

BELLEVUE NETWORK ON AGING
MINUTES

September 1, 2022, North Bellevue Community Center via Virtual – Zoom.
8:30am – 10:30am

MEMBERS PRESENT: Abigail Brown, Anne Rittenhouse, Beverly Heyden, Desiree Leigh, Diana Thompson, Gazel Tan, Hannah Kimball, Julie Hart, Kira Hackett, Mary Fredeen, Paul Bradley, Phyllis Smilen

MEMBERS ABSENT: Barbara Carey, Catherine Wong

STAFF PRESENT: Dan Lassiter, Bellevue Parks & Community Services
Christy Stangland, Bellevue Parks & Community Services

GUESTS: Caryn Morawek, Barbara with 425#, Kathy Iverson and Karen Hartman from Kirkland Senior Council, Terri Cleveland.

PRESENTER(S): Mike Stanger of ARCH
Elsa Kings - Housing Trust Manager of ARCH

RECORDING SECRETARY: Betty Lee, Bellevue Parks & Community Services

WELCOME AND ROLL CALL: The meeting was called to order by Abigail Brown and the roll call taken.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES: August 2022 minutes approved.

PRESENTATION: *Mike Stanger of ARCH* – Discuss concerns of middle-income older adults for housing options and older adult property tax reductions.

ARCH is a program established 30 years ago by cities in King County. ARCH is not a level of government nor have legal authority but thought of as an extension of the staff of each city/county who are members. All members pay yearly dues to support staff and contribute to **trust funds which goes out to capital investments in housing projects.**

QUESTIONS for Mike and Elsa:

1. Q: How is the information from the Housing Needs Assessment used in planning?

A: ARCH has been asked to contribute information for planning such affordable housing and demographic information, but it is unclear how the information is used. ARCH will be happy to be more involved in the planning process as the requests to contribute has been fairly limited.

2. Q: Are seniors (65 and older) and those approaching “Senior-hood” considered as a separate demographic group for planning purposes, since they have needs that are different from the “work force” group, especially when planning affordable housing.

A: Comprehensive planning is the whole system of growth management in Washington, and Bellevue and other cities are required to do the housing element which includes and housing needs assessment of people experiencing homelessness, people with disabilities, people experiencing medical needs, and older adults. So, ARCH has a general requirement to plan for the needs of older adults.

3. Q: Do you have statistics on 55+ residents who are houseless? How about the 25% of those using the food bank, who are 55+, do we know their housing status?

A: King County and regional homelessness authorities have data on households who have accessed services through their homeless response system. ARCH does not have detailed data, it will have to be requested but unsure if it will be provided. Mike is unsure if there is age data on those using food banks and their housing status.

4. Q: Do you have statistics on 65+ who are leaving Bellevue to retire elsewhere? How many of them would have preferred to stay in Bellevue but were priced out? How is this data collected?

A: Mike isn't aware of any agencies that has this information or how would be collected.

5. Q: Where is the housing matrix on the senior resource section, has it been moved or no longer maintained?

A: Mike and Elsa will look into this and update BNOA, perhaps it was lost in transition from old website to new website.

6. Q: What is being done to plan for those 65+ who currently own their home and want to downsize and remain in Bellevue -- what else is available?

A: Current affordable housing strategy has a couple of actions to create a variety of affordable housing choices. Accessory dwelling units, universal design, and condo development. However, no significant changes have yet been made. Bellevue along with other cities have started discussions on amending city codes to allow and encourage middle housing; duplexes, triplexes, townhomes, etc. which are smaller and less

expensive. City has received a grant from the state to support planning for middle housing, but the current code is restrictive and most residential zoning does not allow middle housing.

