

Goal #1: Food to Eat and Roof Overhead

Why is this Goal Area Important?

Basic needs like food, shelter and clothing are critical for people to thrive and grow, and vital for a healthy community. This is particularly true for children, as studies show a correlation between poor academic performance and a child's diet.¹ Adults, too, tend to perform better in the workplace if they have a healthy diet. Employees with an unhealthy diet were 66 percent more likely to report having experienced a loss in productivity than those who regularly ate whole grains, fruits and vegetables.² Many in Bellevue struggle with meeting basic needs.

What's Working?

- In King County, only 45 percent of people who are eligible for Basic Food (Washington's food stamp program) utilize this benefit. Most people don't realize they're eligible for services that can give them a boost. Bridge to Basics is a United Way of King County volunteer program that connects families and individuals with food and health resources such as utility assistance, low-cost health coverage and Basic Food. Since its start in 2010, Bridge to Basics volunteers have helped 1,549 families and individuals apply for Basic Food and helped 2,342 families and individuals keep lights and heat on at home.³
- Local emergency financial assistance providers, like the Salvation Army, Catholic Community Services, Solid Ground and Hopelink, reported that they provided services to more than 1,400 people in Bellevue in 2012, largely through one-time rental or mortgage assistance to avoid eviction or foreclosure. They also aided with utility bills, car repairs, prescription drug costs and food vouchers.⁴
- In 2012, Hopelink's food banks distributed and 571,320 pounds of food to 3,468 Bellevue individuals (1,455 families).⁵ Emergency Feeding Program distributed 1,143 emergency food packs to Bellevue residents.⁶ Renewal Food Bank distributed 251,746 pounds of food in Bellevue.⁷

- Between 2004 and 2013, Eastside affordable housing developers and service providers created 111 housing units for families, 43 units for youth and young adults, and 216 units for single adults.⁸
- The Bellevue School District sponsors the Simplified Summer Food Program for Children, funded by the federal government through the state Office of the Superintendent of Public Instruction. The program was established to make sure that low-income children had nutritious food over the summer holidays. In 2013, in addition to sites at Stevenson and Lake Hills Elementary School, sites were established at the Salvation Army in Crossroads and Andrew's Glen, a low-income housing development, in Factoria. The program provides breakfast, lunch and snacks to any child who enters the door.⁹

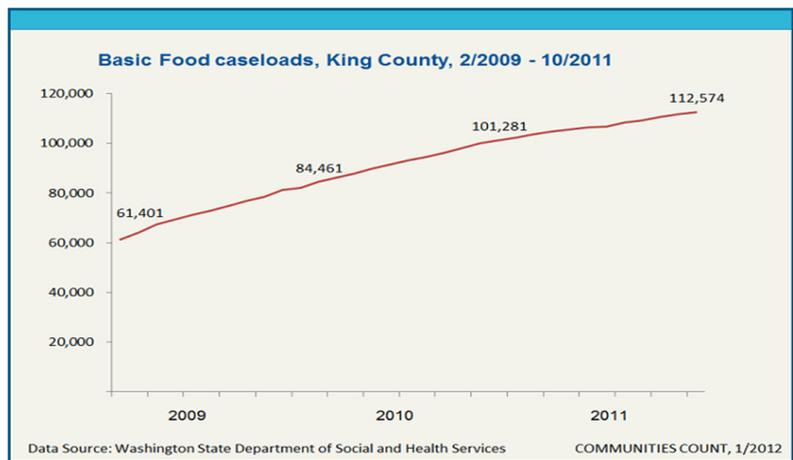
Food Security and Hunger Prevalence

- Food security means access by all people at all times to enough food for an active, healthy life. According to the U.S. Department of Agriculture, the State of Washington ranks 37th in food insecurity among the 50 states, with 15.4% of Washington's households classified as food insecure and 6.2% as very low food insecure.¹⁰
- The percentage of students receiving free and reduced-cost lunch can also help measure community food security. 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. This compares to 21.6% in October 2012.
- There are 8 schools in the district where at least 30% of their students are eligible for free or reduced-price lunches, and 12 schools reported that at least 20% of their students qualified.¹¹

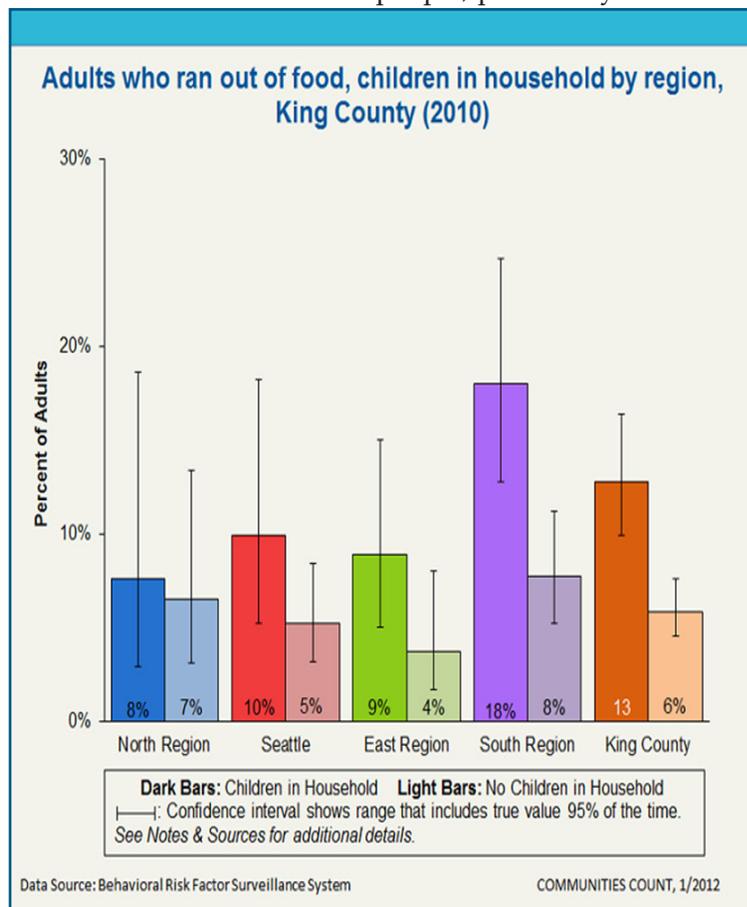
Service Trends

Food Banks, Food Stamps and Meal Programs

- In the South Region, and in King County overall, households with children were more likely to experience food hardship than those without children. In Seattle, East, and North Regions, food hardship was similar in households with and without children.¹²
- The Supplemental Nutrition Assistance Program (SNAP) is a federal program providing free food vouchers to low-income people, previously



sons in February 2009 to 112, 574 in October 2011, an increase of 83%.¹⁴



- The number of Washington residents receiving food stamps has doubled in past five years, largely because of the recession. In Washington state, one in every six residents — or 1.1 million people, 39 percent of them children — received the food assistance in 2012.¹⁵

- 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.

