

Responses to Questions asked during the August 24, 2017 Neighborhood Meeting

Questions in Black

Responses to Comments in Blue

1. Once the family is admitted to the center, are they required to check-in the center every day?

Applicant Response: Families staying at the BelRed Family Resource Center overnight shelter are expected to stay each night in order to save their bed space, but will be able to take occasional nights out. Families will have full use of day time services and a place to be 24 hours a day, so there won't be lines at the door waiting for admittance as is the case with some shelters.

2. Are families allowed to stay at other places once in a while?

Applicant Response: Yes, families will be allowed to take occasional nights out from the shelter.

3. Jen said the organization has asked a teen to leave at other facilities for not being able to follow the rules and that a male under 18 would not be vetted, so what would prevent a 17 year old male with a criminal history staying at the facility from illegally entering my home?

Applicant Response: Families staying in shelter may have teenage children in their care, as could any single family unit moving into the neighborhood. However, shelters serving single women with children primarily see children age 12 and under. Any dependent (male or female) up to 18 years of age served at the shelter must be enrolled in high school in order to access services. A background check for all guests 18 years and older is a part of the screening process. Adherence to the community guest agreement applies to every member of the family as a condition for staying at BelRed Family Resource Center. The rare concerns experienced with teenage residents at other facilities operated by Seattle's Union Gospel Mission have involved difficulties within the family and the shelter program, and were not incidents that involved the community or neighborhood safety.

4. Jen communicated that is there was an altercation occurring at the shelter the people would be asked to leave the property and go out into the community to resolve their troubles, putting the burden and danger on the neighbors.

Applicant Response: Guests who are exited from the shelter property will also be required to leave the neighborhood area completely. Staff will assist them with finding space at other shelters and will provide bus tickets or assist with other means of transportation to ensure that they leave the area promptly. Police assistance will be requested in the instance of someone refusing to leave the neighborhood.

Previously at the first neighborhood meeting, the applicant said they had not looked into alternative locations. At the August 24th meeting the applicant shared that they did investigate other locations. Please explain the discrepancy in responses.

During the meeting on August 24th, Elton Lee responded that an error was made at the first meeting and that one alternative location had been looked into prior to making an application and that following the first neighborhood meeting in response to the request of the neighbors ECC then looked into additional alternatives as well.

Applicant Response: While we are not required to look for alternative sites for the BelRed shelter, we did explore alternative sites.

- We initially looked at the ECC BelRed Campus as the initial site of the shelter. It was deemed to be not close enough within walking distance to public transportation for a mother with her children and belongings to be able to walk. We would need to run shuttles to the bus stop which would put too much of a strain on staff and budget.
- We also explored the Together Center in Redmond which is close to other social services. Unfortunately, there was no space availability
- We also engaged 2 real estate agents to look for alternative sites if we sold this house and bought another property that would be suitable for our shelter. Unfortunately, due to rising property prices, one agent found no alternative listing in Bellevue or Redmond while another found the only alternative in Carnation. To get like property in these locations, we would need to pay substantially more.
- Other problems: we would need to apply for additional permitting since the new site would not have a history of prior church use
- Not near one of our partnering churches (in our case, it is right next to Creekside Covenant)

We believe our current site is most ideal for the type of shelter we are establishing.

- it is a site we already own
- the configuration of the house with attached gym is ideal
- close to partnering church
- close to bus stop
- neighborhood environment is ideal for women with children
- Our population we are trying to serve is a low risk group compared with single women or men
- close to elementary and high school which have homeless population within the school district. Working with McKinney Vento counselors in the school

5. Please address guest that are smokers. Will they have to be 25' away from the shelter? Will they be required to stay on the church parcels? Will they be permitted to smoke 25' away from the shelters but in less than 25' from our homes?

Applicant Response: In accordance with State law, smoking is required to be 25' away from all doors and windows. Residents will have a designated smoking area at the back of the house, which will be 25' from both the shelter and all neighboring buildings.

Guests will not be permitted to stand out in front of the house to smoke.

6. Please confirm there are no background checks possible. (questioned specifically asked to the City)

Applicant Response: Background checks will be completed for all staff, volunteers, and residents age 18 and older. This is a part of the standard operational procedures for Seattle's Union Gospel Mission. Those under 18 are in the custodial care of their mother while staying at BelRed Family Resource Center. All members of the family must adhere to the Community Agreement.

City Response: if approved, the facility would be required to enforce all operational standards as stated within their application including but not limited to the Community Agreement for clients served. As part of those operational standards background checks for all persons over the age of 18 would be required for clients to participate in the services of this location.

