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**CONSOLIDATED HOUSING & COMMUNITY DEVELOPMENT PLAN  
2012-2015**

**NOVEMBER 15, 2011**

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## TABLE OF CONTENTS

Plan Summary .....	3
Introduction .....	7
Community Profile.....	8
Institutional Structure.....	15
Regional Coordination .....	16
Citizen Participation Plan.....	20
Consolidated Plan Amendment Policy .....	21
Monitoring Plan.....	22
Strategic Plan .....	23
Homelessness .....	23
Supportive Housing (for Populations with Special Needs) .....	26
Affordable Housing .....	31
Community Development .....	39

### Appendices

A: HUD Tables 1 and 2

B: Maps

C: Comments on the Consolidated Plan

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## **PLAN SUMMARY**

The Consolidated Housing and Community Development Plan is prepared every four years as both a planning document and an application for Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). This Consolidated Plan covers the years 2012-2015 and will be updated annually with single year action plans.

The purpose of the plan is to review current and future trends taking place in the community regarding housing and human services. The needs identified through this review help shape a set of objectives and strategies that will be used to allocate federal Community Development Block Grant funds.

This plan is intended to complement and work within the structures of the existing policy and planning documents of the City of Bellevue and will reference those documents repeatedly throughout the Plan. These documents include the City of Bellevue Comprehensive Plan, the 2011-2012 Human Services Needs Update, and the available data from the American Community Survey and Census 2010.

### **Community Profile**

The City of Bellevue is the fifth most populous city in Washington State. Since 2000, the City's population has grown over 12% to a high of 121,337 residents in 2010.<sup>1</sup> This growth rate is expected to slow considerably in future decades as the city will soon reach the limits of possible geographic expansion, with the prospective annexation of the Eastgate neighborhood of unincorporated King County. This may add about 5,000 residents to the City.

The 2009 1-Year estimate from the American Community Survey<sup>2</sup> shows Bellevue residents vary widely in the areas of race and ethnicity, place of birth and languages spoken, household income and employment. For example, in 2000, a quarter of residents were foreign-born, whereas in 2009, that figure is 30%. Over 33% of Bellevue residents speak a language other than English at home. Under the category of "Race", Asians ("Race alone or in combination with one or more other races") comprise about 88% of Bellevue's non-White population. Under the "Ethnicity" category, nearly 6% were Hispanic/Latino.

Median income in Bellevue remained high at \$80,350 relative to that of the county (\$67,246) and the state (\$56,384). About 7% of Bellevue families had incomes below poverty level, compared with 10% for King County and the 12% for the state as a whole.

Although median incomes are generally higher than other local communities, monthly housing costs in Bellevue have remained high. Over 30% of households pay 30% or more of their monthly income toward mortgages or rents (the figure for the entire county is about 35%).

### **Strategic Plan**

To best apply CDBG funds, the City studies and records the housing and human service needs in the community. The needs are used as a basis to form a series of objectives and strategies that will guide the use of CDBG funds for the years 2012-2015.

Examples of recent findings regarding community needs include:

- Unemployment in King County ranged from 8-9% throughout 2011, and 13% of Bellevue residents surveyed said they had been unemployed (not by choice) during the preceding

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year. About 35% indicated that they experienced reductions in income over the preceding year.<sup>3</sup>

- A 2011 street count of homeless people in East King County found 146 homeless people in targeted areas.<sup>4</sup>
- In Bellevue there are 122 adult family homes. Combined, they represent 10% of such facilities in King County, and 5% in the state.<sup>5</sup>
- About 39% of renters and 37% of homeowners in Bellevue paid more than 30% of their household income for housing.<sup>6</sup>
- The wage required to rent an average two-room apartment in Bellevue without spending more than 30% of monthly income on rent is \$22.62 per hour.<sup>7</sup> Statewide, there is no jurisdiction in which a person earning minimum wage can afford the fair market rent for a one-bedroom unit.
- About 14% of Bellevue's population is age 65 and older. This is part of a trend wherein East King County's older adult population grew by 39% between 2000 and 2009. This will translate into increasing service needs for older adults, particularly those who age in place.<sup>8</sup>

To address these needs, the City proposes a set of objectives that capture the types of eligible activities allowed under the CDBG program that are of particular need in Bellevue. Under each Objective are strategies, including policy statements found in the City of Bellevue Comprehensive Plan (the specific policy number is given in brackets, for example [HO-19]). The City's overarching policy which is applicable to all the objectives and strategies listed below is that all CDBG funds will be used for human service and housing assistance activities.

#### Affordable and Fair Housing Objectives

### **1. Provide services and facilities to prevent homelessness and to address the needs of families and individuals when homelessness occurs.**

#### Strategies

- Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community. [HO-38]
- Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional housing in the community. [HO-39]

### **2. Provide a variety of appropriate housing options for individuals with special needs.**

#### Strategies

- Support and plan for assisted housing using federal or state aid and private resources. [HO-40]
- Encourage a variety of local incentives and support activities that help provide housing that is affordable and accommodates people with special needs. [HO-41]

### **3. Preserve and expand the supply of affordable housing for low- and moderate-income households.**

#### Strategies

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- Work cooperatively with King County, A Regional Coalition for Housing (ARCH) and other Eastside jurisdictions to assess the need for, and to create, affordable housing. [HO-22]
  - Encourage preservation, maintenance and improvements to existing affordable housing. [HO-30]
  - Provide financial assistance to low- and moderate-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar programs. [HO-7]

**4. Support a broad mix of housing initiatives and programs designed to increase the supply of and fair access to affordable housing.**

Strategies

- Involve the public and private sectors in the provision of affordable housing. [HO-26]
- Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing. [HO-28]
- Ensure that all affordable housing created in the City with public funds or by regulation remains affordable for the longest possible term. [HO-35]
- Foster a community free of discrimination and prejudice. [Bellevue Comprehensive Plan Policy HS-12]

Community Development Objectives

**5. Acquire, improve or repair public and non-profit facilities which benefit low- and moderate-income residents or remedy slum/blight conditions; improve access to public facilities for persons with disabilities by removal of architectural barriers.**

Strategies

- Support the development and operation of facilities housing human services agencies and, where appropriate, seek opportunities to achieve efficiencies through agency co-location and coordination. [HS-6]
- Encourage services to become accessible to all in the community by removing any barriers, including, but not limited to, architectural, cultural, language, communication or location. [HS-13]
- Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties. [PA-29]
- Support the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster. [Bellevue Comprehensive Plan Policy CF-12]

**6. Enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income.**

Strategies

- Allocate funds and other resources for services that address the full spectrum of community needs and meet the City's funding criteria by requesting program proposals from community-based non-profit agencies providing direct services to low- and moderate-income residents. [HS-4]

- Encourage services that respect the diversity and dignity of individuals and families, and foster self-determination and self-sufficiency. [HS-11]
- Foster a community free of discrimination and prejudice. [HS-12]

**7. Assess community development needs and ensure compliance with applicable federal regulations.**

Strategies

- Anticipate human services needs and provide leadership in the development of community responses. [HS-1]
- Assess local human service needs and promote community awareness of needs and resources available to meet them. [HS-3]
- Maintain the City’s role as a human services planner and facilitator for the community by continually engaging service providers and community organizations in dialogue regarding the functioning of the present service systems, the emerging needs of the community and the building of a complete system of services. [HS-5]

**8. Increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.**

Strategies

- Encourage and promote employment opportunities for all residents, including youth. [ED-13]
- Facilitate efforts of businesses and institutions to train workers for today’s and tomorrow’s jobs, and support continuing education in the community. [ED-10]
- Encourage services which support employees in maintaining or advancing their employment opportunities including, but not limited to transportation and child care. [HS-16]

**City of Bellevue Comprehensive Plan Elements**

HO = Housing

PA = Parks, Open Space & Recreation

HS = Human Services

ED = Economic Development

CF = Capital Facilities

The Comprehensive Plan is available online at [www.bellevuewa.gov/comprehensive\\_plan.htm](http://www.bellevuewa.gov/comprehensive_plan.htm)

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## **INTRODUCTION**

The primary goal of the Community Development Block Grant (CDBG) Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

To do this, the Consolidated Housing and Community Development Plan is developed to record demographic trends in the Bellevue community as well as the housing and community development needs exhibited both now and four years into the future. Building from this information, the Plan presents a set of objectives that will guide the City's investment of CDBG funds over a four year time frame.

The Consolidated Plan is updated each year by adding an Annual Action Plan section for the upcoming Program Year. The Action Plans contain a list of the projects and programs to be funded during that year as well as a series of narrative updates on other actions that the City will take to further the primary goal of the CDBG Program.

Both the Consolidated Plan and each Action Plan are subject to a public comment process. Comments are solicited from current and potential CDBG applicants, neighboring jurisdictions, the local school district and housing authority as well as the general public. Comments on the Consolidated Plan are summarized in Appendix C. Comments on the Annual Action Plan are attached to the Action Plan for that year.

While not a part of the Consolidated Plan, the City also prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which provides status reports and beneficiary information on all active CDBG-funded projects and programs. This report is prepared in March of every year. The Consolidated Plan, the individual Annual Action Plans and the CAPER are available for no charge by contacting the Human Services Division and are posted at the City's website.

## COMMUNITY PROFILE

Information from Census 2010 continues to be released. However, as of the writing of this Consolidated Plan, data is still limited. The American Community Survey (ACS) can provide more recent data, based on sampling, and is commonly used by government agencies. Data in this section is cited as ACS information through the OFM unless otherwise noted.

As the Census Bureau releases more information, the City can incorporate useful data in its publications such as the Consolidated Plan and the annual Action Plans. As with all data, information can only be used to provide a glance, and often demographers and government officials warn against comparing the decennial census to the ACS. We include the figures here in order to provide a general perspective on the development of Bellevue, but we make no claims of absolute precision with respect to the population data herein.

### Population and Growth

Bellevue's population was projected at 121,337 in the 2009 ACS. This places Bellevue as the fifth most populous city in Washington State. Bellevue has the second largest population of cities in King County. Since 1990 the City's population has increased by 40% from 86,873. Bellevue's future population growth is expected to slow after a rapid increase in the 1980's and 1990's. This growth rate is expected to slow considerably in future decades as the city will soon reach the limits of possible geographic expansion, with the prospective annexation of the Eastgate neighborhood of unincorporated King County. This may add about 5,000 residents to the City<sup>9</sup>.

### Race and Ethnicity

Since 1980, the proportion of minorities in Bellevue has quadrupled from 7% of the population in 1980 to 29% in 2009. The minority population includes recent immigrants as well as long time residents. As the chart indicates, Bellevue's Asian and Hispanic population are the fastest growing racial and ethnic groups in the city. The population for both these groups more than doubled between 1990 and 2000. The high rate of growth for the "some other race" category was likely fueled by the high number of Hispanics, many of whom selected this racial category. The White and African American populations

Race and Ethnicity in Bellevue	2000 Census		2009 ACS	
	Number	Percent	Number	Percent
<b>RACE</b>				
<b>Total Population</b>	109,569	100	121,337	100
<b>One Race</b>	106,078	96.8	117,364	96.7
White	81,441	74.3	82,882	68.3
Black or African American	2,183	2.0	2,310	1.9
Asian/Pacific Islander	19,313	17.6	29,290	24.1%
American Indian/Alaskan	356	0.3	289	0.002
Some other race	2,785	2.5	2,593	2.2
<b>Two or More races</b>	3,491	3.2	3,973	3.3
<b>ETHNICITY</b>				
<b>Total Population</b>	109,569	100	121,337	100
<b>Hispanic or Latino</b>	5,827	5.3	7,358	6.1%

grew, but at a slower rate than overall city population growth. According to the Census, the Hispanic/Latino population has been the fastest growing, with 6.1% falling into this category now compared to only 2.5% in 1990 and 5.3% in 2000.

Bellevue is more racially diverse than the Eastside sub-region, the county as a whole, and other large cities on the Eastside. Bellevue has a higher percentage of Asians than any other city in both King County and the state. Bellevue’s Asian population is now a substantial portion of the overall city population, and Asians account for over three-quarters of Bellevue’s non-white population.

With regard to national comparisons, jurisdictions within the Puget Sound region including Bellevue have a somewhat different racial and economic profile from the United States as a whole. Nationally a higher percentage of residents are African American and Hispanic than in this region. Conversely, this region has a higher percentage of Asians and people of two or more races.

Place of Birth

There have been major shifts in Bellevue’s demographic profile in regard to the city’s foreign-born population since 2000. As the chart indicates, the number of foreign-born residents has increased during this past decade.

One quarter of Bellevue residents in 2000 were foreign born; this compares to 31%% who were foreign born in 2009. In comparison, only 19% of King County residents in 2000 were foreign born.

<b>Nativity and Immigration in Bellevue</b>		
<b>Subject</b>	<b>2000</b>	<b>2009</b>
% of total population foreign born	24.5	30.5
% of total population not a United States citizen	14.4	18.2
% of total population entering the United States in the previous 10 years	13.4	12.6 (after 2000)

About 17% of Bellevue foreign-born residents were born in Europe, 62% in Asia and 13% in Latin America. About 38% of foreign born residents in Bellevue are recent immigrants to the United States, having entered the country since 2000.

Language

Another important indicator of diversity in the community is the number and percentage of residents who speak a language at home other than English. According to the 2000 Census, nearly 27% of Bellevue residents (over the age of 5) speak a language at home other than English, compared with 33% in 2009, and much higher than the countywide average of 13%. Approximately 49% of all non-English speakers speak an Asian language, and the next highest percentages speak an Indo-European language (31%) or Spanish (17%).