- Since its inception in 1998, Renewal Food Bank has fed almost 300,000 individuals and continues to feed in excess of 250 families a week.¹⁶

- Between 2010 and 2012, the number of individuals using the food bank at Hopelink decreased by 23%. A similar reduction in persons served through the emergency food bag program also occurred during this time period. Hope-

link staff says that, while the need in our community is still very high - as evidenced by the high number of households who are eligible for the food bank (earning less than 185% of federal poverty level), they believe the declining levels are related to the recover from the economic downturn of 2008. Specifically, they believe that people have adjusted to their post-downturn lifestyles (which in many cases mean lower wages

known as “food stamps.” SNAP enrollment in Washington State has increased significantly from 350,373 in 2002 to over 1,108,000 in 2012.¹³

- Basic Food includes the federal SNAP program and the State-funded food assistance program for legal immigrants. In King County, average monthly caseloads for the Basic Food program went from 61,401 per-

than before), food is no longer seen as their primary need. Hopelink now views the food programs as a supplemental support rather than crisis intervention services.¹⁷

- Emergency Feeding Program of Seattle and King County (EFP) provides emergency food bags through distribution partners (faith groups, schools, etc.). EFP bags are not intended as an ongoing source of supplemental nutrition, but rather as an emergency response to hunger crises. The agency has seen a slight reduction from 2010 to 2012, from 24,000 to 22,000 delivered food bags, with a slight increase as of October 2013 to 16,000 food bags.¹⁸

“Lots of kids are tired, they are not ready for school. They eat a lot at school, but not at night at home or in the morning.”
Community Conversations, Bellevue School District Family Connections Meeting

- The Salvation Army operates a weeknight meal program in the Crossroads neighborhood. Program staff report that they served about 60 per night in 2012 and 2013 although the number has reached as high as 80 people per night.¹⁹

Emergency Financial Assistance

- Emergency financial assistance continues to be a need for low- to moderate-income Bellevue residents. Several years ago at the beginning of the economic downturn, Eastside emergency financial assistance providers formed the Meeting Needs Together collaborative, which included the creation of an online database available to clients in need and a shared intake to help them coordinate services by keeping information about the availability of services as up to date as possible.²⁰ Some agencies, like Hopelink, have increased the amount of emergency financial assistance provided so clients do not have to use multiple providers in most cases and can use other providers if their crisis continues.²¹
- In 2012, the City’s Utility Discount Program provided utility discounts and rebates for 1,231 low-income seniors and disabled

residents who receive water, sewer and drainage services from the City of Bellevue. In 2012, the Utility Tax Rebate Program provided refunds of utility taxes to 1,269 low-income residents.²²

- Hopelink’s Energy Assistance Program saw a decrease in the number of emergency clients who have a 24-hour shut-off notice or are currently disconnected. Between 2010 to 2011, there was a 29% increase in households needing this emergency energy assistance (from 988 to 1,39 households). However, between 2011 and 2012, the number of these households decreased to 899, or 13%.²³
- The King County Housing Stability Project (KCHSP), operated by Solid Ground, makes one-time loans and/or grants to homeowners and tenants in danger of losing their housing due to short-term financial difficulties. This program also provides loans or grants to homeless families and individuals who need assistance moving to permanent housing, and limited assistance for other types of moves. In 2012, this program served 25 Bellevue households. A total of \$30,740 was provided to Bellevue residents in need of move-in or eviction prevention assistance.²⁴

Homelessness

Prevalence

Data on Homelessness from One Night Count

- 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 2013 count conducted in January found a total of 2,736 individuals sleeping unsheltered and outside. This is a 2% increase when compared to the same areas counted in 2012. Residents of Tent Cities are included in the unsheltered count.
- In 2013, the One Night Count found 197 unsheltered individuals in urban East King County (including portions of Bellevue, Kirkland and Redmond). Compared to the 138 individuals counted in 2012, this represents a 43% increase.²⁵

Data on King County's Point-In-Time Count of Homeless Young People

- An estimated 5,000-10,000 youth experience homelessness during the course of each year in King County. On any given night, approximately 1,000 young people are homeless. Count Us In is a point-in-time count of homeless young people by a collaboration of multiple homeless youth service providers and key community members. In King County, 776 youth and young adults were counted as homeless or unstably housed in January 2013. Of the 776 youth and young adults identified as homeless and unstably housed, 447 were staying in shelter or transitional housing programs and 329 were identified through in-person surveys administered at agencies and places that homeless youth frequent. Of the 329 youth identified through surveys, 114 were unsheltered and 215 were unstably housed.²⁶

Data on Family Homelessness from Family Housing Connection (Coordinated Entry)

- Data on the prevalence of family homelessness is available for the first time from Family Housing Connection, the new county-wide coordinated entry system to house homeless families operated by Catholic Community Services. The system began operation in April 2012 and in its first year over 3,700 homeless families were assessed, including 248 families who were currently without shelter and sleeping in a place not meant for habitation as of July 5, 2013.
- In East King County as of October 8, 2013, there were 324 families on the placement roster awaiting a referral emergency shelter and 35 families on the placement roster awaiting a longer term housing referral, e.g. rental assistance, transitional housing, permanent supportive housing, etc. Thirty (30) families were staying in places not meant for habitation and awaiting referral to emergency shelter.
- In Bellevue, there were 89 families on the placement roster awaiting referral to emergency shelter, 11 families currently in

emergency shelter awaiting a longer term housing referral, and 5 families staying in places not meant for habitation and awaiting referral to emergency shelter.²⁷

Data on Homeless Students in Bellevue School District

- The McKinney-Vento Act is federal legislation, in effect since 1987, that ensures the rights and protections of children and youth experiencing homelessness. The purpose of the Act is to ensure that homeless children and youth are enrolled in and succeed in school. The McKinney-Vento Act defines homeless children and youth as "individuals who lack a fixed, regular and adequate nighttime residence."²⁸
- In 2013, the Bellevue School District reported 142 homeless students. While that's down from 185 in 2012, the district's homeless liaison says that the number of homeless students is nearly three times as many as when she first started in 2006. Statewide, the numbers are even more alarming with 27,000 homeless students.²⁹
- 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.³⁰

