

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan for Housing and Community Development is a report which informs the community, stakeholders and the Department of Housing and Urban Development (HUD) how the City of Bellevue (hereinafter referred to as “the City”) will invest its Community Development Block Grant from 2015-2019. The report also identifies the objectives and strategies that will guide the City’s investment. Objectives and strategies are fueled by the City’s pursuit toward building an innovative, vibrant, and caring community.

2. Summary of the objectives and outcomes identified in the Plan

The following is a summary of objectives in the City's Consolidated Plan. They are based on elements of the Council-adopted Comprehensive Plan, and are accompanied by additional details related to strategies, later in this document.

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.
2. Provide a variety of appropriate housing options for individuals with special needs.
3. Preserve and expand the supply of affordable housing for low- and moderate-income households.
4. Support a broad mix of housing initiatives and programs designed to increase the supply of and fair access to affordable housing.

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.
6. Enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income.
7. Assess community development needs and ensure compliance with applicable federal regulations.
8. Increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.

3. Evaluation of past performance

The City's current Consolidated Plan was intended to run from 2012 through 2015. With the required change to begin a new Consolidated Plan under the umbrella of King County to be initiated as of the beginning of 2015, we can only comment on performance between 2012 and 2014.

AFFORDABLE AND FAIR HOUSING OBJECTIVES

- 77 homeless individuals in families served through CDBG Public Service funding of YWCA Family Village
- Four workshops for tenants to receive training and information on fair housing and tenants' rights.
- CDBG allocations to build up the local housing trust fund maintained by the interlocal agency, "A Regional Coalition for Housing" to develop and maintain housing for individuals with various needs. CDBG allocations for 2012-2014 marked for capital improvements to Bellevue Manor, a senior low- and moderate-income apartment complex in the otherwise high-rent area of Downtown Bellevue.
- Provided 267 low- and moderate-income individuals with home repair and home maintenance activities so that residents can remain in their homes free of safety concerns. Services were provided through Senior Services for minor home maintenance and a partnership between the City and King County Housing Authority for home repair.

COMMUNITY DEVELOPMENT OBJECTIVES

- CDBG funded architectural/engineering design activities for Lifewire (a domestic violence advocacy and shelter organization) and International Community Health Services' clinic in Bellevue, targeting low- and moderate-income families in Bellevue and the Eastside. The clinic served 383 such Bellevue residents in 2014, the first full year after its opening.
- Conducted the biennial Needs Update community needs assessment process for Bellevue, released in 2014. The assessment includes broad input from residents, service providers, faith communities, businesses, workers, government officials, and other stakeholders in Bellevue.
- CDBG funded employment and training services for 855 people through Jewish Family Services - Refugee and Immigrant Service Center in Bellevue.
- Aside from CDBG, the City uses its own Human Services Fund to support services for low- and moderate income residents to the tune of \$3 million annually. Services cover a broad spectrum of needs, including food security, homeless/housing support services; mental health; health; substance abuse; child care; employment training; domestic violence; emergency financial assistance; transportation; and other needs.

4. Summary of citizen participation process and consultation process

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.
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.
3. Provide special efforts to notify low- and moderate-income households about opportunities for community input.
4. Ensure access for persons with physical disabilities or mobility impairments.

In addition, the Bellevue Human Services Commission is a Council-appointed body of Bellevue citizen volunteers. They make funding and policy recommendations which they provide to City Council for review and adoption, as appropriate. The Commission convenes the aforementioned opportunities for citizen participation and factors that participation into their deliberation and recommendation processes.

Human service needs that repeatedly came up among respondents included:

- Affordable housing;
- Affordable health care;
- Employment;
- Support for older adults; and
- Community diversity.

5. Summary of public comments

Residents of Bellevue and representatives from community organizations attended a public hearing. In summary, we heard the following.

- Homelessness and the need for affordable housing abide as major problems. There is no affordable housing being created in Bellevue, apart from regulation, incentives, and subsidies. Hence, the City was encouraged to continue funding the ARCH Housing Trust Fund.
- Increasing diversity relative to culture (lesbian, gay, bisexual, transgender, and questioning; language; ethnic populations) demands that organizations make changes to their practices in order to make their services accessible.
- Mental health and substance abuse resources fall short of the need.
- There are increasing needs for various types of therapy, advocacy, and related supports, particularly for those who have experienced trauma and are not familiar with how to access services.
- The Affordable Care Act does not cover everyone residing in our community, spurring the need for additional health care resources for those who have no coverage.
- Transportation is a challenge across all populations.
- Collaboration and partnership between organizations and leveraging funds with other resources is needed.
- Organizations using income to test for program eligibility should take into account the individual's/family's capacity to spend. E.g., with the exorbitant rents on the Eastside, much of one's income may be consumed by rent, leaving no funds available for food, child care, utilities, baby supplies, etc.

- Needs exist across the human services spectrum, including health issues; early childhood needs; food security, and building capacities for community-based leadership.
- A lack of funding for services obviously, and adversely, impacts their availability.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

In summary, Bellevue residents, stakeholders, service providers and others consulted during the citizen participation process support the outcomes and objectives of the Consolidated Plan for Housing and Community Development. The remainder of this report will provide details on how the City proposes to prioritize its investment.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BELLEVUE	Parks & Community Services Department

Table 1– Responsible Agencies

Narrative

The City of Bellevue Parks & Community Services Department is the lead agency for the CDBG Program under the department's Human Services Division. Emily Leslie, Human Services Manager, is the program administrator. Joseph Adriano, Grant Coordinator, is the primary staff responsible for the day to day coordination of the Division's two grant programs, among which CDBG plays a smaller role.

The City also worked closely with the King County Housing Authority (KCHA). KCHA administers 340 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 operated under the Public Housing program. The average income of a family living in public housing is \$18,100. Beyond the Public Housing Program, KCHA owns three communities with project-based Section 8 in Bellevue (Spiritwood Manor, Hidden Village and Newport Apartments) that provides an additional 231 units of housing.

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 government subsidizes their rent. Bellevue has approximately 870 older adults, disabled, and families with children benefiting from Section 8 Housing Choice vouchers, which provides over \$11.2 million annually to local landlords through federal Section 8 subsidies. The average income of a family receiving a Housing Choice Voucher is \$13,600.

The Housing Authority also provides 1,357 affordable workforce housing units in Bellevue financed with tax credits and/or tax-exempt bonds. These housing units do not receive operating subsidies from HUD.

Consolidated Plan Public Contact Information

Joseph Adriano (jadriano@bellevuewa.gov)

Grant Coordinator

Human Services Division

Parks & Community Services Division

City of Bellevue

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Bellevue consulted with multiple entities, including East and North King County cities, the King County Housing Authority, and nonprofit agencies delivering services in Bellevue and the broader Eastside.

The City of Bellevue carries out homeless planning and coordination as a regional issue. Bellevue works with the Committee to End Homelessness, the Eastside Homelessness Advisory Committee (made up of consumers, providers, faith groups, and government agencies), our neighboring cities on the Eastside, mainstream systems, King County, service providers, United Way, and the private sector (including businesses).

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Bellevue Human Services Division meets regularly with other jurisdictions in East, North, and South King County, and King County Housing Authority to develop strategies and implement plans to improve the quality of service and access for low-income residents in the city and throughout the region. Additionally, the City works with Public Health Seattle/King County on services to vulnerable populations. The City will continue to participate in the Committee to End Homelessness, funding review panels for Continuum of Care (CoC), Emergency Shelter Grant and McKinney funding.

Among the service providers we work closely with are Sound Mental Health, Therapeutic Health Services, Asian Counseling and Referral Service, Consejo Counseling and Referral, HealthPoint, and International Community Health Services.

In 2012, the Coordinated Entry program was launched providing a single point of entry for homeless families. Housing providers, funders and government agencies provide support to this program. The City encourages homeless service and housing providers under contract with the city participate in Coordinated Entry and Safe Harbors, the Seattle/King County Homeless Information Management System (HMIS) program.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

McKinney Continuum of Care (CoC) - Supportive Housing Program (SHP)
SHP funds support transitional housing and related supportive services for people moving from

homelessness to independent living, as well as permanent supportive housing for persons with disabilities. McKinney SHP funds are competitive federal dollars through the U.S. Department of Housing and Urban Development (HUD). A Consolidated Application for SHP funds is submitted to HUD each year by the Seattle - King County CoC, which includes Seattle, Bellevue, all suburban communities, and King County. Because of the large number of projects in our continuum eligible for yearly renewal, the Seattle - King County CoC is currently eligible to apply for just about \$20 million which funds housing, supportive services and rental assistance to homeless people.