<b>Non-English Speakers in Bellevue 1990 and 2000</b>		
<b>Subject</b>	<b>1990</b>	<b>2000</b>
% of population speaking a language at home other than English	13.6	26.9
% of population that speaks English less than "very well"	6.0	12.3

Income

Income is one of the most fundamental indicators of what is happening in a community. It should be noted that even though the Census was conducted in April 2000, income is measured for the year previous (1999). Data from the ACS for 2009 provides the best estimates at the time of this writing.

## Median Income

Bellevue's median household income is higher than elsewhere in King County. However, it has actually only risen at the same level as inflation, as the table below shows. There is a wide variation within the region on changes to median household incomes since the 1990 Census. In Bellevue and in other jurisdictions in King County such as Renton, income growth was stagnant. In other jurisdictions, such as Redmond and Kirkland, it grew.

### Median Household Income 1999 and 2009 2000 Census and 2009 ACS<sup>10</sup>

	1999 Median Household Income	1999 Median Household Income Adjusted to 2009 \$	2009 ACS Median Household Income	Percent Change
King County	\$53,157	\$68,452	\$67,806	-0.009
Bellevue	\$62,338	\$80,275	\$82,408	0.027

## Income Distribution

There is a wide variation of income categories for cities within King County. Bellevue had a lower percentage of households earning less than \$35,000 than did the County as a whole and Seattle but a higher percentage than other Eastside cities, such as Sammamish.

Income Distribution for Households Bellevue and Other Jurisdictions ACS 2005-2009		
Income Category	Percent of Households in Income Category	
	King County	BELLEVUE
Less than \$10,000	5%	<b>4%</b>
\$10,000 to \$14,999	4%	<b>3%</b>
\$15,000 to \$24,999	7%	<b>6%</b>
\$25,000 to \$34,999	8%	<b>6%</b>
\$35,000 to \$49,999	12%	<b>10%</b>
\$50,000 to \$74,999	18%	<b>17%</b>
\$75,000 to \$99,999	14%	<b>15%</b>
\$100,000 to \$149,999	17%	<b>20%</b>
\$150,000 to \$199,999	7%	<b>9%</b>
\$200,000 or more	7%	<b>11%</b>

## Poverty Level

Poverty is measured for purposes of the census by using several thresholds that vary by family or household size. A family's or individual income was then compared to the appropriate thresholds to establish poverty level. For example, in 2009, a family of four with an income of under \$22,050 was considered below poverty level. These income thresholds are consistent throughout the country.

It should also be noted that the ACS data used here are poverty status estimates from 2005-2009 and that poverty rates in Bellevue may have fluctuated since the 2008 Recession which hit the Central Puget Sound region very hard.

According to the ACS (2005-2009) 5.9% of all families and 9.7% of all people had incomes below the poverty level. This is in contrast to 4.4% of all Bellevue families and 6.6% of all Bellevue people.

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## Households Composition

The Census Bureau defines a "household" as "all the people who occupy a housing unit as their usual place of residence." These data tell us what households are like in their composition and size. Over the decade Bellevue has seen some significant changes in households.

### *Size of household*

In 2010, there were 50,619 households in Bellevue. This contrasts with the 2000 figure of 45,836 households and 35,756 households in 1990. Average household size declined from 2.65 persons per household in 1990 to 2.41 in 2000, and to 2.39 in 2010. This decline is consistent with what is happening within the region as a whole, and is projected to continue in the future. Several factors contribute to this trend. The mix of single family and multi-family housing is changing, with an increase in the latter likely to cause even lower averages in the future. Also, 22% of Bellevue households have one or more people who are age 65 or older, and often these households are smaller.

In 2000, 5 percent of Bellevue households were single-parent households. Within these households, single mothers were about three and one-half times as common as were single fathers. Similarly, according to ACS 2005-2009, 1% of male householders with children and 4% of female householders with children had no spouse.

About 38% of households were considered non-family households.

The percentage of households in which a child is present was slightly higher in Bellevue (29 percent) than in King County as a whole (28%). Within the county, Seattle (with 18% of households with a child present) and cities close to Seattle including Bellevue generally had a smaller proportion of households with children than did cities to the east (e.g., Sammamish has 55% of households with a child) and south (e.g., Kent has 35% of households with a child).

### *Age of Household*

About 37% of residents were age 20 to 44 and about 15% are between age 45 and 54. These two cohorts of the working age population made up the majority of Bellevue residents. Preschool age children made up about 6% of the population and school age about 17%. About 13% of the population were older adults 65 age and older.

Bellevue's older adult population has more than doubled from 6 percent in 1980 to 13% in 2000. The 2005-09 ACS estimates that 24% are now over age 55.

## Labor Force

The Census provides information on employment status and occupations of residents. It is important to note that this information is for those who live in Bellevue, not those who work in Bellevue (although some Bellevue residents also work in the community).

## Labor Force Information for Bellevue

The following tables outline numbers and trends regarding Bellevue's labor force composition.

<b>Labor Force Composition for Bellevue Residents</b>								
<b>Subject</b>	<b>Census 1990</b>		<b>Census 2000</b>		<b>ACS 2005-09</b>		<b>Δ 1990 - 2009</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Population over age 16	70,757	100	88,716	100	98,406	100	27,649	39.1
Population over age 16 in the labor force	51,478	72.8	59,896	67.5	67,254	68.3	15,776	30.6
Females over age 16	36,579	100	45,157	100	48,566	100	11,987	32.8
Females over age 16 in the labor force	23,450	64.1	26,526	58.7	28,259	58.2	4,809	20.5
Total Employed civilian population over age 16*	49,880	100	57,415	100	63,669	100	13,789	27.6
In management or professional occupations	19,858	39.8	30,489	53.1	37,086	58.2	17,228	86.8
In service occupations	4,628	9.3	5,827	10.1	7,900	12.4	3,272	70.7
In sales and office occupations	18,814	37.7	15,137	26.4	13,271	20.8	-5,543	-29.5
In construction occupations	3,081	6.2	2,358	4.1	2,364	3.7	-717	-23.3
In production/transportation occupation	3,023	6.1	3,572	6.2	3,019	4.7	-4	-0.1

One significant finding is that the number of Bellevue residents who are in management or professional occupations has risen dramatically since 1990 (an increase of 89%). Over half of all Bellevue residents in the labor force (58%) have management or professional jobs.

### 2005-2009 American Community Survey (ACS)

Census 2010 data was not available for each of the elements listed below at the time of this writing. The ACS 2005-2009 estimates are recent, but are not intended to precisely count the population. Instead, ACS estimates are subject to sampling error, the degree of which the Census Bureau represents through a 90 percent margin of error. Margins of error for the annual ACS estimates are greater than margins of error associated with decennial census sample estimates, especially for small subgroups. ACS and decennial census estimates on similar subjects may not be comparable.

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<b>Population by Race</b>	<b>2006 Estimate</b>	<b>2009 Estimate</b>
Total population	119,678	121,337
White	84,498	86,483
Black or African American	1,318	3,175
American Indian and Alaska Native	546	1,118
Asian	26,263	31,212
Native Hawaiian & other Pacific Islander	384	612
Some other race	3,794	2,855
Two or more races	2,875	3,973
Hispanic and Latino (of any race)	5,518	7,358

<b>Population by Age</b>	<b>2006 Estimate</b>	<b>2009 Estimate</b>
Total population	119,678	121,337
Under 5 years	6,608	6,936
5-9 years	7,398	7,451
10-14 years	7,178	6,976
15-19 years	7,175	6,749
20-24 years	7,242	6,729
25-34 years	17,470	20,057
35-44 years	19,656	18,211
45-54 years	17,178	18,749
55-59 years	6,996	7,415
60-64 years	6,202	5,808
65-74 years	9,543	8,193
75-84 years	5,284	5,968
85 years and older	1,748	2,095

<b>Household Income and Benefits (\$, Inflation-Adjusted for 2006, 2009)</b>	<b>2006 Estimate</b>	<b>2009 Estimate</b>
Total households	50,464	50,619
Less than \$10,000	2,229	1,988
\$10,000-\$14,999	1,941	1,395
\$15,000-\$24,999	4,357	3,032
\$25,000-\$34,999	2,594	3,164
\$35,000-\$49,999	4,991	5,234
\$50,000-\$74,999	8,526	8,417
\$75,000-\$99,999	8,502	7,456
\$100,000-149,999	9,141	9,954
\$150,000-199,000	3,640	4,616
\$200,000 or more	4,543	5,363

<b>Percentage of Families Living Below the Poverty Level in the past 12 Months</b>	<b>2006 Estimate</b>	<b>2009 Estimate</b>
All families	4.3%	4.4%
Married couples	3.5%	3.0%
Families with female householder, no husband present	15%	14.6%
With related children under 18 years	27.2%	20.8%
All people	8.2%	6.6%
18-64 years old	7.9%	6.4%
65 years and older	6.2%	7.2%

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<b>Renter Occupied Housing Characteristics</b>	<b>2006 Estimate</b>	<b>2009 Estimate</b>
<b>Total Renter Occupied Units Gross Rent as a % of Household Income</b>	22,117	20,496
Less than 15%	4,393	3,350
15.0-19.9%	3,425	3,682
20-24.9%	2,844	2,603
25.0-29.9%	1,491	2,429
30.0-34.9%	2,168	1,765
35.0% or more	7,096	5,967
Not computed	700	3,350

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## **INSTITUTIONAL STRUCTURE**

The Bellevue City Council has the authority and responsibility to establish City policies and priorities for housing and human services activities, including the use of Community Development Block Grant awards. The Human Services Commission advises the Council in such matters.

The Human Services Commission is a Council-appointed citizen's advisory body charged with providing policy and funding recommendations for human service activities. This seven-member commission represents the community at large. In addition to recommending policy directions, the Commission also makes recommendations to the City Council as to the expenditure of the City's Human Services General Fund and annual Community Development Block Grant awards. These two funding sources provide the bulk of City resources and are awarded on a contract basis to non-profit or public sector housing and human service agencies. The Human Services Division administers both the Human Services General Fund and CDBG awards.

Responsible for implementing human service policies and administering the City's CDBG funds, the Human Services Division is housed within the Department of Parks & Community Services. The City's affordable housing policies and strategies are developed in the Department of Planning and Community Development. Staff members within these two departments coordinate efforts to provide social and human services and permanent affordable housing to low- and moderate-income residents of the City. Within the City's administrative structure, several other departments also influence housing and human service policies and programming.

- The Community Services Division of Parks & Community Services, which develops and operates numerous recreation programs for City residents, with a special focus on programs for older adults, individuals with disabilities, youth, teens, and family-oriented events. Community Services also operates the City's community centers, providing recreation, social opportunities and information on accessing social services, with a focus on low-income residents;
- The Bellevue Police Department operates community policing efforts in the City as well as school-based programs and other community outreach efforts.
- The Bellevue Fire Department, which provides basic and emergency medical care to all city residents regardless of ability to pay. This department is also responsible for planning for disaster response, with specific emphasis on planning for vulnerable populations, including those with limited resources, older adults, individuals with disabilities, and limited English-speaking individuals and families.

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## **Regional Coordination**

### Affordable Housing Coordination

#### *1. HUD Entitlement Grant Programs*

Information on the regional policy framework for affordable housing can be found in the King County Consolidated Housing and Community Development Plan for 2010 - 2012. Bellevue is a member of the King County HOME Consortium, a consortium of suburban cities in King County and the County itself. This Consortium was developed to administer and allocate HUD HOME Partnership Act funds for all of King County outside of Seattle, for CDBG funds for all of King County except for Seattle, Auburn, Kent and Bellevue, and for Emergency Shelter Grant funds for all cities with the exception of the four cities mentioned previously and Shoreline, Renton and Federal Way. The Interlocal Agreement forming the Consortium also provides for the Consortium to be the authority to apply for and administer HUD's McKinney Act Continuum of Care for Homelessness funds jointly with the City of Seattle.

As mentioned above, King County is the official grantee which receives HOME Investment Partnership Act funds on behalf of Bellevue. The County is responsible for the overall administration, planning, monitoring and reporting requirements of this HUD program. The Joint Recommendations Committee (JRC) serves as the policy-making body of the Consortium. The JRC is an advisory body to the King County Executive and is involved in the development, review and endorsement of the County's Housing and Community Development Plan.

The State of Washington is the official grantee which receives Emergency Shelter Grant funds on behalf of Bellevue. Priorities for this funding source are found in the State's Consolidated Housing and Community Development Plan for 2010 – 2014.

#### *2. A Regional Coalition for Housing (ARCH)*

Another important entity in the coordination of policy for affordable housing is the coalition of cities known as ARCH, A Regional Coalition for Housing. As indicated earlier, ARCH is a coalition of all fifteen cities in East King County plus King County government. ARCH, with its Citizens Advisory Board and Executive Board, is authorized by the participating cities to review and make recommendations on requests for municipal funding from affordable housing developers. ARCH's recommendations are forwarded to the appropriate cities for their councils to take further action. In this manner, ARCH is able to advise member cities with respect to coordinating affordable housing on a regional basis. Cities may receive a recommendation to fund a project outside their jurisdiction because of the high likelihood that the project would assist persons currently residing in that jurisdiction.

ARCH and the King County Consortium consult regularly with Bellevue human services staff on projects of relevance to Bellevue. Both the Departments of Planning and Community Development and Parks & Community Services formally review and offer comments on project proposals presented to ARCH and the Consortium. These comments are taken into consideration by ARCH and Consortium staff in making their final recommendations.