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7. Please expand on the decision to place a shelter in a neighborhood rather than in a more accessible area close to services or in an area that would not reduce adjacent property value?

Applicant Response: This is the site of the house owned by Evangelical Chinese Church, which is available for use as a shelter. In addition, the location of this site within a neighborhood is ideal as it allows families experiencing homelessness to have a safe residence for their children while they work towards stable housing. A house with a yard in a family neighborhood is an ideal setting for young children, and offers the family a stable setting as they transition out of homelessness. Services to help with this transition towards permanent housing will be offered at the shelter during daytime hours.

8. Who is the Technical Committee?

City Response: The Technical Committee is comprised of the Planning Director, Public Works Director, Planning Manager, Development Engineering Review Manager, Deputy Planning Director, Deputy Public Works Director and the Fire Marshall.

9. If my neighbors' child is inappropriately meeting with their boyfriend/girlfriend in front of my house I know to complain to their parents. If the shelter's clients or their friends are located in front of my house, who do I contact?

Applicant Response: Community members will be provided with contact information (phone and email) for shelter staff in case of a concern regarding a resident.

10. What is the rate of violations it takes before a permit is revoked?

City Response: Staff is working with Code Enforcement to provide exact figures. This may take up to 14 days.

11. A 16-year-old client seeks admittance at 9:15 after curfew, what happens?

A resident arriving after curfew will be admitted to the building and will receive a verbal and/or written warning from staff regarding curfew expectations. Continued curfew incidents may result in the resident losing shelter space; however, in this case the exit will take place in the morning. Particularly in the case of a minor, missing curfew would not result in someone being left outside the door without assistance.

12. Why is the comparison of the Belltown facility relevant, a neighborhood best known for drinking, fights, gangs, crowds and picking-up romantic partners? How is that neighborhood and location / facility comparable?

The Belltown facility serves the same family dynamic (single women with children) intended to be served at the BelRed Family Resource Center. It offers a similar program structure and guest expectations, and through this gives a good indication that the population intended to be served at the BelRed Family Resource Center is low risk.

13. What is the legal rationale for the City stating that the split of the parcel into two allows both to retain original CUP/ SDP entitlements?

City Response: The Redmond Zoning Code does not provide provisions for which an entitlement approvals are lost or revoked due to a tax parcel separation so long as all conditions of approval continue to be adhered to. A single lot was not a condition of approval and the project site area remains the same square feet and contiguous. Per the request from the neighbors, Staff has requested that the City Attorney provide a legal response and/or confirmation of the above.

Updated 9-22-2017 The City Attorney has confirmed the following:

The Redmond Zoning Code does not provide provisions for which an entitlement approvals are lost or revoked due to a tax parcel separation so long as all conditions of approval continue to be adhered to. A single lot is not a condition of approval and the project site area remains the same square feet and contiguous.

For approvals to be removed or revoked due to tax parcel separation a specific reference would have to be made within the Conditions of Approval of a project permit decision.

14. On Google Maps will it be designated as a shelter?

City Response: The City cannot confirm what Google will show a label of and for the site; however, it is assumed the site would show the title BelRed Family Resource Center if it were to share a label.

15. Would the City install a street light on the corner of the private drive 23rd Court?

City Response: Staff has communicated your request to traffic operations who handles the street lights.

16. No matter what concerns the residents have brought up the project has found ways around every objection and concern. I feel like what this will be ramrodded through, what can we do to stop this?

City Response: The City encourages the community to share any comments and concerns with the Hearing Examiner at the public hearing or in written testimony to be provided to her during the hearing. All comments and questions expressed thus far have been reviewed, documented for the file and will be shared and provided to the Technical Committee and the Hearing Examiner prior to a decision being issued. All comments and questions provided are very important to the City when making a recommendation or decision on all applications.

17. Please provide the data for events and emergency calls that have occurred at the other two facilities discussed during the meeting.

Applicant Response: See attached documents for emergency calls at the Emergency Family Shelter.

18. Why is so much security and cameras needed if you think this is a safe shelter?

Applicant Response: The cameras will be in place as an assurance that staff will be monitoring the premises, as this concern has been voiced at previous neighborhood meetings. They will allow shelter staff to address any questions about activities on the property, and to be able to monitor parking and outdoor areas to ensure they are only being utilized by shelter guests.