McKinney funding is critical to our region's implementation of the Ten-Year Plan to End Homelessness in King County. These funds help homeless persons meet three goals:

- Achieve residential stability
- Increase their skill levels and/or incomes
- Strengthen their ability to influence decisions that affect their lives

Since 1995, the City of Seattle and King County have applied for these funds on behalf of a regional consortium of service providers, and administered distribution of the money to programs operating throughout the county. Each program has a focus on a specific audience -- families, single adults, single women and single men, victims of domestic violence, veterans or persons with severe mental illness.

The Supportive Housing Program component of McKinney specifically helps people make the transition from homelessness to independent living. Other McKinney programs are the Emergency Shelter Grants Program for emergency shelter; Shelter Plus Care for permanent supportive housing, and Section 8 Moderate Rehabilitation for Single Room Occupancy Dwellings for Homeless Individuals, another permanent housing option.

The Ten-Year Plan to End Homelessness in King County offers a blueprint for how the region will work collaboratively to confront the issues that cause homelessness and create the housing and supportive services needed to end homelessness for the thousands of men, women and children who are not permanently housed. The plan, introduced in 2005, has been approved by the Metropolitan King County Council and endorsed by cities representing 85 percent of the county's population, including Bellevue, as well as by dozens of social organizations and faith communities countywide. The Committee to End Homelessness in King County, made up of representatives from business, faith, social services, government, homeless and formerly homeless people and advocacy groups, is working to implement the Ten-Year Plan to End Homelessness in King County. The Plan calls for prevention of homelessness where possible, creation of new permanent housing, and providing supportive services to those who need them to maintain housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

To receive McKinney funding, HUD requires applicants to work through a local Continuum of Care. For Seattle and King County, the Continuum of Care encompasses programs and activities within the borders of King County, including Seattle. Each continuum sets funding priorities and need for its community. The Seattle-King County CoC priorities are set by the Committee to End Homelessness in King County (CEHKC). Bellevue staff sit on both the CEHKC Funders Group and Interagency Council.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Eastside Homelessness Advisory Committee
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bellevue's staff meet with members of the Eastside Homelessness Advisory Committee each month to gather input regarding the needs of homeless individuals and families in the community. Through this consultation, we continue to work closely with homeless services providers and housing providers such as Hopelink, Attain Housing, Imagine Housing, Friends of Youth, Lifewire, YWCA, and Catholic Community Services. The outcomes are that we continually receive information on the evolving needs of service providers to move people from homelessness to housing, particularly around funding, siting, and other city-related administration that impacts how services are provided.
2	Agency/Group/Organization	HOPELINK
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided draft of Consolidated Plan and requested comment. Participated in the biennial Needs Update needs assessment process.

3	Agency/Group/Organization	KING COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided draft of Consolidated Plan and requested comment. Participated in the writing of Bellevue's Action Plan. Participated in the biennial Needs Update needs assessment process.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County	To receive McKinney funding, HUD requires applicants to work through a local Continuum of Care. For Seattle and King County, the Continuum of Care encompasses programs and activities within the borders of King County, including Seattle. Each continuum sets funding priorities and need for its community. The Seattle-King County CoC priorities are set by the Committee to End Homelessness in King County (CEHKC). A Bellevue City Council member sits on the Governing Board of the CEHKC, and staff are members of the CEHKC Interagency Council.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Bellevue works with King County in the implementation of the Consolidated Plan through participation on committees, review panels, boards and planning groups. The City coordinates funding opportunities where possible with other jurisdictions. The city works with private, other local, and

county funders to assist non-profit organizations in developing funding packages with multiple funding streams to provide housing for homeless and those at-risk of becoming homeless.

The City coordinates with sixteen other cities under the lead agency, the City of Kent, for a unified service applicatoin process every biennium. Called share1app, the collaboration streamlines human services funding application for cities in East, North, and South King County, receiving around 200 applications each cycle. Bellevue works with Kent, Federal Way, and Redmond on the steering and implementation committees for this collaboration. The application process includes CDBG Public Service programs that are funded because of the Consolidated Plan.

Narrative

Every two years, the City of Bellevue publishes a Needs Update documenting the human services needs of people in our community. Understanding what people need, and how those needs are changing over time, is a key part of a deeply-held, citywide commitment to helping the most vulnerable of our neighbors. This source is cited throughout this plan.

We begin gathering information for the Needs Update by convening community conversations, asking the community to complete a variety of surveys and conducting one-on-one interviews. We also analyzed data using information from the 2010 U.S. Census, the 2010-2012 American Community Survey, King County, United Way of King County, and other local and national public and non-profit sources. The result is a rich picture of our community that allows us to understand what is happening and then take action. The most recent Needs Update for 2013-14 is available online at http://www.bellevuewa.gov/humanservices_needs_update.htm, and the next version of the Needs Update (for 2015-16) is currently underway.

The City also employs a demographer whose work is also cited in this plan.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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.
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.
3. Provide special efforts to notify low- and moderate-income households about opportunities for community input.
4. Ensure access for persons with physical disabilities or mobility impairments.

In addition, the Bellevue Human Services Commission is a Council-appointed body of Bellevue citizen volunteers. They make funding and policy recommendations which they provide to City Council for review and adoption, as appropriate. The Commission convenes the aforementioned opportunities for citizen participation and factors that participation into their deliberation and recommendation processes.

The Commission also adopts the publication of the biennial Needs Update regarding human services needs that is published by the Human Services Division and presented to City Council. The Commission relies on the Needs Update to inform its decision making. The Needs Update includes a resident survey; consumer survey; and provider survey.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Hearing	Non-targeted/broad community	The Public Hearing specifically for this process was held on 4/21/15. The public could also submit written comments before the hearing, if they were unable to attend.	Residents of Bellevue and representatives from community organizations attended the public hearing. In summary, we heard the following. - Homelessness and the need for affordable housing abide as major problems. There is no affordable housing being created in Bellevue, apart from regulation, incentives, and subsidies. Hence, the City was encouraged to continue funding the ARCH Housing Trust Fund. - Increasing diversity relative to culture (lesbian, gay,	Not applicable.	
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				<p>bisexual, transgender, and questioning; language; ethnic populations) demands that organizations make changes to their practices in order to make their services accessible.- Mental health and substance abuse resources fall short of the need. - There are increasing needs for various types of therapy, advocacy, and related supports, particularly for those who have experienced trauma and are not familiar with how to access services. - The Affordable Care Act does not cover everyone</p>		
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				<p>residing in our community, spurring the need for additional health care resources for those who have no coverage. -</p> <p>Transportation is a challenge across all populations. -</p> <p>Collaboration and partnership between organizations and leveraging funds with other resources is needed. -</p> <p>Organizations using income to test for program eligibility should take into account the individual's/family's capacity to spend. E.g., with the exorbitant rents on the Eastside, much of one's income</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>may be consumed by rent, leaving no funds available for food, child care, utilities, baby supplies, etc. - Needs exist across the human services spectrum, including health issues; early childhood needs; food security, and building capacities for community-based leadership.- A lack of funding for services obviously, and adversely, impacts their availability.</p>		

2	Community Surveys	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Residents and consumers/providers of human services</p>	<p>The biennial Needs Update includes survey processes to garner broad input on community needs. RESIDENT SURVEY The Needs Update process includes a randomized phone and web survey conducted by an external research firm. In 2013, a contracted research firm conducted a survey of 624 Bellevue residents (138 by phone, 486 online). This represents a statistically valid sample to project to the entire population at a 95% confidence level (Error Rate: +/- 3.92%). CONSUMER SURVEY Unlike the phone and online survey, this survey</p>	<p>Human service needs that repeatedly came up among respondents included:- Affordable housing;- Affordable health care;- Employment;- Support for older adults; and- Community diversity.</p>	Not applicable.	
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			<p>specifically targeted Bellevue residents receiving human services. This survey was distributed in 2013 and completed by almost 200 participants in English-as-a-Second-Language classes at Hopelink, Bellevue College and Jewish Family Service; City of Bellevue community centers, and the Crossroads Shopping Center Mini-City Hall. Surveys were available in English, Spanish, Russian, Vietnamese, Korean and Chinese; however, though some people completed the survey in English, 85% of the respondents indicated that the primary language</p>			
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			<p>spoken at their homes was not English. PROVIDER SURVEY Forty three health and human services providers that serve Bellevue residents completed an online survey summarizing service trends, utilization rates, gaps, and barriers. This represents a 61% return rate. FOCUS GROUPS Bellevue residents or service providers participated in 23 focus groups for the Needs Update, called "Community Conversations." Different races and ethnicities were included among the participants, mirroring the large diverse population in Bellevue.</p>			
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Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Various sources are used to estimate the housing needs projected for the next five years.

