

**BELLEVUE NETWORK ON AGING  
MINUTES**

October 3, 2019  
8:30-10:30am

North Bellevue Community Center

**MEMBERS PRESENT:** Hannah Kimball, Michelle Trimble, Jullie Gray, Janet Jelleff, Phyllis Smilen, , Berta Seltzer, Diana Thompson, Beverly Heyden, Desiree Leigh, Christy Stangland, Gazel Tan, Janet Zielasko

**MEMBERS ABSENT:** Judy Dowling, Jeanne Grote, Bill Merriman.

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

**GUESTS:** Pamela Johnsen, D’Anne Edison, Masako Sakimoto, Missy Anderson

**RECORDING SECRETARY:** Daniel Lassiter

**WELCOME AND ROLL CALL:** The meeting was called to order by Hannah Kimball and roll call taken.

**APPROVAL OF MINUTES:** Changes identified to the 9-5-2019 minutes. Changes made as submitted and then approved.

**PUBLIC COMMENTS:**  
Pamela Johnson - President One-Bellevue. [onebellevue.us](http://onebellevue.us) announced that public welcome to all candidate forums.

Public Comment made by Joanne Gainen with Eastside Neighbors Network.

**PRESENTATION & DISCUSSION:**

Janet Lewine, City of Bellevue Lead Planner presented an update on the plan for affordable housing in Bellevue. The original Affordable Housing Strategy (AHS) was developed and approved by Bellevue City Council in June 2017 and updated in March 2019. The plan includes:

- 5 Strategies + 21 Actions
- Goal of 2,500 more affordable homes in 10 years
- Bold actions + measurable results

▪ Council Priority – Phase I Actions

The Phase I Action includes:

- Update Multifamily Tax Exemption
- Density bonus for suitable public, non-profit & faith parcels
- Incentives Downtown & Eastgate, Wilburton and East Main<sup>th</sup>
- TOD affordable housing- 130<sup>th</sup> & OMFE
- Partner to preserve existing affordable MF housing

(see Janet's PowerPoint on the BNOA web site to review Phase II Actions).

The current median 1-BR rent for Bellevue is \$2,020, the median 2-BR rent for Bellevue is \$2,470. The Bellevue Human Services Survey reflects 75% of respondents rate “lack of affordable housing” as the number one community problem. Surveys of Bellevue businesses reflect Bellevue are worse than other local cities for affordable housing options which translates to limited qualified trained staff for a working community such as teachers, retail positions and tourism related jobs. HUD defines cost-burden if a household spends more than 30% of their income for the housing, and if 50% or more is spent then they are severely cost burdened. By that measurement Bellevue is 34.4% cost burdened and 16% severely cost burdened.

Households being cost burdened are at risk of being unable to afford their other basic needs such as food, childcare and transportation. This can also lead to households having to move out of the city to afford cheaper rents; this can impact their mode of transportation, their social support systems such as schools, faith communities, and could for some affect their ability to remain employed. Although half of Bellevue workers earn salaries less than \$53,000; there is almost no market housing affordable to these low- and moderate-income workers who need rents at less than \$1,300 month. The current Bellevue senior housing development includes: The Pacific Regent Phase II is a 22 story addition which added 168 residential units including independent living and skilled nursing care and a health center with housing priced at market rate; Aegis at Overlake is developing a new 118 unit assisted living senior housing at market rate; RJ Development Senior Housing is developing 140 units in two buildings that will be at market rate; and SHAG Crossroad Senior Living as completed a 6-story, 185 unit complex that have some units who earn less than 50% of the area median income.

(See Janet's PowerPoint on the BNOA web page for more details on the presentation).

**Lindsay Masters Executive Manager of ARCH** presented.

Affordable Senior Housing Single elderly households are the most likely to be severely cost burdened (paying over 50% of income towards housing).

Nearly a third of the clients in homeless shelters funded by United Way of King County are over age 55.

A 2016 survey indicates of the number of people experiencing homelessness, 22% were over age 50. Nearly a third of the clients in homeless shelters funded by United Way of King Count are over age 55.

## The 2009 Study: Quiet Crisis

- “More than 6,700 low-income seniors are currently waiting to receive assistance from local housing authorities, and nearly 1,000 are homeless.”
- 2009 Findings: Report predicted a demographic tidal wave that would increase the share of seniors in the county to 23% of the population by 2023, and exponentially grow the need for affordable housing.
- Today: The share of elderly population in Bellevue is now close to 25%. Whereas the average senior on social security would have to pay 80% of their income for an average rent apartment, today the typical \$1400 social security benefit is nowhere near enough to afford the average apartment rent in Bellevue of over \$2,300.