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### 3. *Housing Rehabilitation Program Networking Group*

Staff from CDBG entitlements throughout the Puget Sound region meet regularly to share information on policies and procedures from similar programs in three counties, including implementation of new federal rules.

### 4. *King County Housing Authority (KCHA)*

- King County Housing Authority administers 339 units of subsidized family housing for very low-income households in Bellevue. Eastside Terrace (50 units), College Place (51 units) and the 8 single-family homes constitute units are operated under the Public Housing program. In addition, Preservation Program apartment complexes – which offer qualified residents project-based Section 8 housing assistance – are Spiritwood Manor (129 units), Newport Apartments (23 units) and Hidden Village (78 units). Beyond the Preservation Program, project-based Section 8 housing in Bellevue provides an additional 141 units of permanent housing and 10 units of family transitional housing.
- The Housing Authority also provides more than 1,300 affordable housing units in Bellevue financed with tax credits and/or tax-exempt bonds. These housing units do not receive operating subsidies from the US Department of Housing and Urban Development.<sup>11</sup>

### Human Services Coordination

In an effort to carry out the City's roles as a planner and facilitator in human services, Human Services Division staff represent Bellevue on a number of regional collaborative efforts including some specifically focusing on East King County.

#### *Regional Collaboration Efforts (Countywide):*

1. *King County Alliance for Human Services* – Countywide coalition of agencies focused on finding stable, adequate and dedicated long-term funding for community health and human services.
2. *Committee to End Homelessness (CEH)* - Made up of representatives from nonprofit organizations, business, local government, homeless advocacy groups, and the faith community, the Committee developed the Ten-Year Plan to End Homelessness in King County in 2005. The plan was intended to end homelessness, not merely manage it, through prevention, by creating permanent housing, and by providing supportive services to help those in need prepare for and maintain long-term housing. In 2011, the CEH compiled a Vision for the Second Half of the Ten Year Plan. Through the City's housing and human services funding portfolio, we are able to support each component of the vision. Highlights of the vision include:
  - a. Housing Production: explore ways in which people can be empowered to move to market rate housing, freeing up opportunities for those who are currently homeless.
  - b. Prevention: Refine our prevention efforts for all populations.
  - c. Chronically Homeless Single Adults: Our focus is on the most vulnerable in that population. We will need the support of hospitals and Children's Administration, mainstream systems that achieve cost avoidance when the homeless system provides stability for clients.
  - d. Homeless Veterans: We will implement the Five Year Plan to End Veterans Homelessness.
  - e. Families: A major restructuring of our family homelessness system in Coordinated Entry.

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- f. Youth and Young Adults: A major structural and programmatic revision. We know that prevention and rapid rehousing/reunification will be a key element of the new system.
  - g. Immigrants and Refugees: We know that coordination of resources and interventions between the immigrant and refugee system and the homeless housing system will be key.
3. *Communities Count* – Tracking social and health indicators in King County.
  4. *Refugee Planning Committee* – Coordination of services for refugees in King County.
  5. *Aging and Disabilities Services, Seattle-King County* – Coordination and funding of programs serving these populations.
  6. *SOAR, helping kids reach for the sky* — A partnership of business and community leaders, grant makers, non-profit organizations, schools, governments, parents and faith-based groups in Seattle and King County that works to create alignment between systems, sectors, organizations, providers and practice to ensure children succeed in school and in life.
  7. *Puget Sound Regional Council (PSRC) Special Needs Transportation Committee* serves as the primary forum for discussing and resolving human services transportation issues of common concern and/or interest to the stakeholders of special needs transportation in King, Pierce, Kitsap and Snohomish Counties. The Committee is composed of staff from various local, regional and state agencies involved in planning, coordination and delivery of these services. Members will vote on PSRC funding recommendations for the Washington State Department of Transportation's Consolidated Grant Program.
  8. *Human Services Funders Collaborative* is a joint effort of 18 cities in East, North and South King County for the purpose of creating a single, unified application process. The effort is intended to streamline the biennial application process of human service organizations across the County. It is expected that this effort will also lead to cooperative human services planning across the three sub-regions.

*East King County Collaboration Efforts:*

1. *Eastside Human Services Forum* – There are currently 19 member organizations and the Board of Directors is composed of high level leaders from member groups including local governments, school districts, hospital/health care organizations, and multi-service providers such as United Way and Alliance of Eastside Agencies. The mission of the Forum is to foster strong public and private partnerships to ensure a stable network of health and human services for the benefit of all East King County residents.
2. *North/East Human Services Funders Group* – Cities collaborate to offer grant funding for human services using a joint funding application for, common bidder's workshop and reporting forms (nine cities in North and East King County). This group also administers the Human Services Pooled Fund, with Bellevue as lead and nine other cities that commonly contract with human service providers.
3. *Alliance of Eastside Agencies (AEA)* – Coalition of human services providers and others working together to build healthy communities.
4. *Eastside Homelessness Advisory Committee (EHAC)*- A group representing providers, funders, faith communities and others committed to providing homeless housing and services for those living in East King County.

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5. *Eastside Refugee and Immigrant Coalition (ERIC)* – Coalition whose goal is to create a seamless network of culturally competent services for immigrants and refugees living on the Eastside of King County.
  6. *Bellevue School District* – Collaborates with the City on various early intervention and prevention activities for pre-school and school-age youth.
  7. *FACES (Families and Children Early Support) East* – Networking, advocacy, and education partnership promoting early child development and school readiness.
  8. *Eastside Easy Rider Collaborative* – Advocacy and development of creative, cost-effective strategies to increase mobility for older adults, people with disabilities, low-income people, and youth in East King County.

In addition to these groups, the region's network of non-profit social and housing services providers form an important resource through which the City provides many of its housing and human services. In calendar year 2011, the City maintained contract relationships with 42 of these provider agencies, providing for 88 distinct but coordinated programs and projects.

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## **CITIZEN PARTICIPATION PLAN**

The goal of the citizen participation plan is to maximize opportunities for public comment on the City's use of Community Development Block Grant (CDBG) funds within the context of existing resources and regulatory requirements. The elements of the Plan are as follows.

1. Provide forums in which the public can give comments directly to the City on the use of CDBG funds.
  - 1.1 The City's Human Services Commission holds a public hearing each spring in order to gather input as to which human services and community development needs should be addressed by CDBG funds over the following program year. The Commission then takes this input into account when making funding recommendations for the CDBG program.
  - 1.2 The Human Services Commission will hold a public hearing in the summer or fall to solicit public input on its preliminary list of projects to be supported by CDBG funds for the coming program year, and to solicit comments on the Housing and Community Development Plan Objectives and Strategies for the following program year. This input shall be taken into consideration during the Commission's deliberations on its final list of recommendations.
2. Provide the general public with timely information about the City's CDBG program and opportunities to comment on the program and use of CDBG funds.
  - 2.1 All notifications of public hearings and other opportunities to comment shall be made no less than 15 calendar days before the hearing or the closing date of written or other comments.
  - 2.2 All notifications shall be posted at City Hall for the public to see; on the Internet (the City's website or other public information timeline); published in a local community newspaper or its online version; or published in the City's online or printed newspaper of record.
  - 2.3 When appropriate and timely, notification of opportunities to comment may be published in Bellevue's *It's Your City* online newsletter.
  - 2.4 For the fall hearing on the preliminary recommendations and the Housing and Community Development Plan, make available to all interested persons the list of preliminary recommendations in a timely manner.
  - 2.5 All notifications shall include all relevant information as prescribed by the U.S. Department of Housing and Urban Development regulations regarding noticing requirements for the CDBG program.
3. Provide special efforts to notify low- and moderate-income households about opportunities for community input.
  - 3.1 All notices for input shall be e-mailed to the social service agencies under contract with the City that serve low- and moderate-income clients.
  - 3.2 Public hearings will be held at City Hall, proximate to the Bellevue Transit Center which is convenient to the identified areas where low- and moderate-income households reside.
4. Ensure access for persons with physical disabilities or mobility impairments.

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4.1 All facilities at which a public hearing is held shall be accessible to persons with physical disabilities or mobility impairments.

4.2 All announcements and other notices that include a voice-based phone number shall also include a relay phone number for persons with sensory disabilities.

5. Ensure timely response to written comments

5.1 Staff for the Human Services Division shall respond to any written comment regarding the CDBG program within 14 calendar days of receipt of such correspondence.

### **Consolidated Plan Amendment Policy**

The City of Bellevue uses a two-tiered process for considering amendments to this plan.

*Substantial Amendments* will be posted at City Hall for the public to see; on the Internet (the City's website or other public information timeline); published in a local community newspaper or its online version; or published in the City's online or printed newspaper of record; be subject to a 14 calendar day public comment period; and will be reviewed by the City's Human Services Commission. Such activities include:

- Proposed changes to the plan's Objectives.
- Proposed changes in the use of CDBG funds that exceed 20% of the total annual entitlement amount.

*Minor Amendments* will be posted at City Hall for the public to see; on the Internet (the City's website or other public information timeline); published in a local community newspaper or its online version; or published in the City's online or printed newspaper of record; be subject to a 10-day public comment period and will be reviewed by the City's Human Services Commission. Such activities include:

- New CDBG-funded activities, funded outside of the regular allocation process that are not included in the Annual Action Plan.
- Changes increasing the amount of funds awarded for a project included in the Annual Action Plan by 30 percent or more.
- Changes to the purpose, scope, location or beneficiaries of any activity included in the Annual Action Plan.

Projects which are canceled or those not expending their full CDBG award will not trigger Comprehensive Plan amendments recognizing that CDBG funds obligated to these projects will be re-obligated to new/other projects during the following year's regular CDBG allocation process.

In order to quickly respond with resources if a significant disaster occurs, projects eligible under the Urgent Need CDBG national objective identified outside of the annual allocation process will not trigger either amendment process described above as long as the total aggregate CDBG expenditure for such activities remains under \$100,000.

## MONITORING PLAN

The City of Bellevue has four major monitoring tools that are used to ensure each project's compliance with CDBG requirements:

1. *Grant Proposals:* Each year, prospective CDBG recipients (capital, administration, planning, and special projects by the community-based development organization) are required to participate in a competitive allocation process. The review of each project is based upon a prescribed grant application form. The form has several questions directed at determining the eligibility and appropriateness for CDBG funding. (NOTE: Public services are required to participate in a competitive allocation process every two years.)
2. *Contract Requirements:* Successful projects selected through the competitive application process are required to enter into a contract with the City of Bellevue which details federal and local regulatory requirements that must be met when using CDBG funds. This contract is reviewed each year and updated to include all CDBG requirements. For capital facility projects with awards exceeding \$25,000, a security document is prepared at project completion guaranteeing that the use of the facility will remain CDBG eligible for a minimum of five years.
3. *Reimbursement Requests:* All reimbursement requests must be accompanied by substantiating documentation that costs were incurred for eligible expenses. With the reimbursement request, a Project Accomplishment form is submitted that charts the progress of the project. Demographic information on those benefiting from each project is also collected, customarily upon completion of the project for data entry into the Integrated Disbursement and Information System (IDIS).
4. *On-Site Monitoring:* During the course of the program year, the City schedules monitoring visits with selected sub-recipients. The purpose of the visit is to view primary documentation of fiscal controls, program beneficiaries and policies and procedures (non-discrimination, competitive procurement, conflict of interest, etc.) in place during project implementation.

For capital projects triggering federal prevailing wage requirements, the following monitoring schedule will be used.

<b>Federal Prevailing Wage Monitoring Schedule</b>	
<b>Contract Threshold</b>	<b>Proposed Minimum Action</b>
Projects less than \$15,000	<ul style="list-style-type: none"> <li>• A representative sample of on-site interviews will be completed where violations are suspected or alleged.</li> </ul>
Projects between \$15,001 and \$50,000	<ul style="list-style-type: none"> <li>• A representative sample of randomly selected mailed wage surveys will be sent.</li> <li>• On-site interviews will be conducted for projects with days of labor lasting 10 calendar days or longer.</li> <li>• On-site interviews will be conducted where violations are suspected or alleged.</li> </ul>
Projects over \$50,001	<ul style="list-style-type: none"> <li>• A representative sample of on-site interviews will be completed in all cases.</li> </ul>

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## STRATEGIC PLAN

The following section outlines the housing and community development needs present in Bellevue. Housing needs are divided into three categories including homelessness, housing for individuals with special needs and affordable housing. After each description of needs, a set of objectives and strategies is given to guide CDBG funding toward projects and programs that meet the needs described earlier.

The needs and strategies are also captured in a set of Tables that HUD requires to be included in this plan. These Tables can be found in Appendix A.

The needs information in this section is reprinted from the City of Bellevue's draft *2011-2012 Human Services Needs Update*. More complete and comprehensive information on the Bellevue housing and human services needs can be found in this publication, which is available from the Human Services Division at [www.bellevuewa.gov](http://www.bellevuewa.gov).

