

BNOA Minutes

July 7, 2016

8:30 a.m.

Bellevue City Hall

Room 1E-113

MEMBERS PRESENT: Jullie Gray, Beverly Heyden, Sandy Shaw Jones, Howard Katz, Arnold Kern, Hannah Kimball, Bob Megargel, Eileen Rasnack, Berta Seltzer, Diana Thompson-Vice Chair, Janet Zielasko, Fr. Robert Dagleish

MEMBERS ABSENT: Ethan Crawford-Chair, Jeanne Grote, Judy Dowling, Linda Whitehead

STAFF PRESENT: Dan Lassiter & Alex O'Reilly, Parks & Community Services Department

GUESTS: Ed Medeiros of **Seattle's Phinney Ridge Association**; Joanne Gainen and Lorene Sheppard of **Eastside Neighbors Network**  
Subject: Virtual Village Concept

Terry Cullen, Janet Lewine COB Associate Planner, Emily Leslie Human Services Manager, Emily Kish – Community Relations Coordinator PCD, Mike Kattermann Sr. Planner

Subject: **The affordable housing strategy**, a critical priority project for city council.

RECORDING SECRETARY: Recorded session

Meeting was called to order by Diana Thompson-Vice Chair in the absence of Chair Ethan Crawford. The minutes were reviewed and was motioned by Beverly Heyden for approval and seconded by Berta Seltzer

Alex O'Reilly introduced Ed Medeiros, founding executive director of the Phinney Village Neighborhood Association located in the Phinney Ridge Neighborhood in Seattle. Ed gave mission statement of, "Our mission is to create a strong & active intergenerational community that re-imagines aging by offering elders opportunities combined with **services** to fully engage in this next stage of life".

Villages started about 15 years ago in Boston, Beacon Hill. Currently there are approximately 190 villages operating in US, 185 that they know of that are in development. The word is getting out and they are becoming much more popular.

In Washington State there are about 19 in development & 4 active, 3 in Seattle & 1 in Bellingham.

161 people in the Phinney Village Neighborhood Association community (122 memberships/households) 2 full time and two half time (director & volunteer coordinator) staff. Others have Full Time Directors & up to three staff.

How does it work? It works by calling a single number (concierge) or using email. Make a request & there is an immediate follow-up.

What are the services? After surveying the community, they determined what was most important to the community (375 completed surveys & worked through the Sr. Center setting up a monitor for seniors to go on-line to complete). 1) Free rides (very important to seniors & not limited to medical visits, for all needs), 2) household assistance, 3) friendly visitors, 4) information & safe service referrals. (members need to be prepared to pay fees for services & assistance as not all services are free), 5) community building activities (opportunities for people to get together to make connections as this is a key connection for those wanting to join), 6) volunteer opportunities (members & outside (safe/training)), 7) medical advocate (records doctor notes from an appointment for member to review at a later time).

Who can join? Every village is different. Boundaries (geographical area), research to determine household ages, waited some time to determine if they could service those members & expand or decrease as needed to meet needs. Business plans

vary, administrative work happens within the hub, spokes branch out differently depending upon member's needs. Not all models work for all communities, but can be altered for your community.

How do you promote/advertise? Word of mouth, community meetings, newspaper they produce delivered direct mail & can be picked up at community centers & libraries, neighborhood posted fliers. The development of a village was a struggle & very slow. Many of us are still fortunate to be active & healthy resulting in less need.

Why join? Safety, ties to the community, sense of belonging, enhance lifestyle, cost (helps keep you in your own home), safe vendor list, independence. Many join just to have access to the safe vendor list.

What does it cost? Varies depending upon business model & expenses. Staff, volunteers, administrative costs (approximately \$50/min), can be \$50-\$1,200 yearly household. Even at this rate, you are not covering costs. 50% covered by membership & other by fundraising, grants, donations. Phinney Village Neighborhood Association examples (low comparatively) \$500/household 2+, \$300/individual. Gives you access to lists, social activities. Builder memberships (without volunteer assistance) \$130 for individual or household of 2+ \$220 Phinney Village Neighborhood Association membership is an additional \$50-60/year.

Villages need support. They are one alternative to the affordable housing issue. Cost effective and provides age diversity in the community and reduces gentrification. He gave an example saying the City of San Francisco budgets \$300K per year each village gets 100K yr. they are sustaining their homes serving several hundred people per year.

**Second presenter was Joanne Gainen with Eastside Neighborhood Network (which is their new name).** She introduced steering committee members Keith Heffernin, Governance/Finance, Loreene Sheppard, Planning, Bobbie Azuo, Outreach, Beth Anderson, Community Assessment, Joanne Gainen, Funding.

With a brief PowerPoint presentation, she shared virtual village information. She also shared a hand-out & other literature. Mission statement, "to help people maintain their independence, remain connected to each other and resources." Vision statement, "A community that thrives through connections that foster independence." Current needs assessment via survey is information about

resources, services & things that are helpful to seniors. They recently had a retreat that Ed facilitated their (visioning retreat). Committee members have been meeting every two weeks for two hours each meeting.

Geographic boundaries; Keith Heffernin spoke on this topic and said that they would start out targeting Bellevue Core (Downtown & surrounding neighborhoods 50-60K), expanding to north and east Bellevue & then extend further south to cover everyone in city limits.