Service Trends

King County Committee to End Homelessness: The Ten Year Plan to End Homelessness

- In 2005, the Committee to End Homelessness in King County, a collaboration including homeless individuals, local governments, human services, faith communities and United Way, completed the Ten Year Plan to End Homelessness, which presents strategies to address King County home-

lessness. It includes recommendations to create more housing units, and a range of prevention and service-delivery strategies.³¹

- As of March 2013, a total of 5,424 homeless housing units were added to the system, including rental subsidies which is 57% of the overall goal of 9,500 units. While 90% of the goal for developing units for chronically homeless has been met, the production of homeless housing units for single adults is only at 25% of the goal.³²
- In September 2007, the East King County Plan to End Homelessness estimated the need for 820 housing units for single adults, 930 units for families, and 96 units for youth and young adults. As of February 2013, the total net gain of housing units for single adults was 111 (12% of goal), for families it was 39 units (41% of goal), and for youth and young adults it was 39 units (62% of goal).³³

Emergency Shelter

- “Emergency Shelter,” according to a federal definition, means “any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.” There is an extensive network of emergency shelter facilities in Seattle/King County, but demand far exceeds availability, especially for homeless families as noted above.

- Emergency shelters in Seattle and King County served more than 7,000 single adults in publicly funded shelters in 2011, serving more than 1,700 single adults each night.

During the winter months, the capacity expands by 550-800 additional temporary beds (winter shelters and severe weather shelters). Yet there are more than 2,500 people in King County sleeping in places not meant for human habitation, without housing or shelter. The year-round inventory does not include hotel/motel voucher programs or tent city/encampment commu-

nities and safe-parking programs, as these living arrangements are not indoor shelter or housing options.

- With this in mind, the Committee to End Homelessness established the Single Adult Shelter Task Force in 2011 following the Mid-Plan Review to explore and assess opportunities for transitioning the emergency shelter system for single adults towards an emphasis on diversion and/or placement in permanent housing. The Governing Board of the Committee to End Homelessness approved the recommendations of the Single Adult Shelter Task Force in January 2013 to adopt a shelter strategy as part of the solutions to end homelessness, recognizing the roles of shelter and supporting policy changes and system coordination needed to create a more effective crisis response system and a roof over every bed in King County.
- The four roles of shelters adopted were as follows: 1) shelter is a part of safe, healthy and civil community; 2) shelters provide basic services to increase safety and help people survive; 3) shelters are places for engagement and access to services; and 4) shelters provide pathways to housing. Key recommendations of the Shelter Task Force included increasing shelter capacity as well as nightly Winter Shelter outside of Seattle.³⁴

Year-Round Facility Based Beds	City of Seattle	South King County	East King County	North King County	Total
Men	855	50	35	--	940
Women	305	11	21	--	337
Individual Adults (Men/Women)	349	--	--	--	349
Young Adults	50	4	19	5	78
Grand Total	1,559	65	75	5	1,704
	91%	4%	4%	<1%	

Source: King County Inventory of Homeless Units and Beds, Spring 2011 / as amended by Single Adult Shelter Task Force December 2012.

- Ninety-one percent (91%) of the year-round shelter beds are located in Seattle and 75 beds (4%) are located in East King County.
- Congregations for the Homeless (CFH) operates a shelter program with comprehensive case management for single homeless men. This is the only Eastside shelter for single adult men, offering 40 beds. The shelter rotates each month between differ-

ent congregations, primarily in Bellevue. CFH also provides subsidized housing for a total of 67 men. Twenty-five (25) of the men are living in apartments and 42 men are living in 7 leased houses with trained house managers.³⁵

- Hopelink operates emergency and transitional housing programs in Kenmore and Redmond. In 2010, Hopelink turned away 1,008 households requesting housing, and 1,446 households were turned away in 2011. Data is not available for 2012 and beyond when the new Coordinated Entry system for homeless families was initiated in April 2012, called Family Housing Connection (FHC).³⁶
- There are two Eastside teen shelters for runaway and homeless youth and youth in crisis, both operated by Friends of Youth. Youth Haven Bellevue is an all-girls shelter in for girls 11-17 years old; Youth Haven Kenmore is an all-boys shelter for boys age 11-17. In addition, there is an overnight shelter for young adults age 18-24 in Redmond open seven nights a week called The Landing. The young people who access The Landing are too old for traditional youth services, yet too young for adult shelters. They can access mental health counseling, public health services, safe shelter and food. Friends of Youth also provides case management to assist youth to identify strengths, set goals, and identify housing options.³⁷

“(There are) over 200 on our waiting list for single young adult housing; our family housing for young adults is included in the coordinated entry system with multiple thousands on that (waiting) list.”

Friends of Youth Provider Survey

- Tent City 4 consists of homeless adults who form temporary encampments to live together as a community. Tent City 4 sets up on land owned by faith communities for several months before moving to another location. Since first arriving on the Eastside in spring 2004, the camp has maintained a consistent presence on the Eastside, locating in Bellevue, Bothell, Issaquah, Kirkland, Mercer Island, Redmond, Woodinville, and

unincorporated King County. The resident population of Tent City 4 fluctuates based upon the time of year and the location; however, they consistently have 60-70 individuals.³⁸ In November 2012, Camp Unity Eastside was established as a new nonprofit temporary encampment organization.³⁹ Its residents were previously affiliated with Tent City 4.

