recovery, mental health services, public benefits enrollment, and legal assistance. The current shelter at Lincoln Center has a small day center.

Ms. Berens said the project includes 50-60 units of supportive housing above the shelter. Approximately half of the units would be designated for low-income households of all genders and half would be used for individuals exiting homelessness. Residents of the supportive housing would have access to the social services provided for the shelter. Ms. Berens presented a conceptual drawing of the facility.

Villette Nolon, Imagine Housing, highlighted the project schedule, which targets the completion of site and land use design by the end of April. She noted a series of steps before the project team can submit its application to King County in September. Capital and operating costs for the shelter, day center, and housing total approximately \$19.8 million. Funding sources include private money (five percent of project costs), tax credits (50 percent), and public funds. Of the \$8.5 million public funds portion, King County will provide approximately 16 percent, ARCH will provide 12 percent, and the State will provide 11 percent. Imagine Housing will provide the remaining funds. The City of Bellevue's contribution comes primarily through ARCH.

Steve Roberts, Congregations for the Homeless, commented on shelter operating costs. He said the facility would not impact the City's budget in a dramatic way. CFH operates its current six-month winter shelter and year-round day center with contributions from the City, and it is anticipated that similar support will continue. He said the plan is to extend the six-month shelter to year-round operation as funding allows.

Ms. Nolon said it is anticipated that the operating costs for the permanent housing portion of the project will continue to be supported by the State, King County, and cities. Those funds pay salaries for case managers and other support specialists work. She said Imagine Housing currently receives \$30,000 annually from Bellevue and Issaquah for operating costs related to a few existing properties.

Mr. Roberts said the Eastside has a number of nonprofit agencies. However, they typically focus on specific populations. He said an advantage of the shelter and housing project is that there is little competition for funding because other agencies focus on other priorities and services.

Mr. Roberts said many partners are involved in providing a pathway out of homelessness and into stable housing through outreach and referrals (CFH, Friends of Youth, 211 community information line), shelters and day centers (CFH, Lifewire, The Sophia Way, Catholic Community Services, and Friends of Youth), and access to supportive housing (Catholic

Community Services, Imagine Housing, CFH, The Sophia Way, and Hopelink). He said the ultimate goal goes beyond shelters and subsidized housing to stable, permanent housing.

Ms. Nolon said Imagine Housing serves families, veterans, and single individuals. The agency is interested in maximizing the number of units at the Eastgate site by providing mostly studio apartments. Mr. Roberts noted that CFH appreciates its strong working relationship with the Bellevue Police Department.

Police Chief Steve Mylett described the Bellevue Police Department's mission to reduce crime, reduce the fear of crime, and to enhance the quality of life for everyone in Bellevue. He said the Police are currently engaged in homelessness issues and have served past winter shelters and day centers within existing resources. He said the City has worked closely with stakeholder groups to ensure the successful operation of Tent City 4 and Camp Unity Eastside.

Chief Mylett noted that the Police Department is involved early in planning discussions for development citywide, including with the Eastgate men's shelter project. He said the police have worked with stakeholder groups (i.e., Bellevue College, CFH, area businesses, residents, and other City departments) to identify the challenges and obstacles related to the project.

Chief Mylett said the police have an established presence in the Eastgate area, and there is one point of contact (Captain John Hoffman) to assist residents and businesses in the area with a problem or issue. Police bike officers routinely patrol in the Eastgate area and Police vehicles focus their attention on the area as well. Chief Mylett said he is confident that the Police Department will be able to respond to Eastgate area development, including the Eastside men's homeless shelter.

Chief Mylett said that security measures already in place in the Eastgate area include cameras at the Park and Ride, private security and King County Metro Police patrols of the transit center, and Bellevue College's 24-hour public safety department. He said the college has offered a workspace for the Police Department's use as needed. An adjacent business, Intellectual Ventures, has private security in place that monitors the business area.

Chief Mylett said that, regardless of the siting of the shelter, the Bellevue Police Department is taking the lead to ensure that the existing public safety entities are working together in the most effective manner. The department has identified opportunities to enhance public safety in the area including adding lighting and emergency call boxes along the trail to Bellevue College and removing vegetation to improve the visibility of the college.