What is a virtual village? To bring people together and help them remain in their homes as long as they wish to.

How do you get them to sign up?

Loreen Sheppard, Bellevue Resident for 48 years. Lives in Clyde Hill area, raised 4 children in Bellevue Public School. Has been volunteering for Hopelink, United Way & various others including TELOS. She attended a class via TELOS where she learned about the village idea. She was encouraged by it, started a group. She is looking forward to an opening date & to start setting up clubs & helping each other.

Keith Heffernin, Lives in Clyde Hill. On Steering Committee, very active, a lot of momentum. Interim step, less formal than board of directors. Working on by-laws, membership organization, and networking with other village organizations. Also, 501c3 status and business license. Have raised funds to cover start-up costs (internally).

The floor was opened up for questions.

Howard Katz spoke talking about how Bellevue used to be a very quiet, no crime, and pleasure to live in community. COB decided to expand things letting Rick Grunsted built apartment homes for 5K, turning two-lane road into 5 lane road causing problems getting into & out of their community. His point was that this interferes with the 'village' concept.

They need meeting space. Would love to utilize city hall. Someone spoke up and said that if the city co-sponsors the meeting there is no charge.

How do you think you might address the outreach to people from other cultures (ESL bi-lingual)? Diversity initiative and staff that could assist facilitate to the community. They have not done a lot of outreach to other languages, economic

diversity, scholarships are available, no one is turned away, and have fundraisers to assist with this.

Does anyone have members in their organizations that Joanne could contact? It was suggested to contact housing associations & neighborhood associations of which the city contact is Julie Ellenhorn.

**A five minute break was called.**

Last agenda item was moved up due to time constraints.

**Next on agenda was voting on a new BNOA member;** 3 candidates were, Bob, Bill, Judy. Judy was the only one willing to be a full member. Judy was asked if she would like the position, she agreed, all voted yes.

**Commented [BS1]:** Would be best to get their last names in the meeting notes.

**Special Agenda Item: Affordable Housing Special Committee for COB**

**Council.** Janice Lewine and Associate Planner with the City of Bellevue Department of Planning and Community Development introduced her supervisor Terry Cullen, project manager for the comprehensive planning team for COB's Planning & Community Development Department. He introduced **the affordable housing strategy**, a critical priority project for city council. They are in the development stages. He introduced Emily Leslie, Janet Levine, Emily Kish, and Mike Kotterman (who was not there). The strategy development is moving at a fast pace and expect to have a draft for council by end of 2016. Housing costs in Bellevue are 30% higher than Hood River Oregon which is most expensive place in Oregon. Housing costs are becoming a crisis in Bellevue for all ages, and ethnicities. Next Janet & Emily spoke giving a housing needs assessment. Issue is cost of renting or owning housing. Our region is most expensive in country in terms of increased percentage of housing costs. Human Services Division Needs Update Survey asked what is your biggest concern facing Bellevue. Those responded saying housing. The business community was also surveyed asking how Bellevue rated with issues to which they rated all high until they got to the housing issues. Looking for healthy housing market with options for the population that is impacted such as, seniors, first time home buyers, those wanting to remain in community and families wanting the excellent schools. The project will focus in action and implementation to increase the number of affordable housing opportunities.

**Commented [BS2]:** Lewine

**Commented [BS3]:** This is probably Mike Kattermann, if it is a COB employee. He works in PCD with Janet Lewine.

Question was asked: Small houses are being replaced with large ones, is this being addressed? Yes, this can be one of many strategies looked at.

Question was asked: What has Bellevue been doing so far? Bellevue has been a member of ARCH for about 25 years. Regional housing fund & other regional funders to assist with affordable housing. Those efforts done in the past are now not enough. More funding or more regulatory tools are needed to be put into effect. We will need to double or quadruple prior efforts to meet current needs.

They reviewed the power point (see hand out). Specifically noted were; More than 55% of houses are of median income. Only about half of senior households are meeting median income. Affordability is spending described as spending a third or less of your income on housing. If spending more than a third of your household is stressed. If more than 50% is spent on housing your family will be severely cost burdened and are at risk of losing your home. 14% of Bellevue households are spending more than 50% of their income on housing.

The next slides focused on the senior population. Typical expenses for those 65+ more than 30% on housing may not be able to afford other expenses. Half of seniors already earn less than the median income (\$57,367). 15% are very low income. This and additional data may be found on the Human Services Needs Update. Alex will be coming to next month's meeting to review the Human Services Needs Update.

They handed out a packet which included their presentation, other supporting documents on the housing crisis and surveys; one of which they would like input from the board.

Question was asked; what communications with other cities that are dealing with the same housing crisis? They are hiring a consultant to assist with networking with other similar cities/communities having similar housing issues.

Question was asked; where are any buildings being built? First phase is being constructed along Bel-Red Road.

Question was asked; amongst the diverse population that needs affordable housing, how will it be determined? First will be based on income, but also housing type such as single or multi-family. Single family neighborhoods are the hardest to implement affordable housing, especially for seniors who wish to live or remain there.

Question was asked: how long will you be accepting survey input? Until about mid-August.

Dan Lassiter had no report for this month but noted that next month they will have Alex coming to talk about the Human Services Needs update.

The meeting was adjourned on time at approximately 10:30am.