- There are currently two safe parking programs for homeless on the Eastside. A vehicle camp for families is located at Lake Washington United Methodist Church in Kirkland. A single men’s car camp is open at Washington Cathedral in Redmond.⁴⁰ Starting in Fall 2013, The Sophia Way will operate a safe parking program at St. Luke’s Lutheran Church to all homeless women to stay overnight in their cars in the safety of the church’s parking lot. These clients go through the same intake process as shelter clients. According to the agency, the availability of this option can be a real bridge for some women between homelessness and housing.⁴¹
- In 2008, the City of Bellevue initiated a Severe Weather Shelter (SWS) after a homeless man died from exposure in downtown Bellevue. After two years, the Bellevue Severe Weather Shelter evolved into the nightly Eastside Winter Shelter (EWS) and moved mid-season from Bellevue’s Crossroads Community Center to the Old Redmond Schoolhouse Community Center. The 226 unduplicated residents served in the new nightly model constituted a 283% increase over the preceding season.
- The current capacity of each of the Eastside Winter Shelters (one for men and the other for women with children) is 40-50 per night. This compares to the year-round shelter capacity of 21 women per night and 40 men per night. During the winter of 2012-2013, a total of 210 men, 106 women, and 17 children were served in the Eastside Winter Shelters.⁴²
- In the last two winters, the EWS has primarily been hosted by various churches, with a very limited commitment from existing shelter sites to host again. For the winter of 2013-2014, the cities of Bellevue, Redmond, and Kirkland, in collaboration

with the Eastside Human Services Forum, partnered with the two EWS providers, Congregations for the Homeless and The Sophia Way, to help site the EWS for the next few years until a dedicated shelter space is determined. A Regional Coalition for Housing (ARCH) has also included capital funding for dedicated winter shelter space as part of its work program in the next few years.⁴³

- The Committee to End Homelessness continues to advocate for a move away from shelter and transitional housing in favor of rapid re-housing models that quickly move clients from homelessness into housing with supportive services.⁴⁴

Shelter for Homeless Veterans

- In 2011, the Committee to End Homelessness in King County adopted the Five Year Plan to End Homelessness Among Veterans in King County. Locally the demographics collected in the Safe Harbors Homeless Management Information System (HMIS) suggest that 16–18% of homeless single adults are veterans. A review of the records for calendar year 2011 from Safe Harbors identified 1,734 veterans (self-report) served by King County shelters and transitional housing. There were 120 women and 1,603 men. This is close to the same number of veterans identified in the system in 2008 (1,773).⁴⁵
- Local studies show that up to 45 percent of homeless veterans suffer from some sort of mental illness or substance abuse disorder, and 70 percent of homeless veterans suffer from substance abuse problems. There is considerable overlap between the two disorders.⁴⁶
- Of the individuals served in single adult emergency shelters in Seattle and King County between October 2010 to September 2011, Safe Harbors HMIS data indicates that 15% of individuals in Seattle and 9%

of individuals in King County identified as veterans.⁴⁷ (Note: for more information on this topic, please see the Veterans section in this report.)

Transitional Housing and Rapid Re-Housing

- Rapid re-housing is a cost-effective strategy to help families successfully exit homelessness and maintain permanent housing by integrating three components: employment assistance, case management and housing services. Families can most efficiently access rapid re-housing through coordinated entry. Eligibility criteria for rapid re-housing vary between communities around the country and can be successful for families meeting the federal definition of homelessness, often regardless of income. Preliminary findings from national outcomes of families who received rapid re-housing are promising, e.g. 91% of families exited homelessness for permanent housing and received rental assistance for 5-6 months.⁴⁸
- The Family Homelessness Initiative (FHI) is a countywide endeavor to prevent and end homelessness among families with children. The Initiative is led by the King County Department of Community and Human Services, guided by the Committee to End Homelessness, and supported by Building Changes and The Bill & Melinda Gates Foundation. In addition to the coordinated assessment and entry for families, called the Family Housing Connection (FHC) referred to above, the initiative is focused on retooling programs that provide crisis response services to homeless families (emergency shelters and transitional housing) with a goal to establish a system with shorter homeless episodes and more prevention, diversion and rapid re-housing services.
- Twenty-eight agencies (representing over 100 programs) are participating in the conversion process, including Hopelink and YWCA from East King County, who are participating in a stakeholder group entitled Cohort 1 to develop a tool kit for agencies to use to guide their transition planning. In addition there is a System

“Concerning the rent increase, it’s getting hard to meet our required expenses. With the rent increase we are trying to cope with gas, food and the economy in general.”

Consumer Survey

Transformation group that is providing input to King County on how the new system should be structured, what the program models will entail, and what the inventory targets should be for types of housing/interventions. Imagine Housing, LifeWire, Catholic Community Services, and Hopelink are East King County agencies participating in this effort. The work of both teams are intended to come together to guide the transition of the King County family homelessness system over the next 18 months to a more streamlined, effective model.⁴⁹

- On the Eastside, there are 162 units of transitional housing for families with children offering 547 beds. In Bellevue, there are 54 units with 180 beds. All Bellevue units are limited to either families or pregnant/parenting single women.⁵⁰
- According to the Eastside Homelessness Advisory Committee (EHAC), “Before 2008, there was no shelter for women on the Eastside, meaning a single female would have to sleep on the streets if she was homeless or escaping abuse.” The Sophia Way responded to this need by opening a shelter program with 8 beds which expanded to 21 beds in their new location at St. Luke’s Lutheran Church. More than half of the women were 51 or older. There are 43 women who are currently living in subsidized housing and they served 123 women and children last winter at the Eastside Winter Shelter.⁵¹
- Friends of Youth’s New Ground Bothell provides transitional housing for 14 homeless young mothers, ages 18-21 where they can learning independent living skills, pursue employment or education goals, and develop healthy parenting skills. Once they have gained independent living skills, the case managers work closely with clients to identify appropriate safe and stable housing for them and their babies. New Ground Kirkland provides transitional housing to up to 9 homeless young adults, ages 18-21. Clients live in their own apartments and work closely with their case manager to set goals, complete their GED, high school, or enter college courses, obtain employment, secure childcare, apply for health care and

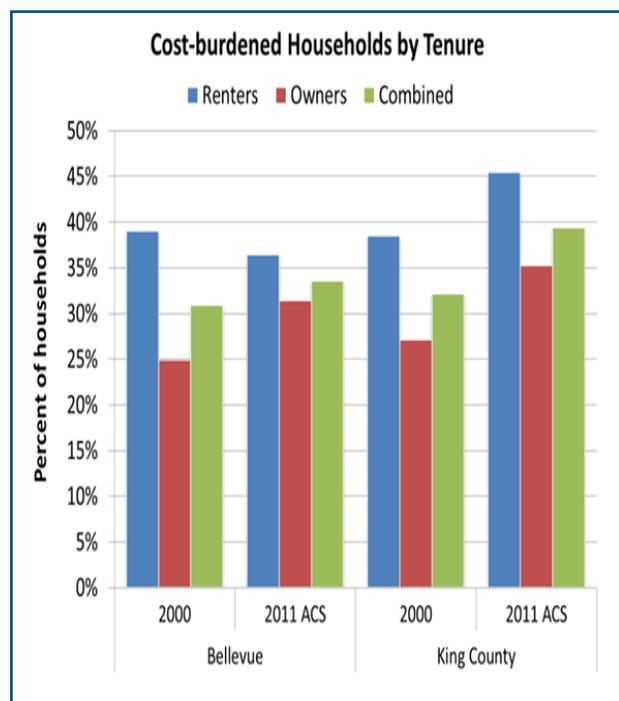
benefits, and much more on an as-needed basis. New Ground Avondale Park in Redmond includes 24 units for young families with children. Residents may have multiple children of any age; they are not limited to one child as in other programs. New Ground Avondale Park is a collaborative of Friends of Youth and Hopelink. In 2012, these three New Ground transitional housing programs provided 3,227 bednights of service.