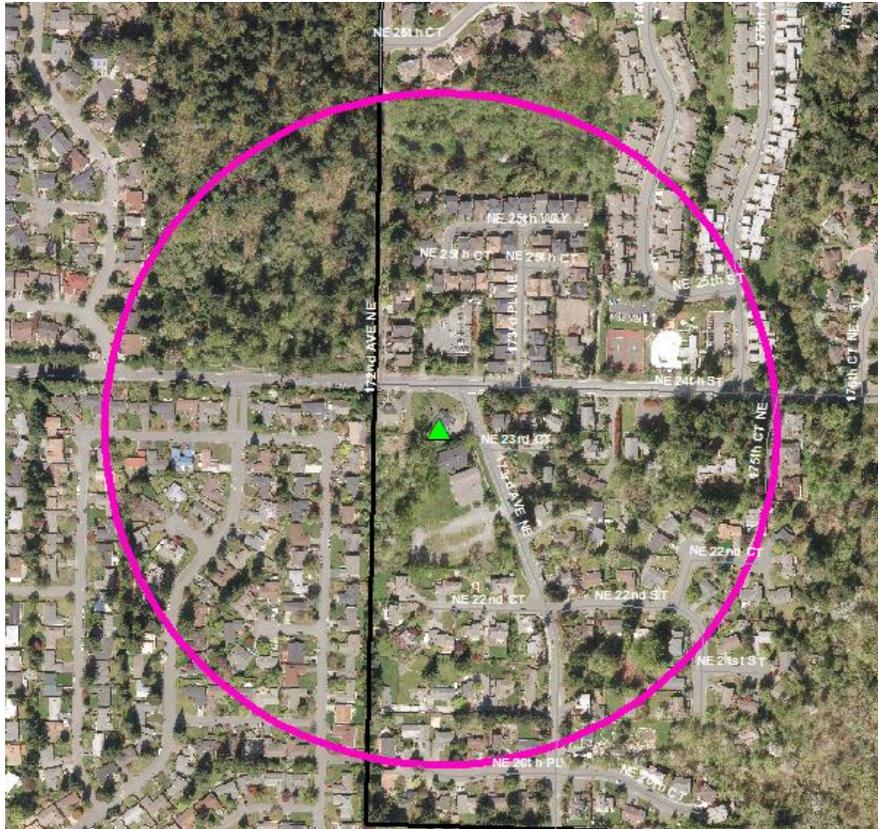
19. What is the current crime rate in the neighborhood and what would trigger once the shelter is opened if crime increased?

City Response: The City will be working with the police department to gather this information and will provide it to the community. Please allow for approximately 14 days for this information to be obtained and communicated on the City website.

Updated 9-22-2017

Below is the crime statistics for the neighborhood within 1000' of the proposed project site.

RPD Offenses - 2321 173rd Ave NE (1000' radius) 1/1/2012 - 9/12/2017	
Offense Type	Count
2012	4
Burglary - Commercial	1
Burglary - Residential	2
Robbery	1
2013	3
Car Prowl	2
Theft	1
2014	9
Burglary - Residential	6
Car Prowl	1
Theft - Mail	2
2015	4
Assault - DV	1
Car Prowl	3
2016	3
Assault - DV	1
Burglary - Commercial	1
Parking Violation	1
2017	2
Car Prowl	1
Parking Violation	1
Grand Total	25
*Data only includes, Theft, Assaults and Parking Violations	



20. Hope House in Kent has a large sign, will there be a large sign?
 Applicant Response: The sign for BelRed Family Resource Center will be small and in accordance with the City of Redmond's sign code, RZC 21.44.
21. If something were to go wrong involving a client, who would be liable?
 Applicant Response: Seattle's Union Gospel Mission and Evangelical Chinese Church will carry insurance on the property and operating the program.
22. What happens if a criminal activity very significant in size such as a break-in or worse is committed by a client? Would they be removed? Would the facility be shut down?
 Applicant Response: As with any situation in the community where a crime has occurred, those found responsible will be held criminally liable and in the event a resident of the shelter is involved they would not be allowed to remain in shelter.
23. Since the nature of the neighborhood is long-term housing why is the applicant not providing at least a year of housing?
 Applicant Response: The intention of the project is to provide for immediate shelter needs and resources while a family gets back on their feet. Shelter is offered on a shorter term basis with the intention of helping families with resources so that they will become self-sufficient and able to move into a sustainable housing situation as soon as possible.

24. Will the site (all parcels) have cameras outside? Will there be cameras in the parking lot and facing the Greenbelt?

Applicant Response: Yes, cameras will be in place to monitor activity throughout the property including the parking lot, around the exteriors of the house and the greenbelt.

25. Will there be fencing or a change in building height?

Applicant Response: There will be a perimeter fence around the property. No changes will be made to the height of the building.

City Response: Fencing may be a maximum of six feet in height.

26. Can the applicant confirm that they will take responsibility for registered clients, but not for guests of the clients?