### Homelessness

#### Data on Homelessness from One Night Count

- Each year, the Seattle/King County Coalition on Homelessness conducts a *One Night Count* of the homeless to provide a snapshot of the problem and track trends over time. The 2011 count found a total of 2,442 individuals sleeping unsheltered and outside. In 2011, the *One Night Count* found 146 unsheltered individuals Urban East King County (including portions of Bellevue, Kirkland and Redmond). This is comparable to the 141 found in 2010 (Seattle/King County Coalition on Homelessness). The method of data collection limits the areas that are counted in Bellevue and other Eastside cities. As such, the count is not a complete picture of homelessness in Bellevue.
- The *One Night Count* also includes a comprehensive survey of shelters and transitional housing use on that night throughout King County. The survey results are compiled by King County and released in a report. (As of October 14, 2011, only 2010 survey data was available.) The results of that report include responses from 68 emergency shelters and 113 transitional housing programs. Of the total number of households reported in the survey, 230, or 7%, listed East King County as their last permanent address prior to becoming homeless. This is comparable to past years (King County, 2010). This table shows the number of people by household type in either shelter or transitional housing.

	<b>Emergency Shelter</b>	<b>Transitional Housing</b>
Families with children	704	2,684
Single men	1,340	711
Single women	420	276
Unaccompanied minors	15	14
Couples without children	6	8
Subtotal	<b>2,485</b>	<b>3,693</b>
<b>Total number of people</b>		<b>6,178</b>

- Of the clients where length and frequency of homelessness is known, 59% of households reported being homeless the first time on the night of the Count in January 2010. Another 23% reported that it was their second episode. Also, 44% reported being homeless for six months or less with another 17% homeless between seven and 11 months. In other words,

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most homeless individuals in King County are experiencing homelessness for the first time and have not been homeless for an extended period of time.

- Of the 6,178 people staying in emergency shelters or transitional housing on the night of the count, 2,086 were children under the age of 18 and 135 were over the age of 65.
- People of color are significantly over-represented in the King County homeless population, with the exception of Asian/Pacific Islanders. Of the sheltered homeless population surveyed during the One Night Count, 61% were people of color, including 42% who were African-American/Black, 4% who were Asian/Pacific, 12% who were Hispanic, and 3% who were Native American.
- 1,321 people accessing shelter and transitional housing programs reported experiencing violence or abuse within the last year. Of these, 743 were adults, with the remaining 578 being children.
- The number of homeless households that have employment has steadily declined over the years. In 2003, 26% of those included in the survey reported being employed. By 2007, this percentage dropped to 13%, and was 13% again in 2010.

### Service Trends

#### *Committee to End Homelessness: The Ten Year Plan to End Homelessness*

- In 2005, the Committee to End Homelessness in King County, a collaboration including homeless individuals, local governments, human services, faith communities and United Way, completed the Ten Year Plan to End Homelessness, which presents strategies to address King County homelessness. It includes recommendations to create more housing units, and a range of prevention and service-delivery strategies.
- According to the Committee to End Homelessness, 4,513 units for families, single adults, youth, and chronically homeless people are in planning stages or are in active use. This is 48% of the Ten Year Plan goal as of February 2011.<sup>12</sup>
- The Eastside Homelessness Advisory Committee calls for significant increases in prevention strategies and an additional 636 units of permanent supportive housing for single adults, 831 units for families, and 71 units for youth.
- Though over 4,500 units of housing have been created toward ending homelessness, the affordable housing market has lost units when apartments have converted to condominiums or through other means in the competitive rental market. As such, there has been no certain manner to definitively declare that a net gain in affordable housing has been created.

### Emergency Shelter

- Emergency shelter is defined as temporary shelter from the elements and unsafe streets for homeless individuals and families. There is an extensive network of emergency shelter facilities in Seattle/King County, but the demand exceeds available beds, for even as shelters close, there are still thousands of homeless on the streets and in the woods. People are referred through a variety of sites, including the Crisis Clinic, Washington State Department of Social and Health Services offices, police departments, and human services agencies. While some emergency shelter for individuals and families exists on the Eastside, beds are in particularly short supply compared to the growing need. As of spring 2011, there were approximately 151 facility-based beds available on the Eastside. Of these, 19 are in Bellevue. These operate all year with a set capacity.
- Eastside Interfaith Social Concerns Council operates the Congregations for the Homeless (CFH) shelter program with life coaching for single homeless men. This is the only Eastside

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shelter for single adult men, offering 30 beds. The shelter rotates each month between different congregations, primarily in Bellevue. CFH also successfully operates 46 Eastside housing units at scattered sites and at 4 master leased facilities.<sup>13</sup>

- There are two Eastside teen shelters for runaway and homeless youth and youth in crisis, both operated by Friends of Youth. Youth Haven Bellevue is an all-girls shelter for girls 11-17 years old; Youth Haven Kenmore is an all-boys shelter for boys age 11-17. In addition, there is an overnight shelter for young adults age 18-24 open seven nights a week called The Landing. Five nights a week the Landing opens at the Bellevue YMCA, on weekends operates at local faith communities. The young people who access the Landing are too old for traditional youth services, yet too young for adult shelters. They can access mental health counseling, employment support, public health services, safe shelter and food. Friends of Youth also provides case management to assist youth in securing safe and stable housing, employment and counseling.<sup>14</sup>
- Tent City 4 consists of homeless adults who form temporary encampments to live together as a community. Tent City 4 sets up on land owned by faith communities for several months before moving to another location. Since first arriving on the Eastside in spring 2004, the camp has maintained a consistent presence on the Eastside, locating in Bellevue, Bothell, Issaquah, Kirkland, Mercer Island, Redmond, Woodinville, and unincorporated King County. The resident population of Tent City 4 fluctuates based upon the time of year and the location; however, they consistently have 60-70 individuals.<sup>15</sup>
- In 2008, the City of Bellevue initiated the Severe Weather Shelter (SWS). During the first activation period (12/08 – 3/09), SWS opened for 21 nights at Crossroads Community Center (CCC), averaging 12 clients per night, with fewer than 200 bed-nights (client stays) recorded. During the second period (10/09 – 3/10), SWS opened for 18 nights, averaged 18 clients per night, and recorded 316 bed-nights. During the third activation period (11/10 – 2/11), the Bellevue Severe Weather Shelter became the Eastside Winter Shelter (EWS) and moved mid-season from CCC to the Old Redmond Schoolhouse Community Center (ORS). Through this third period, SWS/EWS opened for 68 nights and averaged 39 clients per night, recording 2,670 bed-nights. The 226 unduplicated clients constituted a 283% increase over the preceding season. About 34% of clients were from Bellevue, 24% from Issaquah, Kirkland, and Redmond, and 17% from Seattle. The EWS is operated by Eastside Interfaith Social Concerns Council and is funded through a variety of public and private funding sources.<sup>16</sup>
- The Committee to End Homelessness continues to advocate for a move away from shelter and transitional housing, in favor of “Housing First” and rapid re-housing models that quickly move clients from homelessness into housing with supportive services.<sup>17</sup>
- While governments, foundations, and service providers accept that Housing First and rapid re-housing are effective for segments of the homeless population, service providers attending the Committee to End Homelessness charrette process (April 2011) noted that across the county there are not enough available housing units in the service system to shelter the thousands of unsheltered homeless. This is evidenced in the volume of individuals seen at the Eastside Winter Shelter and the 226 individuals who sought a roof overhead on the Eastside from November 2010 to March 2011. This reinforces the ongoing need for interim housing and shelter coupled with client engagement, until such a time as the homeless housing system has sufficient unit production and maintenance to meet the existing need.

### Transitional Housing

- Transitional housing is housing where formerly homeless individuals and families can live for up to two years while they secure permanent housing. When there are no available units of permanent housing available, sometimes people can extend their transitional housing stay. This delay, in turn, affects the availability of beds in shelters if there are no transitional housing units available.
- The King County homeless housing system is shifting its service strategy away from shelter and transitional housing toward providing more units of permanent housing with supportive services. This shift removes household time limits and allows the household to move to more appropriate housing when needed.<sup>18</sup>
- On the Eastside, there are 200 units of transitional housing offering 585 beds. In Bellevue, there are 43 units with 115 beds. All Bellevue units are limited to either families or pregnant single women. Similarly, the majority of transitional housing units on the Eastside are targeted towards families.<sup>19</sup>
- According to the Eastside Homelessness Advisory Committee (EHAC), "Before 2008, there was no shelter for women on the Eastside, meaning a single female would have to sleep on the streets if she was homeless or escaping abuse." The Sophia Way responded to this need by opening a shelter program which served 172 women from 2009 to 2010. By the end of 2010, the program placed 48 women in housing.<sup>20</sup>

#### Shelter for Homeless Veterans

- The King County Veterans' Program serves low-income, at-risk, eligible veterans and their dependents. A significant portion of those they serve are homeless or at risk of becoming so. The 2010 One Night Count found 397 individuals, currently in emergency shelter or transitional housing reporting past military service.<sup>21</sup>
- Providers working with this population, nationally and locally, are concerned that returning Iraq and Afghanistan veterans are at high risk of joining this homeless population. The RAND Corporation reports that 19% of veterans returning from Iraq and Afghanistan suffered from Post Traumatic Stress Disorder symptoms or major depression, and 20% reported a possible traumatic brain injury during their deployment. Such mental health issues can have a significant impact on a person's ability to maintain housing.<sup>22</sup>

#### Objectives

In order to address the needs of homelessness within the City of Bellevue, CDBG funds will be directed toward the following objective:

**Provide services and facilities to prevent homelessness and to address the needs of families and individuals when homelessness occurs.**

#### *Strategies*

- Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community. [Bellevue Comprehensive Plan Policy HO-38]
- Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional housing in the community. [Bellevue Comprehensive Plan Policy HO-39]

#### **Supportive Housing (for Populations with Special Needs)**

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## Needs Information

### *Domestic Violence*

- Housing is a major concern for survivors and their families. In the *2010 One Night Count of homeless people in King County*, 1,321 people accessing shelter and transitional housing programs reported experiencing violence or abuse within the last year. Of these, 743 were adults, with the remaining 578 being children.<sup>23</sup>
- There are a limited number of shelter beds in all parts of the County, but Eastside Domestic Violence Program (EDVP) is the only agency in the East King County offering a confidential shelter. EDVP has ten apartment units that serve as emergency shelter, transitional housing that serves up to ten families, and two to three confidential motel/hotel vouchers at any given time for up to two weeks. EDVP is also able to provide rental assistance to families as well as transition to permanent housing through numerous programs to help prevent homelessness. One hundred percent of the families in our housing programs are homeless due to domestic violence, and 92% have no or low incomes.
- The agency reports that their service levels are reflective of their capacity, not client demand, so the number of clients served has not increased significantly over time. EDVP reports seeing more desperate needs and fewer community recourses: "Women are choosing to stay with their batterer for lack of resources and clients are staying longer in shelter with nowhere else to go." They also report a disturbing trend towards a higher number of overall turn aways due to a lack of capacity: for every family requesting emergency shelter, 18 are turned away. The organization currently has a waiting list 54 clients for domestic violence related therapy.<sup>24</sup>
- The unavailability of transitional and permanent affordable housing, the decrease of Section 8 vouchers, higher costs of housing on the Eastside, and cuts to the General Assistance-Unemployable (GAU) program continue to be of particular concern in the area of domestic violence. Families have fewer options due to safety concerns and often must stay in shelters longer, resulting in more demands on limited shelter space.

### *People with Disabilities*

#### Residential Habilitation Centers (RHCs)

- Since the 1960s, there has been a decrease in the number of people with all disabilities living in institutions and an increase in the number is living in the community. The civil rights movement was a motivator for people with disabilities to seek jobs, housing and activities in their own communities instead of institutions. The Americans with Disabilities Act was signed into law in 1990, eliminating discrimination in housing, employment, transportation, and public accommodation. More recently, the U.S. Supreme Court ruled in *Olmstead v. L.C.* that states must place people with disabilities in community settings when appropriate.<sup>25</sup>
- Statewide, the number of persons with developmental disabilities living in residential habilitation centers (RHCs) and nursing homes, which are facilities which provide intensive nursing care and skill development for those who are severely disabled, has decreased dramatically. As of January 2011, there were fewer than 900 individuals in one of these 5 facilities in the State, compared to 4,145 at their peak in 1967. By the end of 2011, one of these RHCs, Frances Haddon Morgan Center in Bremerton, will be closed and Rainier School in Buckley will be closed by 2014. The residents of these facilities will be given the choice of either moving to another RHC or to a community based residence. The average annual

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cost per client living in RHCs is \$172,000 compared to \$43,000 per client annually to receive personal and community support services in the family's home or community residential facilities.<sup>26</sup>

### Residential Services

- In Washington State, the majority of people with developmental disabilities (97%) live in the community, most with their families. The remaining 3% either lives in their own homes receiving non-facility supported living services or in licensed group care, such as adult family, boarding, or nursing homes. For those who can't live independently, supported living services offer instruction and support to persons who live in their own homes in the community. Supports may vary from a few hours per month up to 24 hours per day of one-to-one support. Clients pay for their own rent, food and other personal expenses.<sup>27</sup> Adult family homes (licensed facilities for six residents or more) and boarding homes (licensed facilities for seven or more residents) are available as an intermediate level of care. Nursing homes support people who need the assistance of 24-hour nursing staff. In 2011, there are 134 adult family homes, 11 boarding homes and 2 nursing facilities licensed by the State in Bellevue.<sup>28</sup> Some of these facilities also serve frail elderly people and individuals with other disabilities, such as those related to head injuries, strokes or chronic diseases.
- In 2010, 2,988 adults in King County on the Washington State DDD caseload received "residential services" for housing. "Residential services" are comprehensive housing support services provided in community based housing by agencies that contract with the Washington State DSHS/DDD.<sup>29</sup>
- An additional 1,717 adults on the DDD caseload in King County do not receive "residential services". Many of these adults have a need for affordable housing, either because their current housing causes them to be extremely rent burdened or because they live with an aging parent who cannot continue to care for them. Of the 4,705 adults in King County on the Washington State DDD caseload, 3,293 live in King County outside Seattle.<sup>30</sup>