- The Homeless Youth and Young Adult (YYA) Initiative is King County’s community-wide response to prevent and end homelessness among young people. The Initiative is led by the King County Committee to End Homelessness, with involvement and support from agency and government leaders, private philanthropy and the public sector, and input from homeless and formerly homeless young people. The Comprehensive Plan to Prevent and End Youth and Young Adult Homelessness in King County represents a countywide community effort to create a more coordinated response system to help homeless young people – quickly connecting them with family when it is safe and appropriate to do so, or providing connections to safe housing. Friends of Youth is a key partner in the Plan from East King County.
- The following concrete steps over a period of 18 months are proposed, all of which are designed to bring about a measurable impact on youth homelessness:
 - o Expand family reunification intervention programs to provide in-home support for families in conflict, as a means of preventing homelessness.
 - o Establish emergency shelter for 18-25 year olds in South King County, where there currently are no shelter options for homeless young adults.
 - o Increase housing options, particularly in South King County, for youth with high barriers like mental illness or chemical dependency.
 - o Create clear paths to employment through internship and employment programs specifically designed to connect homeless youth and young adults to living-wage employment.

- o Develop community-based crisis resources and offer rental assistance and supportive services to help youth exiting homelessness achieve housing stability and prevent a return to homelessness.⁵²

Affordable Permanent Housing Prevalence

- Housing is defined as affordable if its occupants pay no more than 30% of their income for rent and utilities or for mortgage, taxes, and insurance. According to the U.S. Department of Housing & Urban Development (HUD), households who pay more than 30% of their income for housing are considered cost-burdened. Households who pay more than 50% of their income for housing are considered severely cost burdened, and may have trouble affording basic necessities such as food, clothing,



Source:

- transportation, and medical care.
- Based on a recent East King County study, nearly 54,000 households (34%) are cost-burdened; e.g. paying

more than 30% of their incomes for housing. Nearly 22,000 of these households pay more than half their income for housing, making them severely cost-burdened.⁵³

- In Bellevue, 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.
- The percentage of cost-burdened renter households in Bellevue has slightly decreased while the percentage of cost-burdened and severely cost burdened owner households has increased (2000 compared to 2011 ACS).⁵⁴

Service Trends Provision of Affordable Housing

- Bellevue is working towards a housing supply that will meet the needs of all economic segments of the community, as established in coordination with the King County Growth Management Planning Council and adopted in the Countywide Planning Policies. The Countywide need for housing by percentage of Area median Income (AMI) is: 16% of housing supply affordable at 50%-80% of AMI; 12% of housing supply affordable at 30%-50% of AMI; and 12% of housing supply affordable at 30% and below AMI.⁵⁵ Since the Countywide Planning Policies were adopted in 1993, approximately 3,480 units of new or preserved affordable housing and Section 8 housing have been created and/or are in the process of being made available. This includes market-rate units in Bellevue with and without regulatory incentives and Direct Assistance units funded by Bellevue

Target Population	Direct Assistance	Regulatory Incentives	Market	Total
Low-income (50% of median)	1,356 units		8 units	1,364 units
Moderate-income (80% median)	641 units	323 units	1,152 units	2,116 units
Total Units	1,997 units	323 units	1,160 units	3,480 units

NOTE: Direct assistance units are ones created with Bellevue funding support but located within the ARCH sphere of influence. Other units are within Bellevue only, current through 2010 survey.

through A Regional Coalition for Housing-ARCH.

- In 2012 Bellevue helped create or preserve 91 low income units and 11 moderate income units. Most of these units received Bellevue Direct Assistance through the ARCH Housing Trust Fund, including Imagine Housing at the South Kirkland Park and Ride, Low Income Housing Institute (LIHI) downtown Bellevue Apartments, and Sophia's Place Shelter at St. Luke's Church. Only Sophia's Place is completed as of March 2013.
- In 2011, Bellevue helped create or preserve 34 low income units and 32 moderate income units. Evergreen Court senior apartments account for 64 of these units. Preserving this project from foreclosure was a timing-critical priority. The limited production of lower income units in 2011 is attributed to the overall market slow down. Stalled production of housing and constraints on housing financing, including public housing dollars, reduced the number of units produced by non-profit housing organizations.⁵⁶

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 \$13,600.⁵⁷

King County Housing Authority (KCHA) Public Housing in Bellevue

- 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.
- 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.⁵⁸

Rents in Bellevue (\$)												
Area	Studio			1 Bedroom			2 Bedroom (1 bath)			3 Bedroom (2 bath)		
	April 2009	March 2011	March 2013	April 2009	March 2011	March 2013	April 2009	March 2011	March 2013	April 2009	March 2011	March 2013
Bellevue-East	741	746	836	906	917	1,077	1,093	1,074	1,238	1,444	1,454	1,632
Bellevue-West	926	950	1,129	1,266	1,371	1,505	1,509	1,509	1,695	2,076	2,663	2,548
Bellevue-Factoria	N/A	N/A	694	887	930	1,032	1,150	1,150	1,268	1,406	1,485	1,700
King County	844	825	958	961	950	1,074	977	977	1,105	1,375	1,343	1,474

Housing Choice Voucher Availability (Section 8 Vouchers)

- King County Housing Authority (KCHA) administers the federal Section 8 Housing Choice Voucher rental assistance program. Housing Choice vouchers are provided to low-income families, and the family is free to locate housing in the private rental market as the federal government subsidizes their rent. Bellevue has approximately 870 older adults, disabled, and families with children benefiting from Section 8 Housing