The City conducts a needs assessment every two years. This process addresses housing and human service needs in Bellevue. The needs assessment includes meetings, focus groups, electronic correspondence, and interviews with key informants and stakeholders and agencies working with low/moderate-income Bellevue individuals and families. We also use data published by the Committee to End Homelessness; Communities Count; A Regional Coalition for Housing (ARCH); and the City's demographer. A phone survey is also conducted to garner further public input and gather opinions on perceived needs among Bellevue residents.

The City considered comments received during the public hearing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Aside from facilities rented by nonprofit organizations, the City of Bellevue has several key public facilities, owned by various nonprofit organizations, that are located within the city. These include, but are not necessarily limited to, the following:

Attain Housing
Bellevue Boys and Girls Club
Catholic Community Services
Downtown Action to Save Housing
Elder and Adult Day Services
Hopelink
Imagine Housing
International Community Health Service
King County Housing Authority
Lifewire
Salvation Army
Youth Eastside Services
YWCA

The City may use CDBG capital funds for public facility improvements and infrastructure updates. This will be determined on a case-by-case basis.

The City needs to continue developing affordable housing opportunities to maintain a vibrant and diverse population. To support this population, the City needs accessible, proximate services for children and families, such as health care and youth development activities.

How were these needs determined?

The City of Bellevue's biennial Needs Update released in 2014 used public input from residents, businesses, nonprofit service providers, government, key informants, faith communities and other community leaders, along with demographic data to identify the housing and human service needs of Bellevue residents. The Needs Update is adopted by the Council-appointed Human Services Commission, which uses the document to guide its priorities and funding strategies which are then adopted by the City Council every two years.

Describe the jurisdiction's need for Public Improvements:

Per HUD's guidance, public improvements "include streets, sidewalks, curbs and gutters, parks, playgrounds, water and sewer lines, flood and drainage improvements, parking lots, utility lines, and aesthetic amenities on public property such as trees, sculptures, pools of water and fountains, and other works of art." The City does not anticipate using CDBG funds for public improvements; public improvement needs are supported by other City funds.

How were these needs determined?

Public improvement needs within the City are determined by city staff, community and life cycle.

Describe the jurisdiction's need for Public Services:

In the wake of the 2014 Needs Update, three overarching themes emerged around the general needs of our community:

- The need to develop and maintain affordable housing;
- The need for services related to employment; and
- The need for services that support older adults.

How were these needs determined?

The City of Bellevue's biennial Needs Update released in 2014 used public input from residents, businesses, nonprofit service providers, government, key informants, faith communities and other community leaders, along with demographic data to identify the housing and human service needs of Bellevue residents. The Needs Update is adopted by the Council-appointed Human Services Commission, which uses the document to guide its priorities and funding strategies which are then adopted by the City Council every two years.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As Bellevue continues to grow through its plans for the development of the Spring District, it is important for housing and human services to be central considerations. Our community needs to have resources to establish and build skills so that a local, diverse workforce is employment-ready. Furthermore, affordable housing needs to be included so that a complete, proximate (with minimal commuting) workforce of varying income levels can be available for the economic development of the Spring District.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In the last few decades, Bellevue has transformed from a “bedroom” community with a small employment base into a major business and retail center. More people (140,000-plus) work in Bellevue than live in it, making the city the second largest employment center in King County.

A diversified mix of industries exists in Bellevue, with retail and service sectors being the largest. Department stores, car dealerships and electronic/computer stores lead the retail sector. In the service sector, a high concentration of real estate companies, engineering firms, financial institutions and accounting firms are based in the city. Of course, there are many high-tech firms in Bellevue, including software development, Internet and network services and digital media/video games.

Several of the 25 largest public companies in Washington are here, including Microsoft, Expedia, Puget Sound Energy, a regional electric and natural gas utility, and PACCAR, a manufacturer of trucks and other heavy equipment. Newer companies in the city make up many of the top 50 fastest-growing public companies in Washington.

Bellevue is a major trading center, with two major highways — Interstate 90 and Interstate 405 — converging about three miles south of downtown. The Port of Seattle, the second largest container port in the United States, and the Seattle-Tacoma International Airport are both about half an hour away.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	198	8	0	0	0
Arts, Entertainment, Accommodations	4,831	9,919	10	9	-1
Construction	1,327	4,281	3	4	1
Education and Health Care Services	6,279	15,151	13	14	1
Finance, Insurance, and Real Estate	3,675	12,021	7	11	4
Information	9,547	9,996	19	9	-10

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	3,733	5,561	8	5	-3
Other Services	2,661	4,607	5	4	-1
Professional, Scientific, Management Services	7,838	23,587	16	22	6
Public Administration	0	0	0	0	0
Retail Trade	5,183	13,281	11	12	1
Transportation and Warehousing	1,228	752	3	1	-2
Wholesale Trade	2,586	7,426	5	7	2
Total	49,086	106,590	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	66,886
Civilian Employed Population 16 years and over	62,963
Unemployment Rate	5.87
Unemployment Rate for Ages 16-24	19.75
Unemployment Rate for Ages 25-65	3.97

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	28,447
Farming, fisheries and forestry occupations	1,874
Service	4,161

Occupations by Sector	Number of People
Sales and office	12,530
Construction, extraction, maintenance and repair	2,063
Production, transportation and material moving	1,445

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	41,392	72%
30-59 Minutes	14,387	25%
60 or More Minutes	2,015	3%
Total	57,794	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,020	100	819
High school graduate (includes equivalency)	5,304	481	1,473
Some college or Associate's degree	11,824	586	2,840
Bachelor's degree or higher	34,425	1,601	8,046

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	227	369	219	841	492
9th to 12th grade, no diploma	1,066	476	422	612	516
High school graduate, GED, or alternative	1,932	2,105	1,615	3,550	2,916
Some college, no degree	3,109	2,846	2,130	5,316	3,586
Associate's degree	534	1,484	1,110	2,432	841
Bachelor's degree	2,627	8,426	7,313	11,288	5,276
Graduate or professional degree	374	4,672	4,320	8,106	2,840

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,029
High school graduate (includes equivalency)	28,338
Some college or Associate's degree	41,367
Bachelor's degree	64,091
Graduate or professional degree	87,094

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Not surprisingly, the top employment sectors in Bellevue are:

- Professional, scientific, management services
- Education and health care services
- Retail
- Finance, insurance, and real estate.

Describe the workforce and infrastructure needs of the business community:

Based on this data, the business community in Bellevue requires an educated workforce. Of those in the workforce, about 19,000 have less than a bachelor's degree, while 34,000 have a bachelor's or higher, indicating that the market here prefers workers with at least a bachelor's.

About 28% of workers, or over 16,000 people, have a commute of greater than 30 minutes. This could be related not only to the need for development of light rail and other transit options in Bellevue (along with road network and other street infrastructure upgrades), but also of the need for affordable housing in Bellevue.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As mentioned, the development of light rail and, around it, Bellevue's mixed-use "Spring District" in north Bellevue will create significant opportunities for job and business growth and for affordable housing. The Spring District, through which light rail will proceed from Seattle to Redmond, is considered the last large development opportunity in Bellevue. It represents an opportunity for the City to take an active role in promoting and facilitating production of affordable housing in this high-density commercial and mixed-use district. The need for affordable housing has been identified by the Human Services Commission and has been consistently raised by Bellevue residents as the highest ranked community problem in the last eight surveys conducted for the biennial Needs Update.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The huge proportion of the workforce that has some college or higher educational attainment corresponds to the major employment sectors in Bellevue. Health care, education, information technology, finance and other service management sectors customarily require some college or higher.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Bellevue College is a major provider for adult literacy and English education our city, where over 30% of the population is foreign-born. They are part of a network of literacy and employment training providers in our community, that includes Hopelink, Jewish Family Services, and the YWCA. These programs support our Consolidated Plan by providing adult literacy, English classes, and employment services to low- and moderate income Bellevue residents. This is in keeping with our objectives to enhance quality of life for families and individuals by supporting services which predominantly serve low- and moderate-income and to increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Regional Economic Strategy is the region's comprehensive economic development strategy and serves as the VISION 2040 economic functional plan. The Countywide and regional policies serve to identify regional economic objectives that cities benefit from. The Bellevue planning policies are reviewed as part of our city's Comprehensive Plan development process to ensure that they are consistent with the Countywide Planning Policies, although our Comprehensive Plan policies may be more locally oriented and would not need to repeat regional or countywide direction.