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## Independent Living

- Finding affordable housing in the community is challenging for many people, but those with disabilities who seek an independent living arrangement, such as an apartment, have additional barriers. In 2011, *Out of Reach*, an annual report of the cost of rental housing affordability in the U.S., stated that there are roughly 8 million individuals receiving federal Supplemental Security Income (SSI) because they are elderly, blind or disabled and have few economic resources. With the maximum federal monthly payment of \$674/month in 2011, a SSI recipient could only afford \$202/month rent (30% of income). SSI is the only source of income for 57% of all recipients nationally. The Fair Market rent for a one bedroom apartment in the Seattle-Bellevue Metropolitan area is \$950/month, more than the entire check.<sup>31</sup> For individuals who rely solely on their SSI check for income, or even who receive supported employment services which pays higher wages, market rate housing is not an option.
- In response to the need for more independent housing units, KCDDD has begun to assist in capital funding of housing that reserves the lowest income units in new affordable, multi-family housing for their clients, and also come with an additional operating subsidy, like Section 8, to ensure that units are affordable. On the Eastside, there are a total of 119 beds in 16 facilities for Special Needs populations funded in part by A Regional Coalition for Housing (ARCH). Of these, 10 facilities with 83 beds are designated for people with developmental disabilities. These include group homes in Redmond, Issaquah and Bellevue as well as condos in Bellevue and apartments in Bellevue and Redmond.<sup>32</sup>
- Locally, affordable housing for people with all disabilities is in high demand. The Alliance of People with disAbilities serves anyone with any disability at any age. A significant percentage (40%+) of people who ask for assistance have multiple disabilities combined with long term complex problems as a result of a lack of resources appropriate to the person's needs and preferences. Housing continues to be the top need followed by legal assistance, transportation, financial problems, health care, Social Security and other issues. The Alliance has a Disabilities Law Project that handles civil rights cases for people with disabilities.<sup>33</sup>

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## *Older Adults*

- In 2009, 10.7% of King County residents were 65 years or older. By 2025, this group will make up 22.9% of the total population. There are 51,722 adults over age 65 in East King County; 7,057 are age 85 and older.<sup>34</sup>
- In Bellevue, 13.9% of residents are 65 years of age or older. Within the group of older adults, the largest percentage are 65-74 years of age (53.6%) followed by the 75-84 year age group (33.2%), then 85 years and over (13.2%).<sup>35</sup>
- An AARP study calculated that the unpaid services family caregivers provide in the U.S. have an estimated economic value of \$375 billion annually; family caregivers help delay or prevent the use of costly nursing homes by caring for adults with serious illnesses, disabilities or chronic conditions.<sup>36</sup> It is estimated that 48.9 million family caregivers provided care to adults with some form of limitations in performing daily activities, related either to mobility issues or to forms of dementia, such as Alzheimer's disease. Caregivers are predominately female; they are, on average, 48 years of age, and about 86% provide care for a relative. Over one-third take care of a parent.<sup>37</sup> In Washington State, there are more than 570,000 family caregivers, providing over 611,900,000 hours of care annually, valued at over \$5.4 billion.<sup>38</sup>
- In Bellevue, the number of beds in state-licensed assisted living facilities has remained about the same over the past two years despite growing need. There are currently 134 licensed adult family homes in Bellevue, compared to 126 in 2009, 11 boarding homes (compared to 10 in 2009), and 2 nursing facilities, the same as in 2009. Of the boarding homes, only 2 (18%) accept Medicaid and 72% of adult family homes accept Medicaid, which helps to pay the cost for low-income older adults.<sup>39</sup> These facilities are critical for frail elderly and disabled adults to remain in the community when living at home alone or with relatives is no longer an option. As the number of "older elderly" residents (those 75+) continues to grow rapidly, these housing options will be in more demand.
- Staff from both the Bellevue Fire Department and the Development Services Department identified the need for a central point of contact within the city to help coordinate their response to the growing needs of residents, many of whom are older adults. Staff encounters isolated older adults, many with mental or physical disabilities, who are only marginally able to care for themselves or their homes without help.
- Data from the 2005-2009 American Community Survey reveals that age distribution in Bellevue is different for different racial and ethnic groups. Among White residents, the largest percentage by age (63%) is 18-64 years old, while amongst the Asian population 71% are 18-64 years old. Among the 65 year and older population of Bellevue, the largest racial groups are White (18%), Black (9%) and Asian (8%). Over 19% of Bellevue residents aged 65 and over speak a language other than English at home, and 13.3% speak English less than "very well."<sup>40</sup> The effects of a diverse older adult population in Bellevue continue to have an impact on service needs and delivery.

## Objectives

In order to address the housing needs of those with special needs within the City of Bellevue, CDBG funds will be directed toward the following objective:

**Provide a variety of appropriate housing options for individuals with special needs.**

## *Strategies*

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- Support and plan for assisted housing using federal or state aid and private resources. [Bellevue Comprehensive Plan Policy HO-40]
  - Encourage a variety of local incentives and support activities that help provide housing that is affordable and accommodates people with special needs. [Bellevue Comprehensive Plan Policy HO-41]

## **Affordable and Fair Housing**

### **General Characteristics**

- The 2005-2009 ACS showed 53,611 housing units in Bellevue, 94% of which were occupied and 6% vacant. About 60% are owner-occupied. About 34% of housing units were built before 1970, with 4% of units occupied by a householder who moved in before 1970.
- The City of Bellevue, does not exhibit specific areas of either significant low-income or minority concentration. However, some generalizations can be found from reviewing 2000 Census information at the Census Block Group level. As described in the Community Profile, the city as a whole is fairly diverse ethnically. When mapped, households identifying as racial minority and/or Latino heritage have higher percentages along the geographic center of the city as well as higher percentages in neighborhoods south of Interstate 90. Households with lower median incomes also tend to live generally north of I-90 in areas running southwest to northeast across the city's geographic center. Maps of these two characteristics are provided in Appendix B.

### **Needs Information**

- Housing is considered "affordable" if it costs residents no more than 30% of their household income. For homeowners, this typically means that no more than 25% of their income is spent on mortgage payments, leaving 5% for taxes, insurance, and utilities.<sup>41</sup>
- About 39% of renters and 37% of homeowners in Bellevue paid more than 30% of their household income for housing.<sup>42</sup>
- About 71% of renter households earning below 60% of the median income in King County pay more than 30% of their income for housing. About 76% of homeowners earning below 60% of the median pay more than 30% of their income for housing.<sup>43</sup>
- In the 2011 Bellevue online survey of service providers, 36% of respondents rated the issue of *having jobs that do not pay enough for the basics of food, shelter, and clothing* as a major or moderate community problem. This is approximately the same percentage as in the phone surveys between in 2001 and 2009.
- This was the seventh consecutive phone survey in which lack of affordable housing (as a community problem) received the greatest percentage of major and combined major/moderate ratings, at 61%, comparable to 59% reported in 2009. The percentage of respondents rating homelessness as a major or moderate problem changed from 15% in 2009 to 22% in 2011.
- In the 2011 online survey of service providers, over half (53%) of online respondents rated *not having work that supports yourself or your family* as a moderate or major problem, an increase compared to 2009 when 49% rated this as such. *Not having money to pay for housing, not being able to pay for food or clothing* and *not being able to pay for utilities* were rated as a major/moderate household problem by 41% and 29% of respondents, respectively<sup>44</sup>.

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## **Housing Market Analysis**

### ***Growth of Affordable Housing Stock***

- The City is above its moderate income affordable housing targets (80% of median income) and made substantial progress toward low income affordable housing targets (50% median income), as established in 1994 as part of the King County Comprehensive Planning Policies. Efforts at preserving affordable housing and Section 8 housing continue. Since the Countywide Planning Policies were adopted in 1993, approximately 3,105 units of affordable housing have been created and/or are in the process of being made available, in or through assistance from Bellevue.<sup>45</sup>

<b>Target Population</b>	<b>Direct Assistance</b>	<b>Regulatory Incentives</b>	<b>Market</b>	<b>Total</b>
Low-income (50% of median)	1,250 units	-	-	1,250 units
Moderate-income (80% median)	621 units	309 units	925 units	1,855 units
Total Units	1,871 units	309 units	925 units	3,105 units

### ***Rental Housing Market***

- The Washington State minimum wage is \$8.67. Statewide, to afford a two-bedroom apartment without spending more than 30% of their income on housing, a household had to earn \$17.68 on average. In the Seattle-Bellevue area, that estimated figure is \$20.31.<sup>46</sup>
- The Eastside continues to have the highest average rents compared to other county parts of the county. In March 2011, the *average* Eastside apartment rent was \$1,222, while the King County average was \$1,049.

<b>Average Rents 2007 – 2011 (\$)</b>	<b>3/07</b>	<b>3/08</b>	<b>3/09</b>	<b>3/10</b>	<b>3/11</b>
Eastside	1,130	1,221	1,259	1,165	1,222
King County	946	1,026	1,065	1,017	1,049
Difference	184	195	194	148	173

### ***Increasing Vacancy Rates***

- Vacancy rates are often used as an indicator of future rent prices. If vacancy rates are low, rent prices tend to increase due to scarcity of available units; if vacancy rates are high, rent prices decrease as owners attempt to fill unoccupied units. In early 2011, the vacancy rate for the entire Puget Sound region was 4.6%—down from 6.6% in early 2009. The vacancy rates in King County and the Eastside (4.3% and 4.2%, respectively) show a market that is tracking closely with all of Puget Sound.

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### ***Increasing Rental Rates in Bellevue***

- The table shows a breakdown of apartment rents in Bellevue in April 2009 and March 2011. In Bellevue, vacancy rates decreased between 2009 and 2011, as rent largely increased.
- From the perspective of tenants, the rental market is increasingly difficult: rents are expected to continue to rise, though with incentives such as rent reductions or free parking available. In April 2009, 61% of properties offered incentives, compared to 31% in March 2011.<sup>47</sup>

<b>Area Rents (\$)</b>	<b>Studio</b>		<b>1 Bedroom</b>		<b>2 Bedroom (1 bath)</b>		<b>3 Bedroom</b>	
	<b>Apr. 2009</b>	<b>Mar. 2011</b>	<b>Apr. 2009</b>	<b>Mar. 2011</b>	<b>Apr. 2009</b>	<b>Mar. 2011</b>	<b>Apr. 2009</b>	<b>Mar. 2011</b>
Bellevue - East	741	746	906	917	1,093	1,074	1,444	1,454
Bellevue - West	926	950	1,266	1,371	1,528	1,509	2,076	2,663
Bellevue - Factoria	N/A	N/A	887	930	1,068	1,150	1,406	1,485

### ***Condominium Conversions***

- Apartment complexes converting to condominium ownership is of increasing concern to housing advocates in the Puget Sound region. While new apartments are being built, the number being taken out of the rental market through conversion has been greater for the past several years, leading to an overall decrease in the number of apartments available to rent.
- In April 2004, there were 36,355 apartment units available on the Eastside. Between that time and April 2007, 1,458 new apartments were built, but 4,192 apartments were lost to conversion, demolition or other removal. Therefore, as of April 2007, the Eastside experienced a net loss of 2,734 units.<sup>48</sup>

### ***Home Ownership Market***

- The Northwest Multiple Listing Service reports that sales were up in King County when contrasting September 2011 with September 2010. However, one must note that sales reached their lowest point in six years during 2010. Foreclosures and short sales have helped the improved sales.<sup>49</sup> Furthermore, trends are contingent on consumer confidence, unemployment rates, and the national economy<sup>50</sup>.
- Median selling prices of homes (including single-family homes and condominiums) closing in King County fell from \$363,116 in June 2009 to \$316,750 in May 2011, representing a 13% decrease.
- The median price for all Eastside houses and condos closing in May 2011 was \$425,000—an 11% decrease compared to \$476,000 in June 2009.<sup>51</sup>

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## Objectives

In order to address the needs for affordable housing within the City of Bellevue, CDBG funds will be directed toward the following objectives:

**Preserve and expand the supply of affordable housing for low- and moderate-income households.**

### *Strategies*

- Work cooperatively with King County, A Regional Coalition for Housing (ARCH) and other Eastside jurisdictions to assess the need for, and to create, affordable housing. [Bellevue Comprehensive Plan Policy HO-22]
- Encourage preservation, maintenance and improvements to existing affordable housing. [Bellevue Comprehensive Plan Policy HO-30]
- Provide financial assistance to low- and moderate-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar programs. [Bellevue Comprehensive Plan Policy HO-7]

**Support a broad mix of housing initiatives and programs designed to increase the supply of and fair access to affordable housing.**

### *Strategies*

- Involve the public and private sectors in the provision of affordable housing. [Bellevue Comprehensive Plan Policy HO-26]
- Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing. [Bellevue Comprehensive Plan Policy HO-28]
- Ensure that all affordable housing created in the City with public funds or by regulation remains affordable for the longest possible term. [Bellevue Comprehensive Plan Policy HO-35]
- Foster a community free of discrimination and prejudice. [Bellevue Comprehensive Plan Policy HS-12]

## Public Housing

### ***KCHA Public Housing in Bellevue***

- King County Housing Authority administers 339 units of subsidized family housing for very low-income households in Bellevue. Eastside Terrace (50 units), College Place (51 units) and the 8 single-family homes constitute units are operated under the Public Housing program.