ARCH cities invested \$63 million to create 3,600 units. Meanwhile, Seattle has invested over ten times that amount (\$650 million) to produce about 14,000 permanently affordable homes.

A significant share of affordable units (over 1/3) were occupied by seniors in 2018.

Lindsay reviewed a variety of methods of local funding tools being used on the eastside. (See Lindsay’s PowerPoint on the BNOA web site).

*Housing-Related Recommendations:* □ Protect and preserve existing affordable rental senior housing. □ Preserve mobile home communities. □ Work with community-based providers, and state and federal agencies to create assisted living facilities for current and future residents of public and nonprofit housing. □ Make strategic investments of local, state and federal public funding to expand the supply of affordable housing for seniors, and to encourage the creation of new types of supportive housing. □ Leverage state and federal resources to meet the senior housing challenge. □ Provide a framework of regulations and incentives to encourage the development of affordable housing for seniors. □ Create development incentives for senior housing providers. □ Encourage the development of detached accessory dwelling units.

*Who needs to get involved?* ◦Faith Communities ◦Local elected leaders ◦State legislators ◦Major employers ◦Community leaders/organizers ◦Housing developers/providers ◦Homeless providers ◦People affected by the housing crisis ◦Senior

*ADVOCACY* □ Make the case to use existing funding tools and request new tools from the state. □ Make affordable housing the highest priority use of public land. □ Engage employers and faith communities to dedicate available land and resources. □ Require all new development (commercial and residential) to contribute to affordable housing. □ Allow more land to be available for multifamily and other housing types, including ADUs. □ Organize support for affordable housing in your community. □ Organize existing apartment communities to preserve their housing. □ Learn people’s stories –share how the lack of affordable housing affects our community, and how its presence can change people’s lives.

(See the PowerPoint to review local data on funding of affordable habits and comparisons between the local communities.)

**Raquel Rodriguez-ARCH** described the day to day operations of getting people finding affordable living situations including the difficult timing and limited number of units on the eastside. Her advice:

- Encourage older adults seeking affordable housing to review the rental list and call every few days.
- Use the ARCH listing and stay within the percentage you can afford. Know the wait time can be two years. Look not only at senior housing but review the individual and family housing options as well.
- Remember that ARCH looks only at gross income and not what difficult circumstances you may be in with your expenses.
- The sites listed on the ARCH web site are verified as affordable according to the income bracket you are seeking.

## **COMMITTEE REPORTS:**

### **Human Services:**

- Consultant is reviewing the board structure, so a usual meeting has not been completed.
- “Coffee Talk” flyer was sent around to talk about transportation issues on the eastside with HopeLink with the meeting to be held at the North Bellevue Community Center on October 23<sup>rd</sup>.
- She left the flyer Bellevue Community Resource Fair at Bellevue Library.
- MSW intern Devin was introduced to the group as an intern for Human Services Department.

### **Advocacy Committee** (*Diana*)

**Janet Lewine, City of Bellevue Planner, was asked if she thought universal design could be legislated for Bellevue and/or Kirkland and Janet indicated it could not be passed and would be government overreach.**

Legislation would only work if there was a perceived problem and at this time there is not. What Janet suggests instead is education and outreach.

Barb said the city of Kirkland would like to promote aging in place. She was able to add to the discussion regarding adding incentives of square footage for adding assessable features to “mother-in-law” units added to existing property.

The Bellevue Network on Aging (BNOA) presented a slide show to the Bellevue City Council a few years ago on universal design and Janet L. felt more things like that would be useful in promoting universal design and/or visibility. She also recommended putting together a demonstration project, recognize builders with awards, point out to the city things the builders can do to help promote universal design.

**Diana asked if the BNOA and Kirkland Senior Council should develop a brochure on incentives to builders. Janet said, “probably not since the American Planning Association (planning.org) already has many materials available” and suggests using those instead.**

Phyllis talked to Fremont, CA who has incorporated universal design features that increase re-salability of homes and apartments. They feel universal design enhances the ability of all to live independently in their homes for as long as possible. It allows the home to adapt to a lifetime of changing needs. It requires builders to offer certain accessibility features as an upgrade option at the building stage. It adds minimum cost at time of building and saves the need for upgrades later.

Phyllis also mentioned Colorado has a Strategic Action Planning Group on aging. It is comprised of private sector, State Department, and public consumer representatives. They encourage developers with tax credits or subsidizing a portion of building costs and requires the city and county to plan options for homes. They engage Habitat for Humanity and ensure older Coloradans are informed and empowered.