The Human Services Commission and the City's Human Services Division participate in the development of the Comprehensive Plan and review the various strategies in the plan. The Human Services Commission provides feedback to the Planning Commission, which has overall

responsibility for the Comprehensive Plan that includes our city's economic development initiatives. It is through this process that the Human Services Commission, taking into account all of the findings in the biennial Needs Update, informs the Consolidated Plan.

Discussion

As Bellevue continues to grow through its plans for the development of the Spring District, it is important for housing and human services to be central considerations. Our community needs to have resources to establish and build skills so that a local, diverse workforce is employment-ready. Furthermore, affordable housing needs to be included so that a complete, proximate (with minimal commuting) workforce of varying income levels can be available for the economic development of the Spring District.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There is not necessarily a concentration of multiple housing problems. In fact, in looking at the CHAS data in CPD maps (<http://egis.hud.gov/cpdmaps/>), one finds census tracts where greater than 55% of low- and/or moderate income households are experiencing at least one of the four housing problems. These tracts are found in all areas of the city, west of Downtown to east of the 405, north from the border with Redmond down to south of I-90.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Bellevue is an ethnically and culturally diverse city. Whether or not a group is categorized as a racial or ethnic "minority" is not an issue for community development in itself. Often what matters more is whether there is a population group that, due to language or income level, has limited access to the resources, life, and centers of power and empowerment available not just within that population group but in the broader community in which they reside.

For example, there are three census tracts in central south Bellevue wherein 18-24% speak Chinese at home. Even though this might be considered by some a minority concentration (where percentage speaking Chinese at home is higher than the average percentage speaking Chinese at home of all census tracts), these tracts also have the highest median household income in Bellevue.

The top five (non-English) languages spoken at home in Bellevue are Chinese, Spanish, Korean, Hindi, and Russian. In areas of north central and north Bellevue, ACS 2008-2012 shows four census tracts where greater than 50% of the population speak a language other than English at home. The greatest proportions therein Spanish, Hindi, and Chinese.

The lowest median household income in Bellevue occurs in the Crossroads area in central/east Bellevue. Lower median household incomes, relative to the rest of the city, can be found throughout central Bellevue. The languages most spoken at home are Spanish, Chinese, and Russian.

What are the characteristics of the market in these areas/neighborhoods?

According to CPD Maps and the CHAS data therein, median contract rent in Northeast Bellevue, Northwest Bellevue, and in the area of South Bellevue south of the annexation area are the highest at over \$1,500. Home values throughout Bellevue are generally unreasonable and inaccessible for most low- and moderate income households. Homes are most "affordable" from north of I-90 through the geographic center of the city into the Crossroads area, but even these median home values ranged from the high \$200,000s to \$500,000. Otherwise, throughout most of the rest of the city, median home

values ranged as high as the mid-\$700,000s. Extreme West Bellevue were most unaffordable with a median home value of nearly \$850,000.

Are there any community assets in these areas/neighborhoods?

The Crossroads area is home to many human services and public assets. These include:

- Asian Counseling and Referral Service
- AtWork (employment)
- City of Bellevue – Crossroads Community Center
- City of Bellevue - Crossroads Park
- Eastside Legal Assistance Program
- HERO House (clubhouse)
- Hopelink (food bank, financial assistance, employment program, etc.)
- Jewish Family Services – Refugee and Immigrant Service Center
- Kindering Center (child care, special needs)
- Renewal Food Bank
- Salvation Army
- State Department of Social and Health Services
- Youth Eastside Services

Are there other strategic opportunities in any of these areas?

The Crossroads area is also home to several parcels of commercial and retail space, including Crossroads Shopping Center. It is proximate to the location of the future Spring District, and will be linked via existing rapid ride bus service to light rail going through Spring.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

GEOGRAPHIC PRIORITIES

While the City of Bellevue does not make CDBG funding decisions based exclusively on a particular area of the city, 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.

Thus, for example, while many of the residents who qualify for the City's Home Repair program may live in those areas, the program is for all Bellevue residents. As such, the program serves residents from across the city. The same can be said of other programs funded by the City through CDBG or through its Human Services Fund. We believe need exists throughout the city, not just in one neighborhood. Moreover, if we were to focus just on one neighborhood and pour all of our resources into such a focus area, it may be that we would do so to the exclusion of others in need who may not reside in that focus area. The City has chosen not to approach its priorities geographically.

PRIORITY NEEDS

Needs are identified by the City of Bellevue based on various data sources, including the 2013-14 Needs Update which was presented to the Bellevue Human Services Commission and Bellevue City Council in 2014. Our priority needs are:

- Maintain Affordable Housing
- Homelessness
- Special Needs Housing
- Community Development

ANTICIPATED RESOURCES

The City of Bellevue anticipates having the following funding sources available over the next five years:

-CDBG

-Human Services Fund (General Fund allocation of the City of Bellevue)

INSTITUTIONAL DELIVERY STRUCTURE

The City will continue to invest in developing and maintaining affordable housing for low- and moderate income individuals, through its support of the Eastside's housing trust fund. The City will continue to work with private partners (e.g., nonprofit organizations and housing developers, and willing for-profit business concerns when they emerge) and our public partners, including our peer jurisdictions in North, East, and South King County, King County Housing Authority, and King County to continue investing in and building a support service network that overcomes the aforementioned gaps and addresses our priority needs.

GOALS

Our goals revolve around:

- Rental Housing
- Owner Housing
- Community Development: Public/Nonprofit Facilities
- Public Services
- Economic Development

LEAD-BASED PAINT HAZARDS

Lead paint testing, as required by HUD, is also conducted as needed, and an Environmental Review is completed on each home prior to funding.

All existing housing units assisted with CDBG funds through our Home Repair Program will be subject to lead-based paint hazard inspection procedures required by 24 CFR Part 35.

ANTI-POVERTY STRATEGY

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. Services include employment skills training and child care for those who obtain work.

MONITORING

Agencies will be monitored by the City and HUD from time to time to assure compliance with all terms and conditions in the contract, and all applicable local, state, and federal laws, regulations and promulgated policies. Monitoring by the City under the contract will include, but not be limited to: (1) on-site inspections by City staff, (2) quarterly performance reviews, and (3) an annual evaluation.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

While the City of Bellevue does not make CDBG funding decisions based exclusively on a particular area of the city, 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.

Thus, for example, while many of the residents who qualify for the City's Home Repair program may live in those areas, the program is for all Bellevue residents. As such, the program serves residents from across the city. The same can be said of other programs funded by the City through CDBG or through its Human Services Fund. We believe need exists throughout the city, not just in one neighborhood. Moreover, if we were to focus just on one neighborhood and pour all of our resources into such a focus area, it may be that we would do so to the exclusion of others in need who may not reside in that focus area. The City has chosen not to approach its priorities geographically.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Maintain Affordable Housing
	Priority Level	High
	Population	Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rental Housing Owner Housing

	<p>Description</p>	<p>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.</p> <p>The City will continue to 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.</p>
	<p>Basis for Relative Priority</p>	<p>According to the 2013-14 Bellevue Needs Update (needs assessment), about 37% of renter households and 38% of owner households are cost burdened, paying more than 30% of their household income for housing. About 17% of renter households and 13% of owner households in Bellevue are severely cost-burdened, paying more than 50% of their household income for housing using ACS estimates.</p> <p>2007-2011 CHAS data shows that about 20% of households in Bellevue are cost-burdened or severely cost-burdened.</p> <p>While other housing problems exist (overcrowding, substandard housing), they occur with less frequency that what has long been the pressing housing need in Bellevue: Affordable housing.</p>
<p>2</p>	<p>Priority Need Name</p>	<p>Homelessness</p>
	<p>Priority Level</p>	<p>High</p>

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	
<p>Associated Goals</p>	<p>Rental Housing Owner Housing Public Services Economic Development</p>
<p>Description</p>	<p>The City's efforts support the countywide Committee to End Homelessness and their goals of making homelessness rare, brief, and one-time.</p>