### ***Housing Choice Voucher Availability***

- King County Housing Authority (KCHA) administers the federal Section 8 Housing Choice Voucher rental assistance program. Housing Choice vouchers are provided to low-income families, and the family is free to locate housing in the private rental market as the federal

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government subsidizes their rent. For the year ending September 30, 2010, 963 households in Bellevue had Section 8 Housing Choice voucher support. In this period, the annual Section 8 payments to landlords within Bellevue amounted to approximately \$9.89 million.<sup>52</sup>

### Fair Housing

- In 2011, the City of Bellevue contracted with the Fair Housing Center of Washington to complete an Analysis of Impediments to Fair Housing Choice ("AI"). The AI identified impediments and recommendations. Included below are actions the City will prioritize relative to recommendations made. These actions represent a proactive approach to furthering fair housing during the period of this Consolidated Plan (2012-2015). Progress will be updated in the Annual Action Plan.

<b>AI Recommendation</b>	<b>Current/Planned City of Bellevue Efforts</b>
<p>Amend code to clarify what protected classes are to be investigated and the process for investigation.</p> <p>Require regular fair housing training for all Code Enforcement and City Attorney staff who investigate fair housing complaints.</p>	<p>Updates to the Fair Housing Practices Chapter of the Bellevue City Code have been docketed. The City Council will prioritize these updates vis-à-vis competing code amendment priorities and schedule as part of the 2012 work program.</p> <p>Specific training for City staff will continue to be identified as a component of their annual evaluation to ensure that required job skills are obtained and kept current.</p>
<p>Ensure that CDBG funded recipients, including sub recipients and all program staff, receive fair housing training to include advanced training.</p> <p>Develop fair housing educational programs for housing and human services agencies and staff who serve protected classes, especially immigrants, African Americans, families, persons with disabilities and Native Americans.</p> <p>Promote fair housing educational programs for local housing providers.</p> <p>Expand education programs and materials for the community.</p> <p>Ensure fair housing informational resources are made available to community partners to facilitate their ability to affirmatively further fair housing.</p> <p>Ensure that translated fair housing materials are available to immigrant groups.</p> <p>Ensure fair housing is incorporated into homeownership initiatives.</p>	<p>The City is partnering with King County Housing Authority to begin a series of workshops to educate current and prospective Section 8 landlords regarding fair housing and regulations that govern Housing Choice. The first workshop is scheduled for January 11, 2012 at Bellevue City Hall.</p> <p>As part of future funding rounds, applicants and funding recipients will be provided with printed fair housing informational resources so that they can increase their ability to affirmatively further fair housing. This will begin in March 2012.</p> <p>The City is partnering with the King County Office of Civil Rights to provide fair housing training to the community in Bellevue, expected to launch early 2012.</p> <p>The City's Cultural Services Division will engage in outreach and communiques with diverse communities regarding all workshops and seminars and will assist in the dissemination of fair housing information. This is in addition to developments the City will undertake to increase fair housing information on its website.</p>

<b>AI Recommendation (cont'd)</b>	<b>Current/Planned City of Bellevue Efforts</b>
<p>Work with real estate organizations, banks and lending institutions to increase marketing to [diverse] homebuyers.</p> <p>Work with developers and grantees to affirmatively market first time home buyer opportunities to communities of color, especially projects utilizing City assistance.</p> <p>With the foreclosure crisis, educate communities of color on safe loan products and programs to help when facing foreclosures.</p>	<p>The City is partnering with the Coalition for the Attainment of Financial Education (CAFE), a collaboration of nonprofit human services providers, local governments, higher education, banks, and credit unions. CAFE and the City will create a series of seminars and workshops targeting ethnically diverse communities regarding navigation of the financial system relative to homeownership and foreclosure processes. The series will begin in Spring 2012.</p>
<p>Consider complaint process policy revision to ensure a mechanism for requesting reasonable accommodations and include opportunities to publicize the new provisions.</p> <p>The City of Bellevue should institute a system for tracking the racial and ethnic demographics of residents of all housing developed with City funds and federal funds that pass through the City.</p>	<p>Requests for accommodation are processed at no cost under Land Use Code Part 20.30T. As part of the updates to the Fair Housing Practices Chapter of the Bellevue City Code, staff will evaluate whether cross-references to existing Land Use Code provisions would provide improved clarity regarding opportunities available to seek reasonable accommodation.</p> <p>The City currently tracks such demographics as part of CDBG funding requirements. Funded agencies must report data to the City, which in turn records demographic information in IDIS. This is reported annually in the Consolidated Annual Performance and Evaluation Report to HUD. With all housing and human services activity funded through the City, we are developing an online reporting system expected to launch in late Fall 2012.</p>

**Lead-Based Paint Hazards**

A national study published in 2002 found that approximately 15% of housing units in the Western United States had lead-based paint hazards present. This is the lowest percentage in the Country, with the Northeast having the highest percentage at 40%.

According to the Consumer Products Safety Commission<sup>53</sup>, about 67% of housing built before 1940 were constructed with heavy lead paint. This figure drops to about 50% of homes built between 1940 and 1960.

Using these risk factors and applying them to the number of housing units in Bellevue, using 2005-2009 ACS data, we find that approximately 9% of Bellevue housing units may have been built with the use of heavy lead-based paint.

<b>Lead-Based Paint Hazard Estimates</b>	<b>Housing Units</b>	<b>Risk Factor</b>	<b>Number At Risk</b>
Housing built before 1940	500	67%	335
Housing built between 1940-1960	7,158	50%	3,579
<b>Total At-Risk</b>			<b>3,914</b>

There have been no specific studies or tests of Bellevue residents to determine the exact percentage of residents that exhibit high levels of lead. The Washington State Department of Health conducted a state-wide representative lead prevalence survey of one- and two-year old children. That survey found approximately 1% of these children has elevated blood level.<sup>54</sup> The Department of Health also administers the Childhood Blood Lead Registry, however only about 5% of Washington children receive a blood lead test, so the registry cannot be used to predict lead levels for the population as a whole.<sup>55</sup>

The Department of Health also maintains a registry for adults.<sup>56</sup> Between May 1993 and December 31, 2009, the registry received a total of 117,164 reports, of which approximately 3% were for individuals with elevated blood lead levels. For cases where a home address could be obtained, the largest number of elevated blood lead reports was for King County residents (43%), followed by residents of Pierce (15%) and Snohomish Counties (11%). Workplace hazards tend to produce the most reports, such individuals who regularly work with lead-containing batteries and old paint removal.

In efforts to reduce the incidence of lead-based paint, the City will work primarily through its Major Home Repair program to identify homes at risk and conduct lead-based paint hazard assessments for homeowners, offering mitigation services and requiring safe work practices when necessary.

### Barriers to Affordable Housing

The greatest barrier to affordable housing in the Bellevue community is the high cost of both renter and owner housing. The City consistently works to address this barrier by instituting various regulatory requirements and incentives to spur the production of affordable housing, with some resulting in more success than others. As housing market conditions change over time, the City will continue to respond through use of incentive and regulatory tools. In addition, the City annually maintains a Housing Trust Fund which is used by non-profit housing developers to acquire, build and/or preserve existing affordable housing units.

In addition to cost, additional barriers include, lack of information about resources, complexity of some housing assistance programs, language barriers and discrimination. To address language barriers, Bellevue and several other funders began supporting a new Cultural Navigator Program, where individuals with limited English language ability can speak in person or on the phone with a bilingual and bicultural Navigator who can provide culturally specific information on available community resources.

### Anti-Poverty Strategy

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As mentioned in the Community Profile section, about 7% of Bellevue residents lived at or below the federal poverty level. Effective strategies to alleviate poverty in the community are those that target specific types of families where poverty levels are much higher. For example, the following are percentages of specific types of families that are below poverty level.

- 20% of households with related children under the age of 18 live.
- 15% of female-headed families with no husband present.
- 7% of Bellevue residents over the age of 65 live in poverty.

In an effort to reduce poverty and increase the quality of life of Bellevue residents, the City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals. In addition, the City invests a portion of its General Fund to additional human services programs. The City's goal in human services funding, as stated in the Comprehensive Plan, is to create a community in which all members have the ability to meet their basic physical, economic and social needs and the opportunity to enhance their quality of life.

## **Community Development**

### Needs Information

- The self-sufficiency standard for a single parent with an infant and a preschooler living in East King County is about \$34.23/hour.<sup>57</sup> The Washington State minimum wage is \$8.67/hour.
- The median hourly wage for nine of Washington's ten largest occupations is below the self-sufficiency standard.<sup>58</sup>
- According to Bellevue School District, the total percentage of students qualifying for lunch assistance reached 19.2% during the 2004-05 school year. It remained steady through 2006-07 at about 19%. In October 2008, the school district reported this figure to be 17.7%, increasing to 22.3% by October 2010.<sup>59</sup>
- In 2010, approximately 12.3% of Washington State's population is 65 or older. The fastest growing group among older adults in the state compared to 2000 data are those 85 years and older, with an increase of almost 40%. In 2009, 10.7% of King County residents were 65 years or older. By 2025, this group will make up 22.9% of the total population. There are 51,722 adults over age 65 in East King County; 7,057 are age 85 and older. In Bellevue, 13.9% of residents are 65 years of age or older. Within the group of older adults, the largest percentage are 65-74 years of age (53.6%) followed by the 75-84 year age group (33.2%), then 85 years and over (13.2%).<sup>60</sup>
- Approximately 8.8% of Bellevue's population 5 years and older has a disability. More specifically, approximately 10,680 residents reported having at least one disability. Among the different disabilities reported, 2.4% were hearing; 1.4%, vision; 3.7%, cognitive; 5.5% ambulatory; 2.9% self-care; and 4.3% independent living.<sup>61</sup>
- During the Recession, the need for information and referral assistance has increased as evidenced by the increasing number of incoming calls to Crisis Clinic, which operates the 211 Community Information Line. Requests for information on emergency shelter, housing, transportation and financial assistance for rent and move-in costs are among the most common.

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- Service agencies that provide aid for civil issues, such as family law, housing and immigration continue to report needs for their help that exceeds available funding levels.
  - Abuse of vulnerable adults, such as the elderly and disabled continues to be a problem. Financial exploitation is the number one mistreatment reported in Washington State.<sup>62</sup>
  - Seven percent of East King County residents lack health insurance.<sup>63</sup> Eastside health care providers are serving increased numbers of patients with little or no insurance.
  - Washington has experienced an increase in the unemployment rate over the past two years; in 2010, the unemployment rate was 9.3%, nearly double from 2008 (5.4%).<sup>64</sup> Over the same time period, the Seattle-Bellevue-Everett Metropolitan Division increased to 8.6%. These changes mirror trends at the national, state and county level.<sup>65</sup>
  - Childcare for an East King County family with an infant and preschooler in full-time care can cost between \$22,048 and \$29,172/year.<sup>66</sup> This is 31-38% of the county's median household income. Currently, East King County childcare centers have a median cost of \$15,392/year for an infant, more than one-fifth of the county's median household income. Family childcare, although a less-expensive option, costs \$11,388, 17% of median household income.<sup>67</sup>
  - The high unemployment rate in the State since the recession began in 2007 has made it even more challenging for people with disabilities to find jobs. In a competitive environment, job developers need to be more creative to find work for their clients.<sup>68</sup>
  - As of October 2010, 84 languages and dialects were spoken by Bellevue School District (BSD) students. The top eleven languages are Spanish, Chinese-Mandarin, Korean, Chinese-Cantonese, Russian, Vietnamese, Japanese, Telugu, Hindi, French and Arabic.<sup>69</sup>
  - At the Eastgate Public Health Clinic, where many Bellevue residents go for services, 12,947 interpreted visits were provided in 2008, similar to 2006. Of these 11,138 were in Spanish (86%), compared to 95% in 2006. The declining trend in the county for interpreted visits also affected Eastgate Public Health. In 2009, the visits dropped 8% to 11,913, and in 2010, the number fell another 10%, to 10,772. The largest percentage of interpreted visits is in Spanish.<sup>70</sup>

### *Emergency Preparedness and Disaster Recovery*

- Since the December 2006 Hanukkah Eve Wind Storm, the City has increased its efforts to coordinate with the community on emergency preparedness and disaster recovery. City staff regularly attend preparedness training and engage in exercises to simulate emergencies. The windstorm heightened awareness of both public and private non-profit service providers of issues that had not previously been considered in great detail in previous exercises and drills; that is, the needs of so called "vulnerable populations" during a disaster, including older adults, limited English-speaking residents, and disabled persons.
- Much of the follow-up efforts by Bellevue and other organizations have focused on the needs of these groups and how we might be better prepared to serve them in future disaster events. During a disaster, the City's Emergency Operations Center would be activated, and as the human services infrastructure will be critical to reaching vulnerable populations, coordination with the City will fall to the Human Services Division. To that end, funded organizations will be required to biennially submit an emergency preparedness

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and/or business continuity plan that identifies coordination efforts to take place with the City in the event of an emergency (starting in 2012).