7. Q: How is all this factored into the 2044 Comprehensive Plan, so we don't have to have this same conversation in 2035?
A: ARCH's role is primarily to provide information. Once the comp plan is updated, the task of updating and implementing those policies is more complicated and challenging.
8. Q: Is there a definition of "Senior Housing" and what does that mean?
A: There are different definitions for each program. Some have restricted age and decisions are primarily made by the people who are hosting the program or providing the funding. There is not an official definition of senior housing.
9. Q: Does ARCH even try to buy affordable single-family homes anymore, given the soaring prices?
A: ARCH rarely buys housing but when they do, it's usually a case where developers have an incentive to sell some homes at reduced prices with income restrictions. If people are having trouble paying for those homes and threatened to leave the program, the city may want to buy it temporarily and flip it.
10. Q: Can duplex/triplex housing be built that could be senior-affordable, or can existing be turned into affordable housing?
A: It certainly can be, but Bellevue's code is pretty restrictive and doesn't allow many duplex/triplexes to be built. Making existing unit turn into affordable housing will require someone to fund it and have a lower profit motive.
11. Q: HUD is the income determiner for regional pricing, will this change, or will HUD remain in charge?
A: HUD is not in charge of the pricing; HUD publishes the median family income and determine income limits and affordable pricing for ARCH programs.
12. Q: Can builders be enticed to build senior-affordable smaller stacked multi-family housing to allow greater diversity for the buying public?
A: Condo development has been challenging in WA state for quite some time due to liability in construction and defects. The state has been trying to get more to be built but it hasn't had much of an affect. The City of Bellevue or other cities can't do much about the developer liability. Perhaps the BNOA can lobby for this.
13. Q: The term "affordable", in any category, seems to mean multi-family -- will this be the norm?

- A: Several cities that are members of ARCH have requirements or incentives for home ownership development. Bellevue doesn't, it used to in the 90's. Redmond requires new single-family development to set aside 10% for affordable housing, so it can be done.
14. Q: Can you give us an update on the Evergreen Court redevelopment/expansion, and tell us how this will benefit Bellevue's older adults?
- A: Evergreen Court is part of a large development site of roughly 7 acres, several projects are within that site, owned by DASH – Downtown Action to Save Housing. Currently has about 80 affordable housing units. DASH is trying to increase the zoning capacity to be able to double the affordable housing units to redevelop and create approximate 300~350 units of senior housing and half of them would be affordable for seniors with 30-50-60% AMI.
15. Q: If someone needs a higher level of assisted living while living at Evergreen Court, does ARCH help with that?
- A: This is one of the components they are discussing as they redevelop these units, to allow more assisted care. ARCH doesn't assist with this but does facilitate conversations with providers.
16. Q: How can BNOA advocate so that the voice of older adults is heard? And with the housing stability funding, is there any prioritization for development of older adult housing and/or services?
- A: The senior population is one of the requirements of the housing stability program and 30% AMI are priorities. Applications will be reviewed to ensure applications are in line with the population ARCH wants to serve including seniors and meet the priorities of extremely low-income units. The current RFP also provides operating and maintenance funding as well as service funding as opposed to only capital funding in previous years.
17. Q: Christy didn't have older adult experience prior to coming to the City of Bellevue and BNOA has given a lot of education. Are there certain providers BNOA can reach out to for awareness? There isn't a lot of agencies that focus on older adult components on the east side.
- A: Imagine Housing, DASH, and Providence are some. Developers are hard to come by as all of them are so understaffed at this time and need is extremely high.
18. Q: Evergreen Court – how much of this expansion will fill the assistance living capacity?
- A: Unit courts will approximately double and about 175 of that will be affordable housing. Unsure exactly how many will be assisted living as the project is 3-4 years out and data has not been collected yet.
19. Q: Does Evergreen Court provide memory care?
- A: No, they do not. They also no longer take Medicaid, a very recent change. Mike comments, ARCH is a membership program, and it brings experience of other communities, such as Kirkland. Kirkland has a mandatory tax exemption program that

works for affordable housing such as Jefferson House in Kirkland with 8 beds that will always be affordable for life of the property.

20. Q: How can BNOA help advocate for affordable housing through ARCH? Bellevue was setting money aside but no longer. The program that was is now only voluntary.

A: Plug in to City decision makers with the community update and let them know affordable housing is important. Also, the COB affordable housing plan with some strategy beginning such as the FAR incentive that allows bigger buildings to be built. Ask that affordability would be part of the plans.

21. Q: Low-income tax credits exist already, but we would like to see if the program is still in place and can BNOA get a document showing the tax credit program. How do people find out about it? Is there something that shows the affordable housing in Bellevue?