	Basis for Relative Priority	<p>Each year, the Seattle/King County Coalition on Homelessness conducts a One Night Count of the homeless in King County to provide a snapshot of the problem and track trends over time. The 2015 count conducted in January found a total of 3,772 individuals sleeping unsheltered and outside. This is a 21% increase when compared to 2014. Residents of Tent Cities are included in the unsheltered count.</p> <p>In 2015, the One Night Count found 134 unsheltered individuals in urban East King County (including portions of Bellevue, Kirkland and Redmond). Compared to the 178 individuals counted in 2014, these 44 counted individuals represents a 25% decrease. However, it is important to note that in addition to winter shelters in Bellevue and Redmond being at capacity, Tent City IV (which was formerly on the Eastside) was located south of the Seattle city limits in unincorporated southern King County at the time of the One Night Count. Tent City IV usually holds 30 to 100 residents.</p>
3	Priority Need Name	Supportive Housing (for Special Needs)
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rental Housing

	Description	In order to address the housing needs of those with special needs within the City of Bellevue, CDBG funds will be directed toward a variety of appropriate housing options for individuals with special needs.
	Basis for Relative Priority	<p>DOMESTIC VIOLENCE SURVIVORS</p> <p>Housing is a major concern for domestic violence survivors and their families. The 2013-14 Bellevue Needs Update notes that LifeWife--the Eastside's primary provider of comprehensive services to survivors of domestic violence and their families reports an increase of 30-40% in demand for emergency shelter services. According to the National Coalition Against Domestic Violence, DV is the leading cause of homelessness for women. In the 2012 One Night Count of homeless people in King County, 766 adults, which are 17% of the 4,403 individuals accessing shelter and transitional programs, had experienced domestic violence or abuse.</p> <p>PEOPLE WITH DISABILITIES</p> <p>Locally, affordable housing for people with all disabilities is in high demand. Approximately 20% of Washington adults with developmental disabilities live in their own apartment or home. On the Eastside, as of 2011 the last year for which numbers were available, there were 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.</p> <p>OLDER ADULTS</p> <p>In Bellevue, 13.9% of residents are 65 years of age or older. Within the group of older adults, as the chart on the next page shows, the largest percentage are 65-74 years of age (51.3%) followed by the 75-84 year age group (33.1%), then 85 years and over (15.6%). The number of people age 85 and older increased 67% over the last decade.</p> <p>People are living longer; over the last decade, average life expectancy in King County climbed about 4 years to 77.8 years of age.⁸ As a result, people are more likely to need some type of long term care supports during their lifetimes and for many it will be a challenge to stretch retirement savings to pay these costs. A recent report on the need for affordable housing for older adults references a 2007 statewide survey of people aged 50-65 in which 77% of respondents said they intend to stay at home for retirement.</p>
4	Priority Need Name	Community Development

Priority Level	High
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	
Associated Goals	Community Development: Public/Nonprofit Facilities Public Services Economic Development
Description	The City's Comprehensive Plan calls for resources and services to be accessible to its residents. The City encourages services to become accessible to all in the community by removing any barriers, including, but not limited to, architectural, cultural, language, communication or location. We endeavor to accomplish this through acquiring, improving or repairing public and non-profit facilities which benefit low- and moderate-income residents. Also, we will enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income households.

<p>Basis for Relative Priority</p>	<p>Aside from the priority needs related affordable housing, homelessness, and special needs housing, vulnerable populations in Bellevue experience various human service challenges which require access to facilities and services to address those challenges. The 2013-14 Bellevue Needs Update and the City's demographer note the following traits among Bellevue's residents.</p> <p>INCOME DIVERSITY</p> <ul style="list-style-type: none"> • The City Demographer reports that 8.5% of Bellevue residents have incomes below poverty level. • According to Bellevue School District, the total percentage of students qualifying for free and reduced price lunch assistance remained relatively steady at 21.2% as of October 2013. • The number of Bellevue residents participating in SNAP has fluctuated over the years. In 2003, 3,879 Bellevue residents used the program. In 2005, that number rose to 5,117, decreasing to 4,152 in 2007, increasing to 7,860 by June 2010. By June 2012, the number had increased to 9,792, nearly a 25% increase in two years. • The total number of homeless students in the Bellevue School District in the 2012-2013 school year was 194, compared to 185 reported in the 2011-2012 school year. As of September 2013, the School District reported 120 homeless students, compared to 83 at the same time in 2012. Of these 120 students, 50 were living in emergency shelters or transitional housing, 55 were living in “doubled up” housing situations (for economic reasons and cannot afford a place of their own), and 15 students were living in cars or couch surfing while their parents lived in their cars. <p>CULTURAL AND LANGUAGE DIVERSITY</p> <ul style="list-style-type: none"> • At the Eastgate Public Health Clinic, where many Bellevue residents go for services, 8,854 interpreted visits were provided in 2012. The largest percentage of interpreted visits were in Spanish. • According to the 2008-2010 ACS, nearly 37% of Bellevue residents spoke a language other than English at home. This is a higher percentage than King County (25%), Seattle (21%), and Washington State (18%). About half (49%) of Bellevue’s non-English speakers speak an Asian language; the next highest percentages speak either an Indo-European language (31%) or Spanish (15%). • With an increase in foreign born population, the number of people who speak a language other than English at home has grown dramatically in the past three decades reaching nearly 50,000 in 2011-2013 or 40
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		<p>percent of the population. In the 2014-2015 school year, Bellevue School district counted 87 different languages being spoken at home by their students.</p> <p>AGING POPULATION</p> <ul style="list-style-type: none"> • Bellevue’s median age continued to increase from 2000 to 2010, but at a slower rate, going from 35.4 in 1990 to 38.2 in 2000 to 38.5 in 2010. • The population is growing older. According to the 2010 Census, 13.9% of Bellevue residents were 65 or older. Bellevue has the highest proportion of older adults compared to Washington State, King County, and Seattle. <p>Diversity of age, language, or culture do not at all equate to changes in income needs or other needs for social services. Our diversity does require that human services providers in our community and public facilities need to continually adjust to ensure that services are accessible to all Bellevue residents, and particularly those who are low- and moderate income.</p>
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Narrative (Optional)

Needs are identified by the City of Bellevue based on various data sources, including the 2013-14 Needs Update which was presented to the Bellevue Human Services Commission and Bellevue City Council in 2014.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Bellevue anticipates having the following funding sources available over the next five years:

-CDBG

-Human Services Fund (General Fund allocation of the City of Bellevue)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	613,370	210,000	280,000	1,103,370	600,000	We expect the entitlement amount to be about \$600,000 annually.
General Fund	public - local	Public Services	3,000,000	0	0	3,000,000	3,000,000	The City allocates resources to human services through its General Fund. This is currently about \$3 million per year.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds do not require a match. CDBG funding for public services and public facility projects is on a portion of the total funding required. Other funding is secured for those projects.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

N/A

Discussion

CDBG funds will be used to support eligible-activities in accordance with CDBG regulations.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
A REGIONAL COALITION FOR HOUSING	Regional organization	Ownership Rental	Region
KING COUNTY HOUSING AUTHORITY	PHA	Ownership neighborhood improvements	Jurisdiction
SENIOR SERVICES	Non-profit organizations	Ownership Rental neighborhood improvements	Jurisdiction
JEWISH FAMILY SERVICE	Non-profit organizations	public services	Jurisdiction
BELLEVUE	Government	Planning	Jurisdiction
Congregations for the Homeless		Homelessness Rental	Region
Boys and Girls Club of Bellevue			

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths in the system include:

- Increasing collaboration between nonprofits, some businesses, faith-based organizations, government, foundations, residents, and King County Housing Authority;
- Support of human services from the City's elected and appointed decision-makers, and among City staffers;
- Strong homeless service provider system;
- A multi-city affordable housing trust fund anchored by the City of Bellevue; and
- Visionary leaders who recognize not only cultural diversity but also the economic diversity of Bellevue resident, and the varied needs associated with this diversity.

Gaps in the system can be characterized to include the items below.

- While nonprofits and government continue to collaborate on planning and program implementation, there is still a need for more partnerships among service providers.