### *Barriers to Accessing Services*

- As part of the City's biennial human services needs assessment process, phone and online surveys were conducted. In 2011, the majority (61%) believe that people in the community have adequate access to services, a significant shift from 2009 when 76% believed there was adequate access. The percentage of respondents saying they were unsure if there was adequate access nearly doubled from 14% in 2009 to 27% in 2011. Those responding online were significantly more likely to say they were unsure, possibly due to the fact that they tended to be younger, living in multi-family residences, and newer Bellevue residents.<sup>71</sup>
- The 12% who indicated that there was inadequate access to human services most frequently mentioned the following areas: lack of health care/medical/dental insurance (29%), transportation (17%), housing (15%) and income or financial information (15%). Lack of transportation as an access issue significantly increased from 9% in 2009 to 17% in 2011.<sup>72</sup>

### Objectives

In order to address the needs of low- and moderate-income residents of the City of Bellevue, CDBG funds will be directed toward the following objectives:

**Acquire, improve or repair public and non-profit facilities which benefit low- and moderate-income residents or remedy slum/blight conditions; improve access to public facilities for persons with disabilities by removal of architectural barriers.**

### *Strategies*

- Support the development and operation of facilities housing human services agencies and, where appropriate, seek opportunities to achieve efficiencies through agency co-location and coordination. [Bellevue Comprehensive Plan Policy HS-6]
- Encourage services to become accessible to all in the community by removing any barriers, including, but not limited to, architectural, cultural, language, communication or location. [Bellevue Comprehensive Plan Policy HS-13]
- Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties. [Bellevue Comprehensive Plan Policy PA-29]
- Support the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster. [Bellevue Comprehensive Plan Policy CF-12]

**Enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income.**

### *Strategies*

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- Allocate funds and other resources for services that address the full spectrum of community needs and meet the City’s funding criteria by requesting program proposals from community-based non-profit agencies providing direct services to low- and moderate-income residents. [Bellevue Comprehensive Plan Policy HS-4]
  - Encourage services that respect the diversity and dignity of individuals and families, and foster self-determination and self-sufficiency. [Bellevue Comprehensive Plan Policy HS-11]
  - Foster a community free of discrimination and prejudice. [Bellevue Comprehensive Plan Policy HS-12]

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**Assess community development needs and ensure compliance with applicable federal regulations.**

*Strategies*

- Anticipate human services needs and provide leadership in the development of community responses. [Bellevue Comprehensive Plan Policy HS-1]
- Assess local human service needs and promote community awareness of needs and resources available to meet them. [Bellevue Comprehensive Plan Policy HS-3]
- Maintain the City's role as a human services planner and facilitator for the community by continually engaging service providers and community organizations in dialogue regarding the functioning of the present service systems, the emerging needs of the community and the building of a complete system of services. [Bellevue Comprehensive Plan Policy HS-5]

**Increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.**

*Strategies*

- Facilitate efforts of businesses and institutions to train workers for today's and tomorrow's jobs, and support continuing education in the community. [Bellevue Comprehensive Plan Policy ED-10]
- Encourage and promote employment opportunities for all residents, including youth. [Bellevue Comprehensive Plan Policy ED-13]
- Encourage services which support employees in maintaining or advancing their employment opportunities including, but not limited to transportation and child care. [Bellevue Comprehensive Plan Policy HS-16]



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**A P P E N D I X A**

**HUD TABLES**

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Tables 1 A, B & C

Tables 2 A, B & C

## Table 1A Homeless and Special Needs Populations

### Continuum of Care: Housing Gap Analysis Chart

Current inventory represents East King County inventory as reported by the Spring 2011 Committee to End Homelessness in King County Inventory of Homeless Units and Beds report. The number of units under development is not included as that number is dynamic, changing from year to year. Finally, the Unmet Gap/Need is taken from the East King County Plan to End Homelessness, most recently published in September 2007.

		Current Inventory	Under Development	Total Needed
<b>Individuals</b>				
<b>Beds</b>	Emergency Shelter	61		53
<b>Beds</b>	Transitional Housing	38		15
<b>Units</b>	Permanent Supportive Housing*	210		3,850**
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	90		12
<b>Beds</b>	Transitional Housing	547		12
<b>Units</b>	Permanent Supportive Housing*	248		875**

\* These units are now tracked by King County Committee to End Homelessness, which does not break figures out by sub-region.

\*\* These units represent targets established by the King County Committee to End Homelessness.

### Continuum of Care: Homeless Population and Subpopulations Chart

This information is provided by King County.

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	192	831	17	1,040
1. Number of Persons in Families with Children	668	2,770	50	3,488
2. Number of Single Individuals and Persons in Households without children	1,946	1,011	2408	5,365
Number of Households with Minors only	15	21	34	70
3. Number Persons in Households with minors only	15	28	34	77
<b>(Add Lines Numbered 1, 2, &amp; 3 Total Persons)</b>	2,629	3,809	2,492	8,930
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	654		230	884
b. Seriously Mentally Ill	585			
c. Chronic Substance Abuse	710			
d. Veterans	587			
e. Persons with HIV/AIDS	101			
f. Victims of Domestic Violence	746			
g. Unaccompanied Youth (Under 18)	26			

**Table 1B**  
**Special Needs (Non-Homeless) Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi- Year Goals</b>	<b>Annual Goals</b>
Elderly	M				
Frail Elderly	M				
Severe Mental Illness	M				
Developmentally Disabled	M				
Physically Disabled	M				
Persons w/ Alcohol/Other Drug Addictions	M				
Persons w/HIV/AIDS	M				
Victims of Domestic Violence	M				
Other					
<b>TOTAL</b>					

Community Development Block Grant (CDBG) funds invested in the ARCH Affordable Housing Trust Fund may be used to support development of permanent affordable rental housing, homeless housing or housing for individuals with special needs, such as youth, individuals with development disabilities or seniors. The City of Bellevue will not set specific goals for the number of units to be funded in any specific area, but will respond to the need as requested by non-profit housing developers.

**Transition Table 1C**  
**Summary of Specific Housing/Community Development Objectives**  
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>Homeless Objectives</b>					
1	<b>Provide services and facilities to prevent homelessness and to address the needs of families and individuals when homelessness occurs.</b>	CDBG	Housing Units	3		DH-2
	<b>Special Needs Objectives</b>					
2	<b>Provide a variety of appropriate housing options for individuals with special needs.</b>	CDBG	Housing Units	5		DH-2
	<b>Other Objectives</b>					
3	<b>Preserve and expand the supply of affordable housing for low- and moderate-income households.</b>	CDBG	Housing Units	306		DH-1
4	<b>Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and fair access to it.</b>	CDBG	Housing Units	3		DH-1

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 2A  
Priority Housing Needs/Investment Plan Table**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority</b>		<b>Unmet Need</b>
<b>Renter</b>	Small Related	0-30%	H	711
		31-50%	H	711
		51-80%	M	1,022
	Large Related	0-30%	H	101
		31-50%	H	145
		51-80%	M	231
	Elderly	0-30%	H	784
		31-50%	H	412
		51-80%	M	491
	All Other	0-30%	H	966
		31-50%	H	762
		51-80%	M	1,540
<b>Owner</b>	Small Related	0-30%	H	192
		31-50%	H	276
		51-80%	H	727
	Large Related	0-30%	H	61
		31-50%	H	60
		51-80%	H	166
	Elderly	0-30%	H	483
		31-50%	H	709
		51-80%	H	1,397
	All Other	0-30%	H	156
		31-50%	H	194
		51-80%	H	535
<b>Non-Homeless Special Needs</b>	Elderly	0-80%	H	
	Frail Elderly	0-80%	H	
	Severe Mental Illness	0-80%	H	
	Physical Disability	0-80%	H	
	Developmental Disability	0-80%	H	
	Alcohol/Drug Abuse	0-80%	M	
	HIV/AIDS	0-80%	L	
Victims of Domestic Violence	0-80%	H		

Numbers provided for unmet need taken from the HUD-generated Comprehensive Housing Affordability Strategy (CHAS) table available at <http://socds.huduser.org/chas/index.html>. Note that CHAS data at the level of place (for Bellevue) is only available for Census 2000. While other CHAS data is available for 2005-07 ACS, it is only at the county level. We regarded the place level data as more useful despite being from Census 2000.

For the other categories not included in the CHAS data set, the City of Bellevue's population base is not large enough to allow a practical or reliable determination the unmet need of housing units to the degree of detail requested above. The priority needs level given is the City's best estimate of need based upon known demographic characteristics of city residents in the categories listed.

**Table 2A  
Priority Housing Needs/Investment Plan Goals**

<b>Priority Need</b>	<b>4-Yr. Goal Plan/Act</b>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>
<b>Renters</b>					
0 - 30 of MFI	3				
31 - 50% of MFI					
51 - 80% of MFI					
<b>Owners</b>					
0 - 30 of MFI	306	80	78	75	73
31 - 50 of MFI					
51 - 80% of MFI					
<b>Homeless*</b>					
Individuals	5				
Families					
<b>Non-Homeless Special Needs</b>					
Elderly	5				
Frail Elderly					
Severe Mental Illness					
Physical Disability					
Developmental Disability					
Alcohol/Drug Abuse					
HIV/AIDS					
Victims of Domestic Violence					
<b>Total</b>	319				
<b>Total Section 215</b>					
212 Renter					
215 Owner					

- Homeless individuals and families assisted with transitional and permanent housing

Bellevue Community Development Block Grant (CDBG) funds will be used each year to development or preservation of affordable rental housing, homeless housing and special needs housing. CDBG will also support rehabilitation of single family homeowner housing. Bellevue's CDBG entitlement amount is not enough to fund all types of housing every year. Therefore, the four-year goals are not further broken down by annual goals as one project funded in one year may meet the four-year goal for that housing type. The 320 unit goal for ownership housing represents the expected number of households served each year by the major and minor home repair programs.

Due to high market rates for monthly rent and home purchase prices, the City of Bellevue does not use the Section 215 Affordable Housing designations. All low-and moderate-income individuals assisted with CDBG funds are included in the other categories listed in the table.

**Table 2A  
Priority Housing Activities**

<b>Priority Need</b>	<b>5-Yr. Goal Plan/Act</b>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>
<b>CDBG</b>					
Acquisition of existing rental units					
Production of new rental units					
Rehabilitation of existing rental units					
Rental assistance					
Acquisition of existing owner units					
Production of new owner units					
Rehabilitation of existing owner units	306	80	78	75	73
Homeownership assistance					

Bellevue’s CDBG entitlement amount is not enough to fund all types of housing described above. The City’s goal is to use CDBG funds to support the creation of 13 units of affordable housing over the four-year period of the Consolidated Plan potentially using any of the above methods.

Rehabilitation of existing owner units represents the average number of households served annually by the major and minor home repair programs.

**Table 2B  
Priority Community Development Needs**

<b>Priority Need</b>	<b>Priority Need Level</b>	<b>Unmet Priority Need</b>	<b>Dollars to Address Need</b>	<b>4 Yr Goal Plan/Act</b>	<b>Annual Goal Plan/Act</b>	<b>Percent Goal Completed</b>
Acquisition of Real Property	L					
Disposition	L					
Clearance and Demolition	L					
Clearance of Contaminated Sites	L					
Code Enforcement	L					
Public Facility (General)	M					
Senior Centers	L					
Handicapped Centers	H					
Homeless Facilities	H					
Youth Centers	H					
Neighborhood Facilities	M					
Child Care Centers	H					
Health Facilities	H					
Mental Health Facilities	H					
Parks and/or Recreation Facilities	M					
Parking Facilities	L					
Tree Planting	L					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	M					
Asbestos Removal	L					
Non-Residential Historic Preservation	L					
Other Public Facility Needs	M					
Infrastructure (General)	L					
Water/Sewer Improvements	L					
Street Improvements	L					
Sidewalks	L					
Solid Waste Disposal Improvements	L					
Flood Drainage Improvements	L					
Other Infrastructure	L					
Public Services (General)	H					
Senior Services	H					
Handicapped Services	H					
Legal Services	H					
Youth Services	H					
Child Care Services	H					
Transportation Services	H					
Substance Abuse Services	H					
Employment/Training Services	H					
Health Services	H					
Lead Hazard Screening	L					
Crime Awareness	L					
Fair Housing Activities	H					
Tenant Landlord Counseling	H					
Other Services	H					
Economic Development (General)	M					
C/I Land Acquisition/Disposition	M					
C/I Infrastructure Development	M					
C/I Building Acq/Const/Rehab	M					
Other C/I	M					
ED Assistance to For-Profit	M					
ED Technical Assistance	M					
Micro-enterprise Assistance	M					
Other	M					

The relatively small amount of CDBG received by the City of Bellevue does not warrant an in-depth analysis of the unmet need, dollars needed and annual goals in all of these areas. The Priority Need Level given indicates the probability of Bellevue using CDBG in these areas.