Chief Mylett noted that he has been in Bellevue for two years, and he is impressed with the relationship between the Police Department and Congregations for the Homeless.

Camron Parker, Senior Planner, addressed the proposed advisory committee, noting that it would be facilitated by CFH and Imagine Housing. It would encompass a broad spectrum of involvement from immediate neighbors (including institutions and businesses), faith community representatives, and the City, particularly the Police Department and Human Services Division

staff. Mr. Parker said the committee would engage individuals who have been in favor of and opposed to the Eastgate location. The committee would be involved in both the design and operations phases to provide input on the project design and mitigation, protocols for ongoing communications, monitoring, and performance measures.

Mr. Parker highlighted Option 1 - Confirm Public Health Site and direct the following concurrent actions:

- Require and participate in formation of project advisory committee.
- Add Development Agreement for shelter uses to Eastgate LUCA.
- Prohibit safe injection sites in Eastgate LUCA and add citywide prohibition to code work plan.
- Prepare options for strong vehicle parking enforcement.
- Undertake public education campaign on panhandling.

Option 2 is to decline to proceed with the letter of agreement and direct staff to pursue an alternate approach. Option 3 is to suspend the City's participation in the site investigations for the project.

Councilmember Robinson thanked staff for the presentation. She said it is essential to combine the shelter with supportive services and permanent housing. She questioned the feasibility of collocating supportive services with the shelter and housing for the other sites mentioned tonight.

Ms. Berens said the social services would be allowed at the OMFE site under the current code. However, the project has not been discussed with Sound Transit.

Mr. Stroh said services of benefit to the residents are those to be included in the facility as well as other services citywide. He observed that any of the shelter services within the facility could be accommodated at all of the locations. However, there would be a difference in the proximity of other services within the community. He said the housing component could work at the other sites as well.

Ms. Robinson expressed support for the stakeholder advisory group and suggested it should include housing experts. She questioned whether the group would be able to determine whether the shelter would be open in the winter versus year-round and whether the group could determine the barrier level for admitting residents.

Ms. Berens said the project has been envisioned to be similar to the current shelter in terms of 100 beds and the low barrier model. She said winter versus year-round operation is primarily a funding issue. Staff's concept for the advisory group is that the members would address mitigation options. The development agreement will list specific project elements (e.g., number of beds, winter versus year-round, etc.). The advisory group could look at whether there are different mitigation packages if any of the variables were changed.

Councilmember Robertson said the Land Use Code defines “transient housing” as for-profit housing for less than 30 days. However, some of the documents for the shelter and housing project refer to it as transient housing. She questioned whether the code needs to be revised.

Mr. Stroh said the Development Services Department reviewed that issue in the past to understand whether the use is compatible within the districts originally considered for the project. He said the initial interpretation was that the project is a group quarters type of use. However, group quarters is a permanent living situation, and the project is based on individuals moving in and out on a short-term stay basis. Mr. Stroh said that, after further review, staff concluded that it was more of a transient use due to the short-term stays in which individuals check in and out, much like a hotel.

Councilmember Robertson suggested revising the code to clarify the definition of “transient housing.”

Ms. Robertson said there have been comments with regard to the site options that a shelter at the Lincoln Center and OMFE sites would interfere with the TOD vision. Wilburton is in the process of revising its subarea plan, and the BelRed Spring District’s stakeholder process is underway. She said the Eastgate area is in a similar situation. The planning work was conducted with the Citizens Advisory Committee (CAC) in 2010-2011 and the Comprehensive Plan was updated. The Eastgate plan is waiting for Council approval of the Land Use Code Amendment. Ms. Robertson observed that staff’s comments about Lincoln Center and the OMFE site are applicable to Eastgate as well, with the latter having only one high-intensity TOD element.

Councilmember Robertson expressed support for the development agreement option. However, she suggested retaining the conditional use permit (CUP) option if a development agreement is not feasible. She observed that the CUP option would need changes in the code to establish criteria for approval, performance standards, etc. She suggested this should be included as part of the Eastgate Land Use Code Amendment package.

Ms. Robertson spoke in favor of banning safe injection sites citywide. She suggested including in the Option 1 list of tasks a review of the rules applicable to illegal encampments and car camping.