- Many nonprofits simply lack the capacity to be a subrecipient for CDBG funding, particularly with the extensive record-keeping and compliance requirements. Funding otherwise committed organizations who are not experienced with CDBG can expose the City to great risk. This can lead to a lack of understanding on the part of many social service providers, particularly when they see CDBG funding going to larger organizations or at least those with partners who have technical expertise in federal funding. We believe a lack of federal experience results from organizational development choices made by each individual provider. Funders such as the City do not have sufficient bandwidth to hand-hold with less-experienced providers to develop their capacity such that they would be ready to be subrecipients for CDBG.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Through a combination of City funds and CDBG, the City commits over \$3 million a year toward homelessness and housing projects and services. While this includes about \$600,000 annually for the affordable housing trust fund (which helps to build housing for homeless people), it also includes just under \$800,000 annually for shelter and rapid rehousing providers; supportive services for homeless youth and adults; resident services to prevent homelessness; and rental assistance, eviction prevention, and mortgage help. Major home repair and minor home maintenance programs are also funded, to keep low- and moderate income residents in their homes.

Programs such as Congregations for the Homeless have life coaches and counselors to work with the employment and mental health/substance abuse needs of their participants. They also work with other organizations such as Sound Mental Health and the YWCA for counseling and employment needs.

Beyond these services, homeless residents also use other services such as mental health, health, and employment programs funded by the City. These service providers together reported that 7% of households served in 2013 included homeless residents. This rate is reflected when looking at Bellevue resident data reported by organizations such as HealthPoint, Asian Counseling and Referral Service, and Therapeutic Health Services. Hopelink reported that 12% of residents in their Family Development and Employment Program were homeless in 2013.

Veterans and their families access services to a similar degree. About 10% of 2013 participants in the Hopelink program were Bellevue's veterans or their spouses or dependents, though they comprised only 3% of those using HealthPoint's services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The community has strong homeless service providers, a strong affordable housing development component, and service providers committed to serving homeless people. However, the gap is often engaging chronically homeless people to access service providers in the first place. Staffers from Congregations for the Homeless refer to a long process of building relationships and building trust, so that individuals feel that is safe to access services from their organization or any of the service providers with whom they collaborate.

Overall, however, there is a huge gap in the availability of affordable housing in Bellevue and on the Eastside. Despite the efforts of shelter providers and affordable housing developers and the City government to aid in providing a roof over the vulnerable population who have no income or are low- or moderate income, the need outpaces the current supply.

The Committee to End Homelessness (CEH) reports that, of its 10-year target of producing 9,500 units through capital construction and rental subsidies, its progress through 2012 was only 57% or about

5,400 units. Needs exist across all groups, including young adults, families, and chronically homeless, but supply falls particularly short for single adults.

Homeless people will be more readily able to retain employment and stabilize their mental health if they are first stably housed. Without affordable housing and sufficient subsidized housing available, many homeless and other vulnerable individuals will find it difficult to keep a job.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to invest in developing and maintaining affordable housing for low- and moderate income individuals, through its support of the Eastside's housing trust fund. The City will continue to work with private partners (e.g., nonprofit organizations and housing developers, and willing for-profit business concerns when they emerge) and our public partners, including our peer jurisdictions in North, East, and South King County, King County Housing Authority, and King County to continue investing in and building a support service network that overcomes the aforementioned gaps and addresses our priority needs.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing	2015	2019	Affordable Housing Public Housing Homeless		Maintain Affordable Housing Homelessness Supportive Housing (for Special Needs)		Rental units constructed: 4 Household Housing Unit
2	Owner Housing	2015	2019	Affordable Housing		Maintain Affordable Housing Homelessness		Homeowner Housing Rehabilitated: 300 Household Housing Unit
3	Community Development: Public/Nonprofit Facilities	2015	2019	Non-Housing Community Development		Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
4	Public Services	2015	2019	Homeless Non-Housing Community Development		Homelessness Community Development		Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Economic Development	2015	2019	Non-Housing Community Development		Homelessness Community Development		Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing
	Goal Description	<p>Preserve and expand the supply of affordable housing for low- and moderate-income households. Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and access to it.</p> <ul style="list-style-type: none"> • 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] • 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]

2	Goal Name	Owner Housing
	Goal Description	<p>Preserve and expand the supply of affordable housing for low- and moderate-income households. Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and access to it.</p> <ul style="list-style-type: none"> • 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]
3	Goal Name	Community Development: Public/Nonprofit Facilities
	Goal Description	<p>Acquire and/or improve 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.</p> <ul style="list-style-type: none"> • 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]

4	Goal Name	Public Services
	Goal Description	<p>Enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income individuals.</p> <ul style="list-style-type: none"> • 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]
5	Goal Name	Economic Development
	Goal Description	<p>Increase employment opportunities for low- and moderate-income residents and help maintain or increase the economic viability of existing industrial and commercial areas.</p> <ul style="list-style-type: none"> • 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]

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Through the regional Housing Trust Fund anchored by the City of Bellevue ("A Regional Coalition for Housing" -- ARCH), the City may be able to support the development of housing for 250 households between 2015-2019. This figure is based on the number of units in four affordable housing development projects in which the City participated through ARCH between 2012-2015.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead paint testing, as required by HUD, is also conducted as needed, and an Environmental Review is completed on each home prior to funding.

All existing housing units assisted with CDBG funds through our Home Repair Program will be subject to lead-based paint hazard inspection procedures required by 24 CFR Part 35. The City offers a special grant within the Home Repair Program to assist homeowners in minimizing or abating lead-based paint hazards in their homes. The City will continue to work with other home repair programs in Western Washington and staff from the Washington State Department of Commerce Lead Program to learn about any new rules regarding the training and certification in safe work practices for area contractors. The City will also encourage contractors to attend Safe Work Practices training sessions for local renovation and remodeling contractors, as provided by King County.

How are the actions listed above integrated into housing policies and procedures?

City of Bellevue Home Repair staff and KCHA assume the likelihood of lead-based paint's presence in homes constructed before 1978. As a result, in practice lead paint testing is conducted as part of the environmental review process on housing assisted through CDBG funds in which the repairs will involve disturbance of painted areas, or an area that has been determined to be a lead paint hazard due to the age of the home. For example, a lead test would be requested for a roof repair, but not for the removal of a tree or the repair of a concrete driveway. When it is determined that a test is required, the KCHA staff person will order a test from a certified contractor. The cost of the test is paid for from the CDBG funds as a grant to the homeowner. When the results are received, the KCHA staff person, who is a certified as a Lead Based Paint Risk Assessor, will review the report. If the test reveals the presence of lead, the KCHA staff person will proceed to contract with a certified lead based paint contractor to remediate the lead using safe work practices.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City demographer reports that about 8.5% 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.

- Over 11% for families with a female householder, no husband present with children under 18.
- About 6% of those age 65 and over.

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. Services include employment skills training and child care for those who obtain work.

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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City contributes about 10% of its CDBG entitlement and another \$600,000 from its General Fund to support a regional housing trust fund to develop affordable housing in East King County. As such, the City invests not only in a human services network that endeavors to address poverty through employment, child care, and support services. The City also is active in building affordable housing in our communities to assist low- and moderate income residents.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Agencies will be monitored by the City and HUD from time to time to assure compliance with all terms and conditions in the contract, and all applicable local, state, and federal laws, regulations and promulgated policies. Monitoring by the City under the contract will include, but not be limited to: (1) on-site inspections by City staff, (2) quarterly performance reviews, and (3) an annual evaluation.

For public service programs – A monthly Progress Report will be submitted at least quarterly, even if no reimbursement requests have been submitted. The report is due on the 15th of the month following the close of the quarter (April 15, July 15, October 15 and January 15). The report will detail information on service units or steps/milestones accomplished during the months/quarters as outlined in Section 5 of the Scope. Forms are provided by the City.

For acquisition or improvement of real property projects – Projects qualifying to meet the national objective to serve low- and moderate-income persons (under Part I, Section 3) will submit a demographic report providing, at a minimum, income, race/ethnicity, and head of household information on the beneficiaries of the CDBG Project over a one year period extending back from the due date of the report. If the facility is and remains occupied during the project, this report is due 30 days after completion of the project. If the facility is first occupied or reoccupied after completion of the project, the report is due one year from the date the facility is first occupied or re-occupied after the date of project completion.

Agencies receiving CDBG grant awards from the City of Bellevue are required to establish and maintain internal controls designed to ensure compliance with federal (including HUD), state and local laws, regulations, and program requirements.

The Agency will provide fiscal statements or reports as may be required from time to time by the City, which statements or reports, or both, must indicate the status of all accounts and funds being used to perform under the contract. The Agency will maintain proper documentation and records of all expenditures incurred pursuant to the terms of the contract in a manner as will facilitate auditing by either HUD or the City.