Rental Housing Market

- The Washington State minimum wage increased to \$9.19/hour beginning in January 2013.⁵⁹ Statewide, to afford a two-bedroom apartment without spending more than 30% of their income on housing, a household had to earn \$18.58 on average. In the Seattle-Bellevue area, that estimated figure is \$21.23.⁶⁰
- Despite the construction of more new apartments this year than in any year in the past two decades, rent prices in King and

“Rapid rehousing will change how housing services are given with the focus on finding permanent housing much more quickly than we were doing in the past. Other issues that the family has may fall to the side in the effort to rehouse them so quickly.”
YWCA Family Village, Provider Survey

Snohomish counties have continued to rise while vacancies remain low, according to Apartment Insights, an industry analysis firm. Downtown Seattle rents rose 3.1%, bringing the average to \$1,707 a month and making it the most expensive market per square foot at \$2.30. The average Bellevue rent rose 3% to \$1,797 a month, surpassing \$2 per square foot for the first time. On average, Bellevue units are newer and larger than apartments in downtown Seattle.⁶¹

- East King County continues to have the highest average rents compared to other parts of the county. In March 2013, the average Eastside apartment rent was \$1,362, while the King County average was \$1,173.⁶² In September 2013, the average rent for an Eastside apartment rose nearly 6% to \$1,440 per month, and the average King County apartment rent rose nearly 5% to \$1,277.⁶³

Increasing Vacancy Rates

- Vacancy rates are often used as an indicator of future rent prices. If vacancy rates are low, rent prices tend to increase due to scarcity of available units; if vacancy rates are high, rent prices decrease as owners attempt to fill unoccupied units. In early 2011, the vacancy rate for the entire Puget Sound region was 4.6%—down from 6.6% in early 2009. However, in 2013, the vacancy rate in the Puget Sound region dropped to 3.8%, the lowest it’s been since 2007. Low vacancies give investors the opportunity to increase rents and, as a result, rents rose 5.5% in the past 12 months.⁶⁴

Increasing Rental Rates in Bellevue

- The table below shows a breakdown of apartment rents in Bellevue between March 2007 and March 2013 and compares them to the entire county. In Bellevue and King County, vacancy rates decreased between 2009 and 2013, as rent increased.⁶⁵
- From the perspective of tenants, the rental market is increasingly difficult: rents are expected to continue to rise, though with incentives such as rent reductions or free parking available. In March 2013, 50% of properties surveyed included parking in the rent, compared to September 2012 when 60% included parking.⁶⁶

Affordable Home Ownership

- The median sale price of a house in Bellevue for April 2013 was \$660,000, up from a median of \$569,000 one year ago, a 16% increase.⁶⁷
- It is increasingly difficult for moderate-income households and first-time homebuyers to purchase a home, particularly in East King County. In response, federal, state, and local governments; non-profit organizations; lenders; and private developers have developed a number of strategies to assist low and moderate-income homebuyers. Local homeownership assistance programs use several different strategies: 1) provide cash in the form of down payment loans or lower interest rates to help buyers afford home costs; 2) lower construction costs by smaller lot or unit sizes, by offering developers waivers from regulations, or by using surplus land; and 3) lower purchase costs through development subsidies and sweat equity from buyers and volunteers.⁶⁸
- A program of A Regional Coalition for Housing (ARCH) helps homebuyers through a down payment assistance program called House Key Plus ARCH. This

Average Rents in King County and East King County (\$) 2007-2013							
	March 2007	March 2008	April 2009	March 2010	March 2011	March 2012	March 2013
East King County	1,130	1,221	1,259	1,165	1,222	1,288	1,362
King County	946	1,026	1,065	1,017	1,049	1,098	1,173
Difference	184	195	194	148	173	190	189

program also receives funding from King County and the Washington State Housing Finance Commission. Down payment assistance helps close the affordability gap for first-time homebuyers in East King County, providing assistance that can be used to help purchase homes on the open market or price-restricted homes through various local land use incentive programs. The program requires homebuyers to take some level of homebuyer education. It provides funds as deferred loans, to be paid with interest, and recycles funds through loan repayment, maintaining long-term value of the loan program. House Key Plus ARCH has been in existence since late 2005 and has already helped over 58 first time, income-qualified homebuyer households achieve homeownership.⁶⁹

Legislative and Policy Changes Affecting Basic Needs Issues

- Total Federal Community Development Block Grant (CDBG) funding across the country has been cut by nearly \$1 billion (21%) since Fiscal Year 2010, yet the need continues to grow.⁷⁰ In 2012, Congress again reduced funding for the federal Community Development Block Grant (CDBG) program which resulted in a 12.7% reduction in Bellevue CDBG funding after a 16% reduction in 2011. For 2013, CDBG funding for Bellevue remained relatively flat and for 2014, further cuts in CDBG funding are under consideration by Congress.
- The 2013 Washington State Legislature allocated \$70 million for the Housing Trust Fund in the 2013-2015 Biennium for the preservation and creation of thousands of housing units for low-income families and individuals. The Legislature also provided maintenance funding for Housing and Essential Needs (HEN) and Aged, Blind and Disabled (ABD) program which will allow people with temporary disabilities in King County to be eligible for housing subsidies, bus passes and personal hygiene items that will keep them from homelessness. In addition, people who are considered eligible for permanent federal disability payments by being part of the ABD program will

continue to receive small monthly stipends of \$197/month to meet their basic needs until their federal eligibility is approved. Funding for ABD increased in this budget in anticipation of new applicants resulting from broadening the definition of disability in order to maximize the likelihood Washington will receive an enhanced, 100% federal Medicaid match under the federal Affordable Care Act.⁷¹

Community Perceptions

- This was the eighth consecutive phone/online survey in which lack of affordable housing (as a community problem) received the greatest percentage of major and combined major/moderate ratings, at 51%, significantly lower than the 61% reported in 2011. The percentage of respondents rating homelessness as a major or moderate problem changed from 22% in 2011 to 28% in 2013.
- In the phone/online survey, results confirm that meeting basic needs continues to be a concern for Bellevue residents, not too different in the surveys two and four years ago. Thirty-five percent (35%) of respondents rated the issue of having jobs that do not pay enough for the basics of food, shelter, and clothing as a major or moderate community problem. This is approximately the same percentage as in the phone surveys between 2011 and 2013, although a decrease from the 40% reported in 2011.
- In regard to Bellevue residents' ratings of problems in their households, 12% of respondents noted not having enough money to pay for housing, 10% rated inability to pay utility bills, 10% rated not having enough money for food and clothing, and 10% of respondents rated inability to pay for prescriptions.
- In the 2013 survey, 21% of respondents rated hunger as a major or moderate problem in Bellevue, compared to the 22% reported in 2011 and 18% reported in 2009.
- In the 22 Community Conversations conducted, many participants mentioned issues related to housing, both in terms of affordable housing and housing for homeless. Some families are doubling up due to

high rents and waiting lists for shelter and housing are long. Food and assistance with utility bills was also mentioned by several groups.