A: Low-income housing tax credits is a federal and state program and most of the places on this list will stay affordable for the life of the project affordability. Multifamily tax exemption is a local tax exemption and will be affordable for only 12 years and Bellevue is the only city that does this. If they received land use incentives with additional density or height, those would stay affordable for the life of the project. Bellevue has stayed with the incentives for the voluntary program since 1996 while most other eastside cities have kept it mandatory.

22. Q: What happens to the tenants after the 12-year affordable housing expires?

A: You would have to begin paying market rate or move out.

23. Q: When city council turned over the requirement in 1996 to make it optional, does anyone know what the rationale was to step out of sync from the other eastside cities?

A: The developers said it was costing them too much money.

24. Q: Mike, any recommendations to get BNOA plugged in to be heard?

A: All oral and written comments are tracked so it's well worth the time and effort to go to the meetings and voicing your concerns and needs for older adults. Christy commented on the importance of having clear ideas of things that are missing in policies and pointing them out instead of big ideas.

25. Q: What is ARCH'S policy for informing renters of rent increases, i.e., are they given sufficient time to prepare or locate other housing if necessary? What assistance is provided to renters who cannot absorb a big increase? How do they find other housing? Do they become homeless?

A: ARCH executive board is made of all the chief executives of all of the members. The ARCH executive board recommends package of tenant protections for cities to adapt. The recommendation. Kenmore, Kirkland and Redmon have adapted these, but they have not met with Bellevue yet.

Website links: www.archhousing.org, www.archhousing.org/senior-resources

HUMAN SERVICES UPDATE:

- ❖ Human Services Commission is in final steps of finalizing the general fund recommendations and will go to council late October or early November.
- ❖ Next meeting will be Thursday September 8th, a public hearing will be held to receive feedback on recommendations. All members of the community or agencies may attend and give feedback.
- ❖ Decided to break the public hearing out for Community Development Block Grant to be a separate process versus the general funds.
- ❖ Hiring a new permanent position to oversee the 1590 funding. Job posting has closed and in process of screening.
- ❖ RFP was released for Housing Stability Funding through Human Services, closes on September 26th. This funding is for behavioral health, supportive services that are co-located with housing, focused on shelter or low-income housing.

COMMITTEE REPORTS: *Members were asked to read the following committee reports before the meeting for discussion: There will be no discussion today due to lack of time.*

ADVOCACY COMMITTEE REPORTS:

PROPOSED MINUTES OF AUGUST 1, 2022, Advocacy Committee Meeting

1. Present at the meeting were: June Palon, Karen Hartman, Kathy Iverson, Caryn Morawek, Diana Thompson, Abigail Brown, and Dan Lassiter. Kira Hackett and Desiree Leigh were out of town.
2. July 11th Minutes were approved
3. The Kirkland Senior Council has not yet approved the proposed Federal Legislative Agenda. Kathy Iverson will contact KSC members to find out if any members have objections. The proposed Federal Legislative Agenda will be discussed by the BNOA on August 4th
4. Diana mentioned that: a) It looks like Congress may pass a bill enabling Medicare to bargain for the price of prescribed medications b) If BNOA approves the federal agenda and KSC do not have objections, she will make appointments with federal legislators or their assistants c) She requested that as many members as possible attend those meetings AND participate
5. Kathy, Karen, and Geri have not yet drafted a proposed letter to legislators on women's health but will do so. The final letter will need to be approved by the BNOA and the KSC.
6. We discussed a number of local issues, which the committee might decide to focus on as a local issue.

a) Older Adult emergency preparedness: We wondered if there were enough places for seniors to cool down in hot weather and whether seniors receive this information. It was mentioned that the information is availability on- line, but not all seniors would have access to this information. Karen said that some churches or synagogues contact members to see if they are OK.

Dan said he would check with Bellevue Emergency Care (EOC) to see what is offered for older adults, specifically related to hot weather. He noted that seniors who live in a building without air conditioning that is near the NBCC do not come to the NBCC to cool down. He said on Saturday when it was over 90 only 6 seniors went to the NBCC.

b) The Gold Card of Seattle King County, which entitles seniors to get discounts from participating businesses and non-profits. Diana stated it would be useful to find out who gives discounts and whether more places would desire to do so. She stated that local branches of national businesses might not be able to participate without approval from above.