Janet mentioned that in some areas of Seattle, there is no way to make the homes age friendly. (think hills of Seattle)

We ended the discussion with talking about “missing middle housing” and the crisis that will become with the baby boomers aging and what we can do now with Bellevue and Kirkland’s municipalities which is continuing to educate and possibly highlight and reward builders and architects that putting UD into their family dwellings. “

Another subject: The group discussed whether a legislative forum should be planned for in December. A decision was not reached. Michele and Desiree want to meet with legislators. This issue will be discussed at the next meeting in October. It’s late to put together a forum for December, but it can be done.

### **Outreach Committee ( )**

No report given.

### **Transportation & Housing Committee (Phyllis)**

Re-initiated discussion of how to find "lost" people who may be isolated by lack of transportation. Loneliness can profoundly and negatively affect mental and emotional health, physical health, and longevity. We still don't have a clear path,

Discussed "community van/Hyde Shuttle" transportation model for Bellevue. After 2 years of discussions, surveys, focus groups, and joint meetings with HSC, Metro, and BNOA, we are essentially stalled by lack of a partnering agency and lack of budget. Discussion will continue between HSC, City of Bellevue, and METRO; when it's appropriate, BNOA will step forward to advocate and support.

Discussed the EERC meeting on Tuesday September 24, where Marty Boggs, Redmond Senior Center Manager, announced that Redmond will be getting a community van. The circulator route bus failed to thrive, but the \$100K budget allocated for that will likely be re-authorized for the community van. City of Redmond is working with four possible partners.

Michelle Trimble, Advocacy Committee, joined our meeting to discuss Universal Design as a component of Aging in Place, helping seniors stay in their homes. Janet Lewine recently visited Advocacy Committee and suggested that in order to get UD in place, as a common way of doing things, we need to gain allies in the design, build, consumer and local government agencies. Michelle wondered whether Advocacy or H&T should take the lead? Our eventual consensus was that we all can and should work on it, it needn't be an "either/or". The more people we have speaking up and out, the greater our communication reach, the faster our progress.

## **COMMITTEE PARTNERSHIP REPORTS:**

### **Eastside Easy Rider Collaborative** (*Hannah*)

A Coffee Talk is schedule October 23, 2019 at the North Bellevue Community Center, 1:30p – 3p to talk about local transportation needs to include new ways to get around town with area agencies and community members. The talk is a collaboration with City of Bellevue Network on Aging, Hope Link, King County Metro, Sound Generations, Imagine Housing and Alliance of People with disAbilities. Diana was curious of how the facts were being gathered about actual people in need of service. The response was in past surveys and the future of getting out in the community with questions to the public and recording their input.

### **Aging & Disability Services Advisory Council** (*Diana*)

Diana attended a Washington State budget meeting. The presenter elaborated on how the highest income earners of Washington State paid 1.7% of income in taxes and the bottom 20% of income earners paid 13.3% of their income Washington state taxes. The statistics indicated an improper balance according to the presenter. Some ideas were presented to change the system including provide a rebate for low income earners. Also, continue after the elderly property tax rebate and possibly increase the capital gain taxes of expensive homes.

### **Washington Senior Lobby** (*Diana*)

October 24<sup>th</sup> is the Senior Lobby Day in Tacoma. Diana, Desiree, Michele and Dan will be attending. Diana encouraged more people to attend.

## **NEW BUSINESS**

A discussion was had about reviewing the current committees to see if they are the best items for the BNOA to be reviewing. Michele voiced that more than one committee should be able to work together on some of the issues, including Universal Design but not limited to Universal Design. She believed more work needed completed on some local agendas and not so much on State and Federal agendas. Diana sees a great need to work on State and Federal agendas but agrees local agenda's need attention. The group agreed to bring any new ideas to one of the next BNOA meetings and then hash them out at the annual retreat.

A vote was taken on three members terms to go another 2-years. Beverly, Berta and Diana were approved for another 2year term. At the end of the term they will be eligible for another 3-year term but then must take a one-year break as a voting member.

Discussed moving the annual retreat from January 2 to January 9<sup>th</sup>. January 9<sup>th</sup> was approved if Debbie Lacey was available to facilitate the retreat.

**STAFF REPORT** (*Dan*)

A report was given on the status of interviewing new members. So far seven applications had been received. All members were encouraged to reach out for more applicants..

**ADJOURN**

The meeting adjourned at 10:30am