If the Agency is a nonprofit corporation and expends a total of \$500,000 or more in federal financial assistance and has received federal financial assistance from the City during its fiscal year, it will have an independent audit conducted of its financial statement and conditions, which will comply with the requirements of generally accepted auditing standards (GAAS); GAO's Standards for Audits of Governmental Organizations, Programs, Activities, and Functions; and OMB Circular A-133, as amended, and as applicable.

The Agency will provide a copy of the audit report no later than thirty (30) days after the audit's completion or six (6) months subsequent to the end of the Agency's fiscal year, whichever date is sooner. The Agency will provide to the City their response and corrective action plan for all finding and reportable conditions contained in their audit. When reference is made in their audit to a "Management Letter" or other correspondence made by the auditor, the Agency will provide copies of those communications and the Agency's response and corrective actions plan.

On the rare occasions that the City undertakes a construction project with the use of CDBG, the City will work with King County Housing Authority to monitor and implement Section 3 activities on behalf of the City.

The goals of the Consolidated Plan are based on the City's Council-adopted Comprehensive Plan policies. The latter forms the basis for the former.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Bellevue anticipates having the following funding sources available over the next five years:

-CDBG

-Human Services Fund (General Fund allocation of the City of Bellevue)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	613,370	210,000	280,000	1,103,370	600,000	We expect the entitlement amount to be about \$600,000 annually.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	3,000,000	0	0	3,000,000	3,000,000	The City allocates resources to human services through its General Fund. This is currently about \$3 million per year.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds do not require a match. CDBG funding for public services and public facility projects is on a portion of the total funding required. Other funding is secured for those projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

CDBG funds will be used to support eligible-activities in accordance with CDBG regulations.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Housing	2015	2019	Affordable Housing		Maintain Affordable Housing		Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Rental Housing	2015	2019	Affordable Housing Public Housing Homeless				Rental units constructed: 1 Household Housing Unit
3	Economic Development	2015	2019	Non-Housing Community Development				Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Community Development: Public/Nonprofit Facilities	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$99,210	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
5	Public Services	2015	2019	Homeless Non-Housing Community Development				Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Housing
	Goal Description	<p>The greatest barrier to affordable housing in the Bellevue community is the high cost of both renter and owner housing. Often, low- and moderate income homeowners maintain their residents while sale prices skyrocket around them. As homes weather over time, they require repair and maintenance. For those with low incomes, repairs for safety issues can mean the difference between keeping a roof over their head or losing their property while being unable to compete in the real estate market.</p> <p>The City will continue to 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.</p>
2	Goal Name	Rental Housing
	Goal Description	<p>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.</p>
3	Goal Name	Economic Development
	Goal Description	<p>The City's Comprehensive Plan calls for resources and services to be accessible to its residents. The City encourages services to become accessible to all in the community by removing any barriers, including, but not limited to, architectural, cultural, language, communication or location. We endeavor to accomplish this through acquiring, improving or repairing public and non-profit facilities which benefit low- and moderate-income residents. Also, we will enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income.</p>

4	Goal Name	Community Development: Public/Nonprofit Facilities
	Goal Description	In 2015, CDBG funds in the amount of \$99,210 will go toward the Boys and Girls Club of Bellevue for architectural design and engineering activities toward the development of their new Downtown Bellevue facility. At least 51% of the participants at the new Boys and Girls Club facility will be from low- and moderate income households. CDBG-funded activities should end by 9/30/15, and accomplishments will be reported after one full year of operation.
5	Goal Name	Public Services
	Goal Description	The City's Comprehensive Plan calls for resources and services to be accessible to its residents. We will enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income households.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals.

#	Project Name
1	ARCH Affordable Housing Fund 15
2	KCHA Major Home Repair 15
3	KCHA Home Repair Admin 15
4	Senior Services Minor Home Repair 15
5	Jewish Family Service - Refugee & Immigrant Services 15
6	Congregations for the Homeless - Winter Shelter 15
7	Sophia Way - Winter Shelter 15
8	Boys & Girls Club - New Main Clubhouse A&E 15
9	CDBG Administration 15
10	CDBG Planning 15

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals. The City prioritizes the maintenance of our affordable housing stock, including maintaining the ability of low- and moderate income households to remain in their homes in our community which over time becomes increasingly unaffordable relative to the region. This comes in the form of home rehabilitation (KCHA) and minor home maintenance (Senior Services) so that these households are safe to occupy.

CDBG is also allocated to develop affordable housing through the regional trust fund under ARCH. Related to housing and homelessness, CDBG will be allocated to public services that shelter homeless individuals and families and which help to move them to more stable housing. These include Congregations for the Homeless and Sophia Way.

In addition, CDBG will support the development of community public services to benefit low- and moderate-income residents. These include skills training available through Jewish Family Services - Refugee and Immigrant Service Center, and the development of the Boys and Girls Club's new facility which will provide child care for working parents. For both of these programs, at least 51% of participants will come from households that are low- and moderate income.

The prioritization of these services and projects is based in large part on the City's biennial needs assessment process, called the Needs Update. The Needs Update over the past decade continually

identifies affordable housing and homelessness and high needs in our community, along with access to needed human services such as skills training and child care. The Needs Update is supported through CDBG Planning allocations.

Finally, overall administration of these projects is supported by CDBG funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	ARCH Affordable Housing Fund 15
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Maintain Affordable Housing Homelessness Supportive Housing (for Special Needs)
	Funding	CDBG: \$68,900
	Description	Contribution to the Housing Trust Fund for acquisition and rehabilitation of affordable housing through A Regional Coalition for Housing (ARCH). Customarily, ARCH combines several successive years of Bellevue's CDBG awards to their Housing Fund, so that they can have a greater impact on a single project.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	ARCH will plan to use the 2015 CDBG allocation together with other funds on an affordable housing development or rehabilitation project. Customarily, these projects contain between 25 and 75 housing units, usually in an apartment complex. Of course, a single allocation of \$68,900 is not sufficient to acquire or rehabilitate an entire 25 unit complex. Hence, this award will be leveraged with other (not yet identified) funding sources. In any case, the 25 - 75 units are for low- and moderate income households that may or may not be also special needs households (e.g., formerly homeless, elderly, etc.)
	Location Description	ARCH has not yet identified a project in Bellevue at which these funds would be applied.

	Planned Activities	<p>ARCH customarily uses CDBG funds toward acquisition and/or rehabilitation for the development and maintenance of affordable housing accessible to low- and moderate income households.</p> <p>ARCH will plan to use the 2015 CDBG allocation together with other funds on an affordable housing development or rehabilitation project. Customarily, these projects contain between 25 and 75 housing units, usually in an apartment complex. Of course, a single allocation of \$68,900 is not sufficient to acquire or rehabilitate an entire 25 unit complex. Hence, this award will be leveraged with other (not yet identified) funding sources. In any case, the 25 - 75 units are for low- and moderate income households that may or may not be also special needs households (e.g., formerly homeless, elderly, etc.)</p>
2	Project Name	KCHA Major Home Repair 15
	Target Area	
	Goals Supported	Owner Housing
	Needs Addressed	Maintain Affordable Housing
	Funding	CDBG: \$496,143
	Description	Process loans and grants allowing low- and moderate income Bellevue homeowners to make life and safety-related repairs to their homes.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 low- and moderate income households will benefit from the Home Repair Program.
	Location Description	The addresses at which the rehabilitations will take place are not yet know. Homes must be within the boundaries of the jurisdiction.
Planned Activities	Process loans and grants allowing low- and moderate income Bellevue homeowners to make life and safety-related repairs to their homes.	

3	Project Name	KCHA Home Repair Admin 15
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$109,317
	Description	Provide deferred and no-interest loans and grants to assist low- and moderate income homeowners to make health and safety related improvements to their homes. This project is for the administration of the Major Home Repair program.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	At least 30 low- and moderate income households will benefit from the Home Repair Program.
	Location Description	The addresses at which the rehabilitations will take place are not yet know. Homes must be within the boundaries of the jurisdiction
	Planned Activities	Provide deferred and no-interest loans and grants to assist low- and moderate income homeowners to make health and safety related improvements to their homes. This project is for the administration of the Major Home Repair program.
4	Project Name	Senior Services Minor Home Repair 15
	Target Area	
	Goals Supported	Owner Housing
	Needs Addressed	Maintain Affordable Housing
	Funding	CDBG: \$76,069

	Description	Provides low-cost electrical, plumbing, carpentry, and other maintenance activities to Bellevue homeowners who are low-income, elderly, or disabled.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	About 30 low- and moderate income households will benefit from the program.
	Location Description	The addresses at which maintenance activities will take place have not yet been identified. Households must be located with the City of Bellevue.
	Planned Activities	Provides low-cost electrical, plumbing, carpentry, and other maintenance activities to Bellevue homeowners who are low-income, elderly, or disabled.
5	Project Name	Jewish Family Service - Refugee & Immigrant Services 15
	Target Area	
	Goals Supported	Community Development: Public/Nonprofit Facilities
	Needs Addressed	
	Funding	CDBG: \$100,649
	Description	The Refugee and Immigrant Service Center (operated by Jewish Family Service) provides employment support specifically to immigrant and refugee populations. Individuals access English-as-a-Second language classes and employment counseling and case management in their own language, delivered by a counselor of similar ethnic background.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Refugee and Immigrant Service Center (operated by Jewish Family Service) provides employment support specifically to immigrant and refugee populations. Individuals access English-as-a-Second language classes and employment counseling and case management in their own language, delivered by a counselor of similar ethnic background.