Dan said he gives out an average of three gold cards per week. Dan stated that it might be useful to put on the BNOA website the Bellevue businesses and non-profits that give discounts to seniors. Kathy stated she would find out if Kirkland gives out the gold card. Geri volunteered to try to find out what businesses and organization in Kirkland and Bellevue that give discounts to seniors take part in the Gold Card. Dan was to send her a hard copy.

c) Employment advocacy for Seniors Finding employment has in the past been difficult for many seniors. We wondered if this is still true because there are so many job vacancies. Jeri stated she will contact AARP about getting a speaker to talk to our committee about the need for employment advocacy for seniors.

d) Virtual community development—Abigail expressed interest in becoming involved in something on this issue. Thoughts expressed: Seniors need to know that they can be successful with new technology. Maybe need to get information to seniors. How do you get information to seniors, particularly as now is no Bellevue or Kirkland newspaper. Also, many seniors prefer getting knowledge from paper vs on-line or by use of cell phones.

e) Participation of the KSC and BNOA in Resource Fairs put on by Overlake and/or Evergreen Hospital. BNOA and KSC used to participate in such fairs but were specifically not invited to participate in the last such fair. Caryn Morawek volunteered to contact Overlake and Evergreen Hospital to see if they are planning to have a full day health resource fair and if so whether the BNOA and KSC can each have a table.

f) Insurance availability and requirements as it affect seniors. Diana stated this is probably not a good time to get involved with insurance due to lawsuits and also because there is some pressure for the current Insurance commissioner to resign.

7. Labor Day and next Meeting: Committee will meet on 2nd Monday in September due to Labor Day. If Geri secures a speaker, we will meet until 10:00.

OUTREACH & EDUCATION COMMITTEE REPORTS: *Committee Report.*

Outreach Committee Meeting Notes

Attendees: Abigail, Catherine, Dan, Diana, Gazel, Hannah, Mary, and Paul

1. August 4 Bellevue Farmers Market Senior Day
 - Vials of Life
 - There is a laminated sheet of paper that describes the Vials. It should be placed in front of the vials.
 - Dan will work on translating the vial instructions into other languages.
 - Remind people who already have a vial that they might need to update their instructions.
 - There was much interest in Diana's information on hearing tests.
 - Diana will provide Dan with an information sheet on hearing tests which Dan will copy for the Farmers Market on September 1.
 - Dan will also copy for the Farmers Market the AARP article on the FDA approving over-the-counter hearing aids.
 - Few people picked up the free At-home COVID tests. Perhaps the volunteers need to do a better job of advertising that they are free.
 - The 10-foot by 10-foot tent was sufficiently large that it could have accommodated more of our tables.
 - The tables should show some empty space, so that they do not appear to be too cluttered with materials.
 - Gazel will set up a meeting with Liz (organizes the market) to discuss lessons learned.
2. Hannah will ask Roz Liming @ Crossroads Farmers Market about tabling opportunities at Crossroads Farmers Market.
3. Neighborhood News distribution discussed.
 - We will add the Renewal Food Bank (Highland Covenant Church) and the Crossroads Active Senior Community – SHAG to the distribution list.
 - Hannah will find out where to leave the NN at SHAG.
 - Mark will continue dropping of the NNs at the NBCC for the distributors to pick up.
4. Barb will write the article for the December NN issue on Financial Fraud.
5. Liz confirmed that the BNOA has tables reserved for the Farmers Markets on September 1 and October 6.

- Paul and Mary will meet at the BNCC to replenish the table materials.
 - Ann, Diana, Kira, and Paul have volunteered to be at the September 1 Market.
 - Hannah has volunteered for the October 6 Market. Abigail, Catherine and Gazel have volunteered to be available for the October 6 Market if there are no other volunteers.
6. Resource guide
- Dan will send out pages of the Resource Guide for all of us to make sure the contact information is current.
 - He will send one or two pages to each committee member.
 - Dan will also investigate adding the legal resource information to the Resource Guide.
 - Dan will need to revise and print copies of the Resource Guide soon.
7. Dan will provide copies of the transportation matrix for the Market table.
- Gazel said that the Bellevue Hopelink also office a transportation matrix so she will compare the two.