- In key informant interviews with members of the faith communities, requests for food are one of the top needs. Another is help with rent and utility bills.

Implications for Action

- While governments, foundations, and service providers agree that rapid re-housing interventions are effective for certain segments of the homeless population, service providers note that further improvements in the assessment process for homeless families are needed to screen for barriers and make sure that the housing placement matches are appropriate. They also believe that short-term rental subsidies, e.g. 3 months, are not long enough for most families to stabilize. Given the relatively low percentage of homeless families who have been placed through Family Housing Connection to date (13%) and the large numbers still awaiting placement reinforces the ongoing need for interim housing and/or shelter coupled with client engagement, until such a time as the homeless housing system has sufficient unit production and maintenance to meet the existing need.
- The lack of affordable housing continues to be perceived by residents as the top community problem in Bellevue. Housing prices have begun to rise again and this trend is likely to continue in the future.
- Rising housing prices means single family homes in Bellevue have in most cases become out of reach for households earning the median wage. Little relief is found in the rental market as rental rates are also increasing.
- There is a significant need for housing affordable for moderate-income households (also termed workforce housing) on the Eastside as well as housing for low-income (30% of median income or below). There is also a need for a dedicated location for the Eastside Winter Shelter which will take several years to implement. In the interim, finding suitable sites for the shelters con-

tinues to be very challenging, even with the assistance of staff from Eastside cities. Partnerships with the private sector to address this community need should be explored.

- While the need for food remains high, it is now viewed by some providers more as a supplemental support rather than a crisis intervention service for some families.

Endnote

1. Asbridge, M., Florence, M., & Veugelers, P. (2008). Diet Quality and Academic Performance. *Journal of School Health*, 209-215
2. Healthways. (2012) *Healthways, Inc. : Poor Employee Health Habits Drive Lost Productivity According to Major New Study of Nearly 20,000 American Workers*. Retrieved from <http://www.4-traders.com/HEALTHWAYS-INC-8345/news/Healthways-Inc-Poor-Employee-Health-Habits-Drive-Lost-Productivity-According-to-Major-New-Study-14448449/>
3. United Way of King County. (2013) Retrieved from <http://www.uwkc.org/ways-to-volunteer/ongoing-campaigns/bridge-to-basics/>
4. City of Bellevue. (2012). *Human Services Division Database* [Data file] and S. Bliesner, Hopelink, Personal Communication, July 29, 2013
5. S. Bliesner, Hopelink, Personal Communication, July 29, 2013
6. Emergency Feeding Program. (2012). *Reimbursement Request and Demographic Report: Human Services Fund 2011-12*. (Contract file)
7. G. Van Breda, Renewal Food Bank, Personal Communication, July 17, 2013
8. Eastside Homelessness Advisory Committee. (February 2013)
9. Bellevue School District Website. (2013) Retrieved from <http://www.bsd405.org/news-events/back-to-school/summer-meals-program.aspx>
10. Economic Research Services, United States Department of Agriculture. (2012). *Prevalence of household-level food insecurity and very low food security by State, average 2009-2011*. Retrieved from <http://www.ers.usda.gov/publications/err-economic-research-report/err141.aspx>

11. B. Takahashi, McKinney-Vento Liaison, Bellevue School District, Personal Communication, October 24, 2013
12. Communities Count. (2012). *Social & Health Indicators Across King County*. Retrieved from <http://www.communitiescount.org/index.php?page=region-5>
13. United States Department of Agriculture. (2012). *Food Stamp Program Annual Person Participating Report*. Retrieved from <http://www.fns.usda.gov/pd/15SNAPpartPP.htm>
14. Communities Count. (2012). *Social & Health Indicators Across King County*. Retrieved from <http://www.communitiescount.org/index.php?page=basic-food-caseload>
15. The Seattle Times. (July 18, 2013). *Ballooning Food-Stamp Rolls Highlight Ideological Divide*. Retrieved from http://seattletimes.com/html/localnews/2021413860_food-stampxml.html
16. Renewal Food Bank. (2013). Retrieved from <http://renewalfoodbank.com/>
17. S. Bliesner, Hopelink, Personal Communication, July 29, 2013
18. M. Poland, Emergency Feeding Program, Personal Communication, October 19, 2013.
19. Salvation Army, Personal Communication, July 30, 2013
20. Alliance of Eastside Agencies. (2013). *Meeting Needs Together*. Retrieved from <http://allianceofeastsideagencies.org/mnt/>
21. D. Grant, Hopelink, Personal Communication, July 15, 2013
22. City of Bellevue. (2012). *Community Development Block Grant (CDBG), 2012 Consolidated Annual Performance and Evaluation Report*. Bellevue, WA: City of Bellevue
23. S. Bliesner, Hopelink, Personal Communication, July 29, 2013
24. City of Bellevue. (2012). *Human Services Division Database*. [Data file]
25. Seattle/King County Coalition on Homelessness. (2013). *2013 Annual One Night Count of People who are Homeless in King County, WA*. Retrieved from www.homelessinfo.org
26. United Way of King County. (2013). Preliminary report: *Count Us In, King County's Point-In-Time County of Homeless Young People*. Retrieved from <http://www.uwkc.org/assets/files/homelessness/count-us-in-2013.pdf>
27. E. Harris-Shears, Catholic Community Services Family Housing Connection, Presentation to Eastside Human Services Forum Work Group, October 8, 2013
28. Bellevue School District. (2013). Retrieved from <http://www.bsd405.org/about-us/departments/student-services/homeless-mckinney-vento.aspx>
29. The Bellevue Reporter. (2013). *Young – and homeless*. Retrieved from <http://www.bellevuereporter.com/news/191247951.html>
30. B. Takahashi, McKinney-Vento Liaison, Bellevue School District, Personal Communication, September 19, 2013
31. Committee to End Homelessness in King County. (2005). *A Roof Over Every Bed in King County: Our Community's Ten-Year Plan to End Homelessness*. Retrieved from <http://www.cehkc.org>
32. Committee to End Homelessness. (2013). Funders Group Dashboard through March 2013
33. Eastside Homelessness Advisory Committee. (February 2013)
34. Committee to End Homelessness. (2013). *The Role of Shelter in Ending Homelessness: Single Adult Shelter Task Force Report*. Retrieved from http://www.cehkc.org/doc_reports/ShelterTaskForceReport.pdf
35. D. Johns Bowling, Congregations for the Homeless, Personal Communication, October 3, 2013.
36. Catholic Community Services Family Housing Connection. (2013). Preliminary Data through June 2, 2013
37. Friends of Youth. (April 2012). Application for 2013-2014 funding through Share1app online application
38. City of Bellevue. (2008). *Determination of Non-Significance, 08-112966 LZ*. Retrieved from http://www.bellevuewa.gov/pdf/Land%20Use/08-112966-LZ_Tent_City_4.pdf
39. Camp Unity Eastside (2012). Retrieved from <http://campunityeastside.org/>
40. Interfaith Task Force on Homelessness. (2013). *Weekly Update from the ITFH – June 28, 2013*
41. L. Miller, The Sophia Way, Personal Communication, August 1, 2013
42. A Regional Coalition for Housing. (2013). *Winter Shelter in East King County*.