Applicant Response: Shelter residents will not be allowed to have guests visit them in the shelter neighborhood. In the event of friends or family of shelter residents visiting at the shelter, the visitor will not be admitted to the building and will be instructed to leave the area. The resident will be issued a warning that subsequent visits may result in an exit from the shelter.

27. The project site plan proposal has roadway improvements for 173rd Ave NE (striping and electronic speed signage). The striping has already been done, why is this if the project hasn't been approved yet?

City Response: The striping completed was in no way associated with the project. The striping was part of maintenance plan. Staff is looking into which Capital Investment Project and project number it is associated with and will provide that information to the public.

28. Is the name ECC Women and Children Shelter or Bel Red Family Resource Center?

Applicant Response: The name is BelRed Family Resource Center.

29. The parking lot is kept locked now due to previous issues, if it is going to be unlocked now will the previous problems not return? How will this be addressed?

Applicant Response: Staff will monitor the parking lot to ensure that cars parked are shelter residents or related to an activity/event at Creekside Covenant Church. If needed, staff will lock and unlock the parking lot in the mornings and evening. An arrangement will be made with Creekside Covenant regarding this in an effort to maintain the parking lot for its intended purpose. Any car or inappropriate activity in the parking lot will be addressed immediately and cars will be towed.

30. If a car is parked in front of my house, how could I find out the car was from the facility and in violation of the policies? Who is contacted?

Applicant Response: Staff will document vehicles of residents staying at the shelter, and will be able to check that information to see if a car parked inappropriately belongs to a

shelter resident. If it does, staff will ensure that the vehicle is moved into our arranged parking.

31. Where is the funding for the shelter coming from?

Applicant Response: Funding for the shelter will be provided by partnering churches as well as donors of Seattle's Union Gospel Mission.

32. Has the City of Bellevue been coordinated with?

Applicant Response: Seattle's Union Gospel Mission staff have met with a representative from the Bellevue Police Department to discuss safety concerns and response times. No other coordination with the City of Bellevue has occurred.

City Response: Public notice has been issued per the Redmond Zoning Code 21.76.080, and was sent to all property owners within 500' of the project site.

33. Related to this project, are there any future plans to update the exterior of the project/structure? Would those be subject to public review with notification?

Applicant Response: There are no plans to change the existing footprint or structure of the building.

City Response: If the project is approved, any changes to the exterior of the building during its use as a shelter, office, school or other non-single family use would be required to go before the Design Review Board for approval. Depending on the valuation/ cost of any modifications a new entitlement may also be required. A public notice would not be issued for the exterior changes, but if an application for the project site were to be required to go before the Design Review Board, the meeting would be posted on the City website and would be open to the public to attend and speak at.

34. Will people be asked to leave the shelter? If so, what is the process?

Applicant Response: Yes, choosing to violate the shelter stay agreement will result in a family being asked to leave the shelter. For any issues not related to safety, the family will be allowed to remain at the shelter overnight as staff work to assist them in moving to another safe location the next day. Any resident considered unsafe to remain in shelter will be asked to leave immediately. Bus tickets or other transportation assistance, including services such as Uber or Lyft, and referrals to other shelters will be given to the exited guest, and staff will ensure that they promptly leave the neighborhood. Police will be called in the event of an exited guest refusing to leave the area.

35. Does the community get the proposal review findings before it goes to the Technical Committee? Is the November 6th hearing date fixed?

City Response: The findings and review packet may be requested through a public records request at any time. The findings and packet do not have a specific date they are anticipated to be completed or go before the Technical Committee at this time as the project is still currently under review. A notice or announcement is not made prior to the application going before the Technical Committee; however, a 21 day notice is

issued prior to the hearing which is tentatively set for November 6th. The hearing will not take place any sooner than November 6th.

36. Who is the Hearing Examiner? When is the hearing? Will the meeting be opened to the public? Why were police at the meeting on August 24th?

Applicant Response: Regarding the police: in response to concerns raised at the May neighborhood meeting regarding safety and response time, Seattle's Union Gospel Mission staff reached out to both Bellevue and Redmond police departments to begin communication. Staff have met with representatives of both police departments to discuss the presence of the shelter and response times in case of incidents, and two of these officers attended the August 24th meeting to provide clarity on these issues if necessary.

37. Will children attend the schools they are attending now? How will the children get to school and who will pay for their transportation?

Applicant Response: The McKinney-Vento Act ensures that children experiencing homelessness are able to attend school consistently and enroll swiftly in the school of their choice. McKinney-Vento liaisons will coordinate with the school district to ensure that students are transported to their existing schools via buses or taxi service.

The Applicant has provided additional information including data from other facilities they operate and provided services through. Please see PDFs "A" through "E" on the website.