HOUSING AND TRANSPORTATION REPORTS: *Committee Report.*

The DRAFT H&T "position paper" was reviewed, feedback and suggested changes were made. Lengthy discussion about "protocol" for proper review process through Dan's management chain, Parks & Human Services, commissions and/or council. Dan will talk with his management team about best path for review and get back to us. In the meantime, the DRAFT position paper will be distributed to BNOA members, in advance of 9/1 meeting, for review and approval.

The City's Comprehensive Plan process is in full swing, we were all urged to participate as fully as possible. Suggestion made that older adults should be applying for positions on the various commissions so that our voice is more clearly heard.

Dan reported that providing a "home" for the Hyde Shuttle vehicle at North Bellevue Community Center is still under management and legal review, but so far looks promising.

Next meeting will be September 28, 2022 @ 8:30 A.M.

NEW BUSINESS:

- ❖ Discuss/call for approval of BNOA older adult letter of support.
 - The purpose of the letter was to summarize the information gathered and state the gap in the planning for older adults and services provided. BNOA asked of the city for someone focused on all matters regarding seniors to be a point of contact for everything going on in the city.

- Is everyone in support of submitting this letter?
 - Not everyone in BNOA has had the chance to read the position letter so suggesting each committee take it to their meeting to review and discuss.
 - Christy recommends changing “Parks” to “Parks and Community Services” The second paragraph is very long, suggesting condensing. The “ask” is strong but needed to be bolded. Are you asking for a dedicated person? or asking it is added to the job description of the people doing the work? There is no job description outlined, possibly asking for a staff from Human Services, Transportation, Housing, or Planner to focus on the issues as portion of their duties.
 - It was suggested to have a timeline commitment from each committee to review and bring feedback to the next meeting.
 - Housing and Transportation Committee is the last one to meet and it meets on September 28th this month. BNOA should have all feedback by the next monthly meeting on October 6th to make a vote.
 - Christy suggested the committee chairs to meet before the October meeting, make edits to the letter, and send out the updated letter to all members to vote at the monthly meeting.
- ❖ BNOA historical member listing on web site status.
- The member list has been compiled, sent to the graphics department, and website design is being worked on.
- ❖ Franz Loewenherz is applying for a federal grant to improve Bellevue road safety, safe mobility, equitable investments, etc. and asking different agencies to sign-on in support of the grant. Anne is recommending BNOA sign-on in support of this grant application.
- Dan comments that when the City of Bellevue is applying for a federal grant and BNOA endorses it, you’re endorsing from the Parks and Community Services Department. There needs to be a conversation with the department before endorsing this as the grant may have requirements from the city. As a representative of the City of Bellevue Parks and Community Services department, you’re also endorsing the requirements that may come with the grant, so we need more information before deciding to endorse it. Dan will speak with Franz for additional detail, then speak with Shelley.
- ❖ Hyde Shuttle – Request has been put in, waiting to hear from the director on permission.
- One bus, limited to 2-3 groups, pilot project.
- ❖ Recruitment
- Paul and Mary have decided not to go for another term. Have not heard back from Abigail or Catherine.
 - There are at least 4 positions open. Public service announcement has gone out for recruitment. Requested recruitment information on website. Dan will send out flyers to BNOA members to pass on.

- Hannah suggests connecting Eastside Interfaith Social Concerns Council to send recruitment flyers.
 - Gazel will email out to all groups on the electronic distribution list.
 - Hannah will deliver applications to Crossroads.
 - Library is a good place to deliver as well.
- ❖ King County Veterans, Seniors, and Humans Services Grant activities at North Bellevue Community Center.
- Saturday 9/10, Celebrate Bellevue event, part of Welcoming Week.
 - There are many other programs and Dan will send out NBCC activity schedule flyers to everyone.
- ❖ Public service announcement from Abigail.
- \$3 movie tickets this weekend!
 - Wednesday September 7th, Garden Walk at the Botanical Garden for people with memory loss and dementia, and any of their family members.

Meeting adjourned at 10:50am