43. A Regional Coalition for Housing. (2013). *Minutes of Executive Board – July 11, 2013*
44. Committee to End Homelessness in King County (2011). *Mid-Plan Report*. Retrieved from <http://cehkc.org/Mid-PlanReviewReport.pdf>
45. King County Department of Community and Human Services. (2013). Status of Veterans and Veteran Services in King County, February 2013. Retrieved from <http://www.kingcounty.gov/socialservices/veterans/PlansAndReports.aspx>
46. King County Department of Community and Human Services. (2013). King County Stakeholder Recommendations for Enhanced Regional Coordination for Veterans. Retrieved from <http://www.kingcounty.gov/socialservices/veterans/Regional%20Veterans%20Initiative.aspx>
47. Committee to End Homelessness. (2013). *The Role of Shelter in Ending Homelessness: Single Adult Shelter Task Force Report*. Retrieved from http://www.cehkc.org/doc_reports/ShelterTaskForceReport.pdf
48. Building Changes. (2013). *What is Rapid Re-Housing?* Retrieved from <http://buildingchanges.org/library-type/other/item/628-what-is-rapid-re-housing?>
49. Eastside Human Services Forum. (2013). *More Than a Roof Overhead: Getting Real About Homelessness in King County – Fact sheet produced by the Eastside Human Services Forum: June 6, 2013*. Retrieved from <http://www.eastsideforum.org/pdfs/Eastside%20Homeless%20Shelter%20Fact%20Sheet.pdf>
50. King County Community Services Division. (2011). *Inventory of Homeless Units and Beds*. Retrieved from http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports.aspx
51. L. Miller, The Sophia Way, Personal Communication, July 31, 2013
52. King County Housing and Community Development Program, Department of Community and Human Services. (2013). Comprehensive Plan to Prevent and End Youth and Young Adult Homelessness in King County. Retrieved from <http://www.kingcounty.gov/socialservices/Housing/ServicesAndPrograms/Programs/Homeless/HomelessYouthandYoungAdults.aspx>
53. A Regional Coalition for Housing. (2011). *Housing 101: East King County*. Retrieved from http://www.archhousing.org/resources/pdfs/Housing_101_2011.05.13.pdf
54. U.S. Census. (2013). *Selected Housing Characteristics, 2007-2011 American Community Survey Data for Bellevue WA Five Year Estimates*. Retrieved from http://factfinder2.census.gov/faces/tableservices/jsf/pages/product-view.xhtml?pid=ACS_11_5YR_DP04
55. King County Countywide Planning Policies, amended 12/3/2012 CPP-H-1
56. City of Bellevue. (2011). *Annual Performance Report*. Retrieved from <http://www.bellevuewa.gov/pdf/Finance/2011AnnualPerfReport.pdf>
57. City of Bellevue. (2013). Community Development Block Grant (CDBG), Consolidated Housing and Community Development Plan: Annual Action Plan 2013. Bellevue, WA: City of Bellevue.
58. City of Bellevue. (2013). Community Development Block Grant (CDBG), Consolidated Housing and Community Development Plan: Annual Action Plan 2013. Bellevue, WA: City of Bellevue.
59. Washington State Department of Labor and Industries. (2012). Retrieved from <http://lni.wa.gov/News/2012/pr121228a.asp>
60. National Low-Income Housing Coalition. (2013). *2013 Out of Reach Report*. Retrieved from http://nlihc.org/sites/default/files/oor/2013_OOR.pdf
61. The Seattle Times. (July 1, 2013). *New Apartments in Seattle Area Don't Halt Rise in Rents*. Retrieved from http://seattletimes.com/html/business/technology/2021308680_rentprices.xml.html
62. Dupre + Scott. (2013). *The Apartment Vaancy Report, Vol. 31, No. 1, March 2013*
63. Dupre + Scott. (2013). *Apartment Vacancy Report, Vol. 31, No. 2, September 2013*
64. Dupre + Scott. (2013). *Apartment Vacancy Report – Executive Summary. (March 2013)*
65. Dupre + Scott. (2013). *The Apartment Vacancy Report, Vol. 31, No. 1, March 2013*
66. Dupre + Scott. (2013). *Apartment Vacancy Report – Executive Summary. (March 2013)*
67. Seattle Post-Intelligencer. (2013). *Bellevue Home Prices Up 16% in 1 Year*. Retrieved from <http://blog.seattlepi.com/seattlewa->

- terfronthomes/2013/05/04/bellevue-home-prices-up-16-in-1-year/
68. A Regional Coalition for Housing. (2011). *Housing 101: East King County*. Retrieved from http://www.archhousing.org/resources/pdfs/Housing_101_2011.05.13.pdf
 69. City of Bellevue. (2013). Community Development Block Grant (CDBG), Consolidated Housing and Community Development Plan: Annual Action Plan 2013. Bellevue, WA: City of Bellevue.
 70. National Community Development Association (NCDA). (2013) *Community Development Block Grant (CDBG) Program Fact Sheet*
 71. United Way of King County. (2013). Public Policy Blog, July 3, 2013. Retrieved from <http://www.uwkcblog.org/2013/07/03/at-last-a-state-budget/>