Ms. Robertson questioned the annual cost of adding a new five-member bike patrol team. Chief Mylett said the cost of the recently added team of four officers and a corporal, with the exception of the bikes, is approximately \$650,000 annually. In further response, Chief Mylett said he was hesitant to comment at this point on how the shelter project will impact staffing and whether more resources will be needed. He said there are a number of unknown factors including the final configuration of the site and the number of individuals. He said one option is that certain duties could be reassigned to civilian staff to allow specific officers to redirect their efforts.

Ms. Robertson said she understood that the trail between Bellevue College and the shelter site is within a Native Growth Protection Area (NGPA) and subject to the critical areas code. She questioned whether the vegetation on the hill can be altered.

Mr. Stroh said staff would need to study the situation in greater detail. However, staff believes there is flexibility in terms of the quality of the habitat. He said a full habitat assessment would be required under the critical areas process.

Councilmember Robertson noted the recommendations for call boxes, lighting and additional security on the trail. She heard that the City, not Bellevue College, would be funding those improvements. Ms. Berens said those elements and other security issues could be addressed through the development agreement. There have been discussions about utilizing the crime prevention through environmental design (CPTED) model for the project. City staff envision that the development agreement would require the developer to show how they incorporate those principles as well as how they would address off-site impacts. Ms. Berens said the City is already working with Bellevue College, separately from the shelter project, to address security issues. Councilmember Robertson said she would like more certainty regarding those costs.

Ms. Robertson said the current separation distances in the Eastgate area are 850 feet to multifamily uses and a half mile to single-family residences. The separation distances for the Lincoln Center site are 2,310 feet to multifamily uses and six-tenths of a mile to single-family development. The distances for the OMFE site are 1,350 feet to multifamily uses and nine-tenths of a mile to single-family zones.

Councilmember Robertson questioned whether it is possible for the current shelter to expand to year-round operations now. Ms. Berens said CFH would need more funding, and the site has certain challenges including bathroom and laundry facilities.

Ms. Robertson said she would like more information on what it would take to convert the interim shelter to year-round operations. She said that would provide helpful information to CFH and Imagine Housing as well.

Ms. Robertson noted that the project anticipates self-reporting of an individual's history but not proof of identification. She questioned the current percentage of shelter residents who do not have a way to prove their identity. David Bowling estimated that 75-85% have expired or current identification cards. However, if identification is required, individuals needing assistance, including to obtain identification cards or documents, will not be able to access that help. He said it can take multiple documents for an individual to obtain an identification card.

Councilmember Robertson noted that the meeting packet includes information about unpermitted encampments on private property. She questioned the process for encampments on public property. Chief Mylett said City ordinances are clear that individuals are not allowed camp in City parks and those provisions are enforceable.

Responding to Deputy Mayor Chelminiak, Chief Mylett confirmed that he did not say that a bike patrol unit is currently planned for the Eastgate location. Chief Mylett said the current unit is used in different areas of Bellevue because the bike patrol has the capacity to be stealth in identifying criminal activity. The bike officers are a good tool for connecting to areas of

Bellevue that cannot be accessed by cars or motorcycles. Chief Mylett said the bike unit routinely patrols in the Eastgate area.

Deputy Mayor Chelminiak questioned the Police Department's planning with regard to student housing to be built on the Bellevue College campus. Chief Mylett said the Police Department is working with Bellevue College regarding the issue and does not anticipate an undue burden on City resources.

Mr. Chelminiak questioned whether a shelter use is consistent with the TOD vision. Mr. Stroh said it can be, depending on how it is done. If designed poorly, a shelter project could be a detriment to surrounding development. If placed in the Eastgate TOD location, the shelter would be required to meet all design guidelines reflected in the Eastgate Land Use Code Amendments. The shelter and housing facility would be required to have a pedestrian orientation and to be consistent in character and architectural design with the TOD and other nearby development.

Mr. Stroh said TOD is focused on mixed uses with pedestrian and transit elements. He noted that the concept for the facility includes large windows on the main floor for visibility. He observed that completing the shelter would help to advance pedestrian connections to the Park and Ride and surrounding sites.