	Location Description	
	Planned Activities	The Refugee and Immigrant Service Center (operated by Jewish Family Service) provides employment support specifically to immigrant and refugee populations. Individuals access English-as-a-Second language classes and employment counseling and case management in their own language, delivered by a counselor of similar ethnic background.
6	Project Name	Congregations for the Homeless - Winter Shelter 15
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$17,165
	Description	Shelter for up to 100 men. Services include mats, blankets, laundering of the blankets, bus tickets, site supervision, staff supervision, neighborhood security, coffee and snacks, cleaning kitchen supplies, donated meals.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Up to 300 unduplicated, homeless, low- and moderate income individuals will benefit each year. The nightly average is expected to be about 50.
	Location Description	1899 120th Ave NE, Bellevue, WA
	Planned Activities	Shelter for up to 100 men. Services include mats, blankets, laundering of the blankets, bus tickets, site supervision, staff supervision, neighborhood security, coffee and snacks, cleaning kitchen supplies, donated meals.
7	Project Name	Sophia Way - Winter Shelter 15
	Target Area	

	Goals Supported	Public Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,000
	Description	Staff-supervised overnight shelter with community support, food, and bus passes provided.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Up to 100 unduplicated, homeless, low- and moderate income individuals will benefit from the program each year. The average will be about 25 per night.
	Location Description	1836 156th Ave NE, Bellevue, WA
	Planned Activities	Staff-supervised overnight shelter with community support, food, and bus passes provided.
8	Project Name	Boys & Girls Club - New Main Clubhouse A&E 15
	Target Area	
	Goals Supported	Community Development: Public/Nonprofit Facilities
	Needs Addressed	Community Development
	Funding	CDBG: \$99,210
	Description	The Boys and Girls Club of Bellevue will undertake a design and construction of a new main clubhouse in Downtown Bellevue. The new facility will be constructed by 2017, and will provide child care and other social services for at-risk youth.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	About 400 families will benefit from the proposed activity. At least 51% of participants will come from households that are low- and moderate income.

	Location Description	209 100th Ave NE, Bellevue, WA 98004
	Planned Activities	Design work associated with the mechanical and civil engineering of Boys & Girls Clubs of Bellevue's new Main Clubhouse in Downtown Bellevue. Accomplishments will be reported after construction work is completed and the facility has been operating for one full calendar year.
9	Project Name	CDBG Administration 15
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$26,274
	Description	Funds are used to administer the CDBG program for the City of Bellevue.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	450 110th Ave. NE, Bellevue, WA 98004
	Planned Activities	Funds are used to administer the CDBG program for the City of Bellevue.
10	Project Name	CDBG Planning 15
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$104,043

Description	Provides resources to adequately plan for and anticipate human services needs for Bellevue residents. In addition to supporting the development of the Bellevue Human Services Needs Update, Community Development Block Grant Planning funds are used to support regional human services planning efforts and provide technical assistance to build the capacity of non-profit agencies.
Target Date	12/31/2015
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Provides resources to adequately plan for and anticipate human services needs for Bellevue residents. In addition to supporting the development of the Bellevue Human Services Needs Update, Community Development Block Grant Planning funds are used to support regional human services planning efforts and provide technical assistance to build the capacity of non-profit agencies.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG assistance will not be specifically directed to only particular areas. The City of Bellevue does not exhibit specific areas of either significant low-income or minority concentration. 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.

While there are areas of the city where low-income proportions are slightly higher than average when contrasted with the rest of the city, we do not believe the differences are significant enough to warrant specific assignment of resources to one area to the exclusion of others. In Bellevue, low-income residents can be found in census tracts across the city, and projects funded through CDBG are available to such residents wherever they reside in our community.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, in Bellevue, low-income residents can be found in census tracts across the city, and projects funded through CDBG are available to such residents wherever they reside in our community.

Discussion

While the City of Bellevue does not make CDBG funding decisions based exclusively on a particular area of the city, 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.

Thus, for example, while many of the residents who qualify for the City's Home Repair program may live in those areas, the program is for all Bellevue residents. As such, the program serves residents from across the city. The same can be said of other programs funded by the City through CDBG or through its Human Services Fund. We believe need exists throughout the city, not just in one neighborhood. Moreover, if we were to focus just on one neighborhood and pour all of our resources into such a focus area, it may be that we would do so to the exclusion of others in need who may not

reside in that focus area. The City has chosen not to approach its priorities geographically.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions taken by the City are based on the Council-approved Comprehensive Plan.

Actions planned to address obstacles to meeting underserved needs

- 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]

Actions planned to foster and maintain affordable housing

Preserve and expand the supply of affordable housing for low- and moderate-income households. Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and access to it.

- 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]
- 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]
- 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]

Actions planned to reduce lead-based paint hazards

Lead paint testing, as required by HUD, is also conducted as needed, and an Environmental Review is completed on each home prior to funding.

All existing housing units assisted with CDBG funds through our Home Repair Program will be subject to lead-based paint hazard inspection procedures required by 24 CFR Part 35. The City offers a special grant within the Home Repair Program to assist homeowners in minimizing or abating lead-based paint hazards in their homes. The City will continue to work with other home repair programs in Western Washington and staff from the Washington State Department of Commerce Lead Program to learn about any new rules regarding the training and certification in safe work practices for area contractors. The City will also encourage contractors to attend Safe Work Practices training sessions for local renovation and remodeling contractors, as provided by King County.

Actions planned to reduce the number of poverty-level families

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. Services include employment skills training and child care for those who obtain work.

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.

Actions planned to develop institutional structure

The City will continue to invest in developing and maintaining affordable housing for low- and moderate income individuals, through its support of the Eastside's housing trust fund. The City will continue to work with private partners (e.g., nonprofit organizations and housing developers, and willing for-profit business concerns when they emerge) and our public partners, including our peer jurisdictions in North, East, and South King County, King County Housing Authority, and King County to continue investing in and building a support service network that overcomes the aforementioned gaps and addresses our priority needs.

The City continues to work with community-based coalitions such as the Alliance of Eastside Agencies, the Eastside Homelessness Advisory Committee, the Eastside Human Services Forum, the Committee to End Homelessness, the Eastside Refugee and Immigrant Coalition, the Bellevue Network on Aging, and many others wherein we staff or hold leadership positions. Together, we work with community

organizations and other units of government to continue to develop the institutional and service structure of our community.

Actions planned to enhance coordination between public and private housing and social service agencies

The City maintains close business relationships with the King County Housing Authority, Imagine Housing, the YWCA, Attain Housing, Catholic Community Services, and other private nonprofit housing developers in Bellevue and on the Eastside. We work with them side-by-side along with ARCH to plan projects and scope the support services that will be needed to support the households residing in housing once the project is complete. This requires our coordination between nonprofit affordable housing developers, ARCH, and the network of support services in our community. Many of these discussions begin at the Eastside Homelessness Advisory Committee meetings which Bellevue staff attend. Further development occurs at the Eastside Human Services Forum, where a Bellevue City Council member sits on the board and where our department provides staff support. Around these tables, the aforementioned parties meet to strategize the best ways to develop affordable housing that comes with support services needed to promote the long-term stability and success of residents.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	100,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion

The amount of program income that will have been received but not reprogrammed is difficult to project. Most of the program income comes through the Home Repair Program and is dependent on the real estate market (e.g., homeowners selling their homes) and also attrition (when homeowners pass away and their properties are sold). The City can attempt to line up CDBG eligible activities such as additional home repair projects. However, we proceed deliberately in selecting activities and do not wish to simply spend funds on projects without due diligence and consideration.

Appendix - Alternate/Local Data Sources