**Transition Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>Rental Housing</b>					
3	Preserve and expand the supply of affordable housing for low- and moderate-income households.	CDBG	Housing Units	3		DH-1
4	Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and fair access to it.	CDBG				DH-1
	<b>Owner Housing</b>					
3	Preserve and expand the supply of affordable housing for low- and moderate-income households.	CDBG	Housing Units	306		DH-1
4	Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and fair access to it.	CDBG				DH-1
	<b>Community Development</b>					
5	Acquire, improve or repair public and non-profit facilities that benefit low- and moderate-income residents or remedy slum/blight conditions; improve access to public facilities for persons with disabilities by removal of architectural barriers.	CDBG	Facilities	1		SL-1
6	Enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income.	CDBG	Bellevue residents	80		SL-1
8	Increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.	CDBG	Bellevue residents	1,440		EO-1
	<b>Infrastructure</b>					
	None					
	<b>Public Facilities</b>					
5	Acquire and/or improve public and non-profit facilities that benefit low- and moderate-income residents or remedy slum/blight conditions; improve access to public facilities for persons with disabilities by removal of architectural barriers.	CDBG	See above			
	<b>Public Services</b>					
6	Enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income.	CDBG	See above			
	<b>Economic Development</b>					
8	Increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.	CDBG	See above			
	<b>Neighborhood Revitalization/Other</b>					
	None					



## APPENDIX B

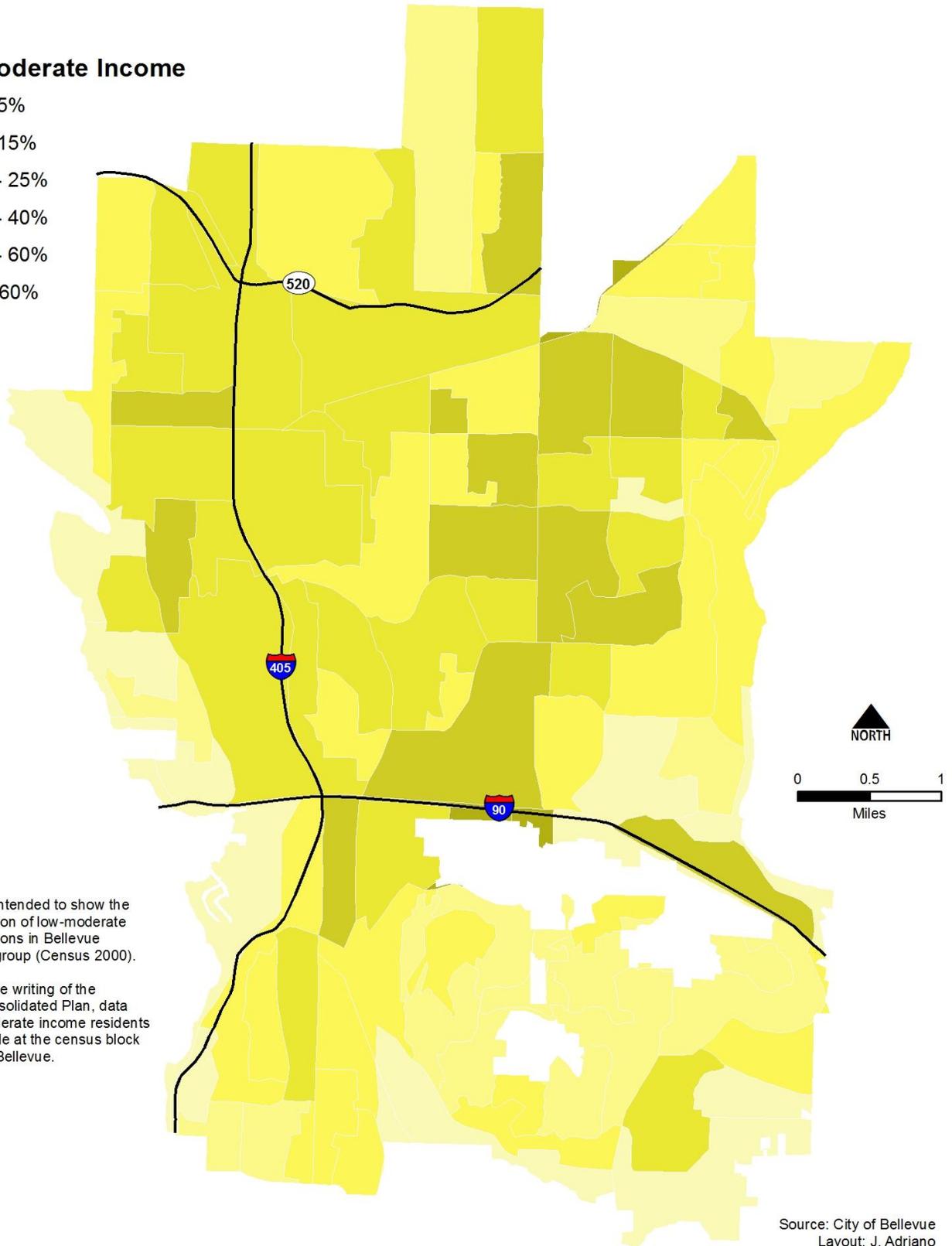
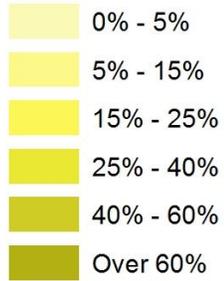
### MAPS

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Low- and Moderate-Income Household Distribution by Census Block Group  
Racial Minority and Hispanic Ethnicity Distribution by Census Block Groups  
Home Repair Program: Housing Repaired 1986-2010

# Bellevue Census Block Groups (2000) Percent at Low-Moderate Income

## % Low-Moderate Income



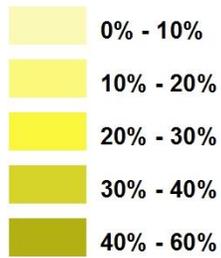
This display is intended to show the general proportion of low-moderate income populations in Bellevue census blocks group (Census 2000).

At the time of the writing of the 2012-2015 Consolidated Plan, data on low and moderate income residents was not available at the census block group level for Bellevue.

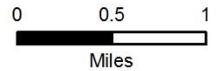
Source: City of Bellevue  
Layout: J. Adriano  
May 2011

# Bellevue Census Block Groups (2000) Identifying as Non-White; Identifying as Hispanic

## % Not White



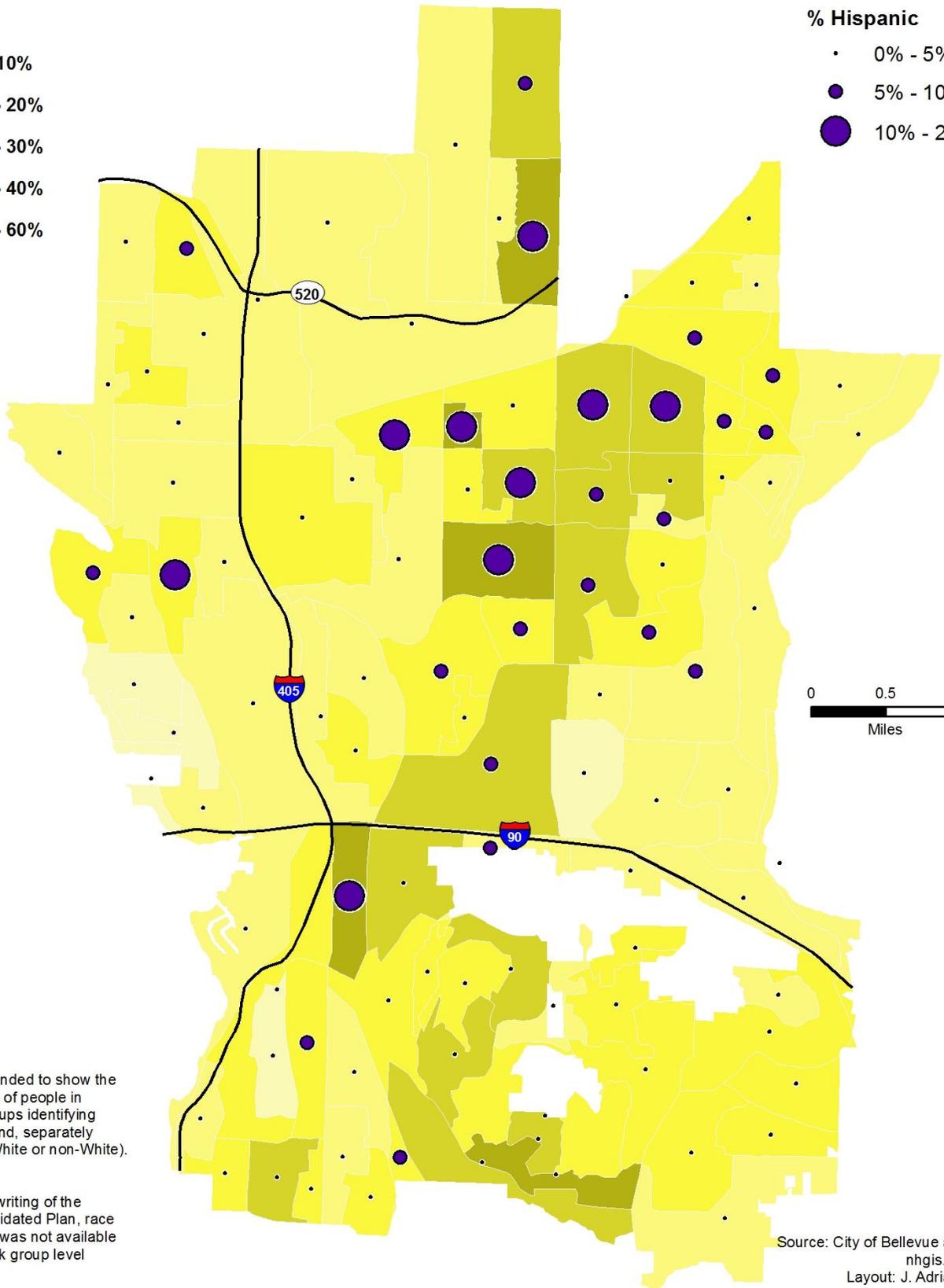
## % Hispanic



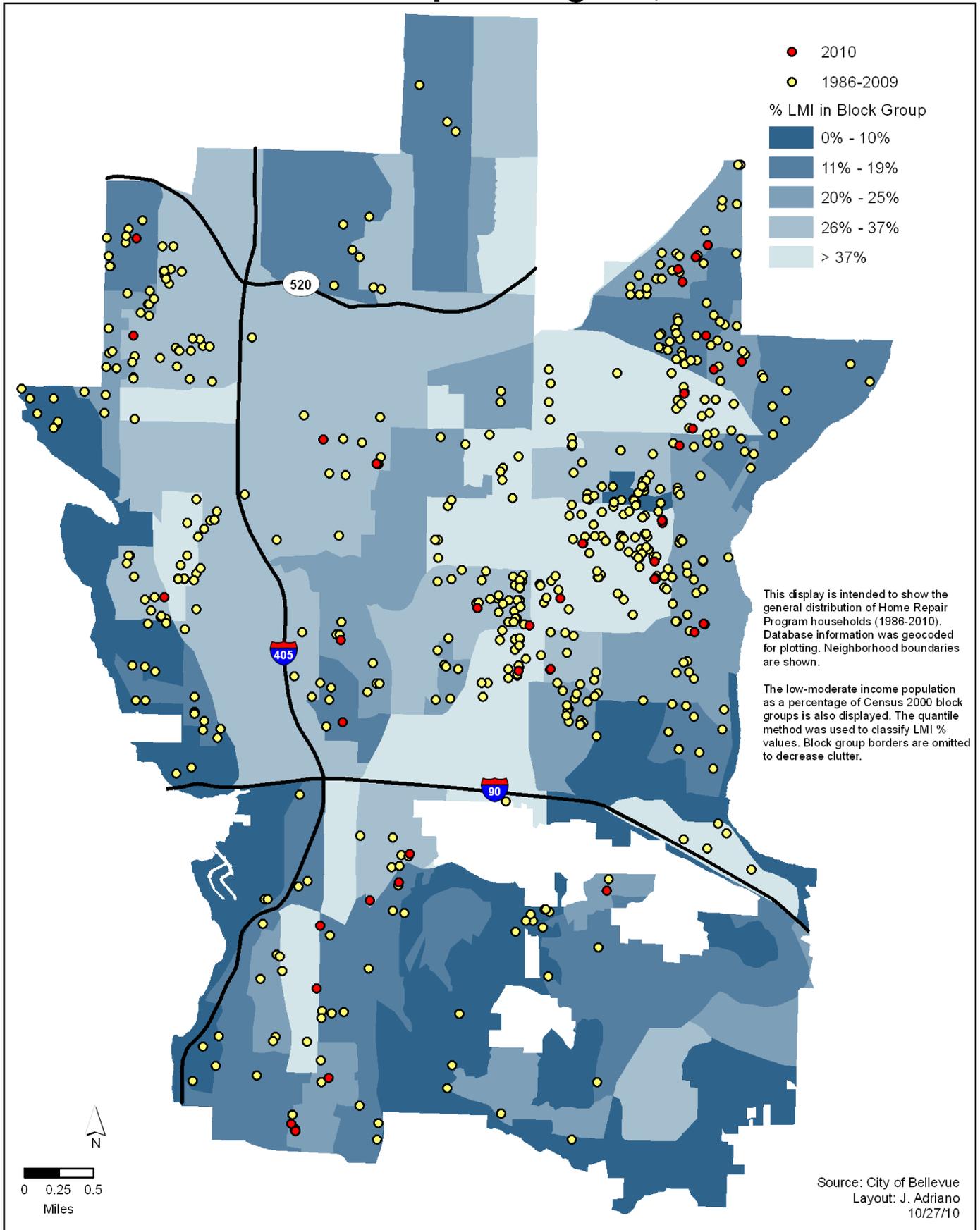
This display is intended to show the general proportion of people in Census Block Groups identifying (A) as not White and, separately (B) as Hispanic (White or non-White). (Census 2000).

At the time of the writing of the 2012-2015 Consolidated Plan, race and ethnicity data was not available at the census block group level for Bellevue.

Source: City of Bellevue and  
nhgis.org  
Layout: J. Adriano  
2011



# Bellevue Home Repair Program, 1986-2010





## APPENDIX C

### COMMENTS RECEIVED ON 2012-15 CONSOLIDATED PLAN

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No comments were received at the time of this writing. Should any comments arrive within a reasonable period of time after submission to HUD, they will be forwarded to HUD at a later date.



## ENDNOTES

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