Mr. Chelminiak concurred with Councilmember Robertson's interest in a clarification regarding the code definition of transient housing and the areas of the city to which it applies.

Mr. Chelminiak suggested that the issue of a winter versus year-round shelter should be considered based on the need and the long-term operational costs. Rather than a study of year-round operations, he suggested looking at the City's response to homelessness over the next two years while the interim shelter continues to operate. What would happen if it is determined that a summer shelter is needed?

Responding to Deputy Mayor Chelminiak, Mr. Parker said the conditions of the interim shelter are challenging, due largely to a lack of adequate plumbing. He said the internal configuration is designed for offices and does not work well for a shelter use.

Mr. Chelminiak questioned the differences between a 7:00 p.m. to 7:00 a.m. shelter and a 24-hour shelter with supportive services in terms of being able to help individuals out of homelessness. Mr. Bowling said CFH focuses on building relationships, and more time with individuals helps to build those relationships. He said the Lincoln Center winter shelter will close at the end of April, and those individuals will spread out through Bellevue. CFH will lose its connections with individuals, which is not conducive to their ability to change their life situations.

Deputy Mayor Chelminiak questioned whether the community is safer with or without a shelter facility. Chief Mylett said the benefits of a full-time facility are that the homeless men have a place to be and to access the help they need, and they are less likely to engage in criminal activity.

Mr. Chelminiak said that, if the Eastgate site moves forward, he would like the City to continue to consider how different types of housing (e.g., homeless, low-income, and/or moderate-income housing with market-rate housing) could be developed in other areas of the community, including the BelRed corridor.

Councilmember Lee said he appreciates everyone who has provided input and discussed the project's merits and concerns. He questioned whether there are models that have included all of the service elements and, if so, whether they have worked well. He expressed an interest in the ongoing costs of this type of facility as well.

Ms. Berens said City staff, project partners, and Police officers conducted regional site visits of facilities with shelter space, day centers, and housing. Related information is included in the due diligence reports. She said one conclusion based on the visits is that the facility needs to respond to a community's values. For example, Councilmembers have indicated an interest in a facility focused on moving individuals out of homelessness and into stable housing. The facility should also be consistent with the Police Department's mission of a community where people are safe, feel safe, and maintain a good quality of life.

Ms. Berens said costs are site- and program-dependent. The on-site services are intended to be provided by existing organizations and agencies and do not involve additional City costs. She said the project costs will be developed in greater detail after the final site is chosen. She said the project will receive City funding. However, the overall financing plan involves tax credits, other public funding, private donations, and other sources and tools. Ms. Berens said staff is not asking for a funding commitment outside of the current City budget.

Councilmember Lee said it is important to ensure that social services will be available at the facility on an ongoing basis. Ms. Berens said there is confidence in the project partners and how they currently operate. However, she concurred that the project will need to specify commitments related to ongoing social services. Mr. Lee observed that the City is making a citywide commitment.

Responding to Councilmember Simas, Mr. Parker said there are restrooms for offices at the Lincoln Center site that are separate from the shelter's space.

Mr. Simas questioned the potential for a dedicated space for the Police at the Eastgate facility. Chief Mylett said it would be beneficial to have office space at the Eastgate location. He said the current winter shelter has been operating in Bellevue since 2008, and the Police Department has covered calls related to the facility without adding resources. He acknowledged that the proposed facility will be different. However, he was hesitant to make a recommendation regarding the police presence, noting there are too many unknown variables at this point.

Mr. Simas questioned the process for evicting individuals from the shelter and whether the Police are present. Mr. Bowling said individuals can be barred from the facility without Police involvement, but that never happens at night. The Police are called immediately if criminal

activity is involved. Mr. Bowling said shelter staff are trained in de-escalation, and the practice is to use established relationships to ensure that residents are able to remain in the program. There are instances where individuals are told they cannot return for one or more nights if their behavior violates the shelter's rules.

Responding to Councilmember Wallace, Chief Mylett said arrested individuals are taken to either the Issaquah jail, King County jail, or the SCORE (South Correctional Entity) facility. The Bellevue Police Department has a six-hour detention facility before moving individuals elsewhere. In further response, Chief Mylett said intoxicated or mentally unstable individuals can be taken to the hospital. He said Bellevue also works with the mobile crisis team in appropriate situations.

Mr. Wallace referred to the shelter project letter of agreement approved in August, which states that: "We will agree to take all reasonable and prudent steps consistent with the applicable legal requirements and approvals within a six-month period to expeditiously undertake the following actions..." He said that six-month period expired on February 1.

Mr. Wallace recalled that the Eastgate Land Use Code Amendment (LUCA) did not address the potential for a shelter. He questioned the need for a rezone if the LUCA is processed. Ms. Berens said the rezone is reflected in the LUCA.

In further response to Councilmember Wallace, Ms. Berens said negotiations with King County regarding real property will be able to move forward as the project is better defined (e.g., type and size of facility, site configuration, etc.). Mr. Wallace referred to a section of the letter of agreement that addresses: "County assessment of regional benefit of the project providing shelter and related services." Ms. Berens said that section in the letter informs how King County will approach the real property agreement.

Mr. Wallace referred to additional language: "City and ARCH put together a detailed funding program and strategy for the project." He said it sounds like this needs to be expanded to include all funding sources. Ms. Berens said the reference is to an overall funding strategy to leverage funds and construct the project.

Councilmember Wallace noted Option 3 presented earlier for the Council's consideration: Suspend the City's participation in site investigations for the project. He questioned what would happen if the Council chose that option. Ms. Berens said the City, ARCH and others typically help CFH find locations for the winter shelter. She said there is no immediate need to evict the interim shelter from the City-owned Lincoln Center site.

Mr. Wallace questioned whether CFH and Imagine Housing would continue to move forward with King County to develop the project if the City does not participate. Ms. Berens said the City has not asked that question.

Councilmember Wallace said he has been trying to get a handle on the City's role in the project, as well as the role of the other parties. He said he welcomes comments to address that issue.

Councilmember Wallace noted Mr. Bowling's earlier comment that many residents of the winter shelter live in the woods in Bellevue during the summer. Mr. Wallace said a Comprehensive Plan policy refers to homelessness as "rare, brief and one-time." He said that phrase is used in the meeting materials as well. However, perhaps it is not a realistic policy. Mr. Wallace questioned how CFH's operations are focused on achieving that goal and whether there is a need to change the goal.

Mr. Bowling said more resources are becoming available to make that policy goal a viable option. He said of the approximately 500 men served annually by the shelter, 75 percent never show up again in the County's homeless tracking system. He said just having a shelter, without services, is likely enough to launch two-thirds to three-quarters of the individuals out of homelessness. There have not been case management services for the individuals who come back year after year. A case manager recently started working with CFH and more resources will be available over the coming year. Mr. Bowling said he is working with another provider to bring on-site mental health support to the interim shelter.

Councilmember Wallace said it would be helpful to see a business plan and budget for the project in order for the Council to understand how the City's goals will be achieved.

Mr. Wallace suggested it will be 3-4 years before the proposed new facility opens. He questioned how long the current shelter can continue to operate. Mr. Parker said the Lincoln Center shelter could continue over the next four years, with certain facility investments to extend its life. Ms. Berens noted the need for a new roof.

Mayor Stokes observed that proceeding with the steps in the letter of agreement will enable the site-specific work to move forward. He said there has been a great deal of progress, but much remains to be done.

Ms. Berens said many of the details regarding assurances requested by Councilmembers and mitigation options will occur upon site selection.

Mayor Stokes said the City will have an exit strategy and the opportunity to convert the facility to another use should the project not be viable into the long-term future. He said the City will have a development agreement and will continue to monitor the project.

(b) Ratification of Proposed Amendments to the King County Countywide Planning Policies

Deputy Mayor Chelminiak questioned whether Council discussion is needed to address the King County Countywide Planning Policies (CPPs).

Councilmember Robertson said they were unanimously adopted by the Growth Management Planning Council and by the King County Council.

Responding to Council direction, Mr. Miyake said approval of the CPPs will be placed on an upcoming consent calendar for Council action.

At 8:01 p.m., Mayor Stokes declared recess to the Regular Session.

Charmaine Arredondo, CMC
City Clerk's Office Assistant Director

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