

Bellevue: A Community Profile



Bellevue Community Profile

This chapter provides a general overview of changing demographics in Bellevue. For specific information about these topics as they relate to Human Services, see the following chapters:

- Goal 1: Food to Eat and Roof Overhead
- Goal 2: Supportive Relationships
- Goal 3: A Safe Haven from All Forms of Violence
- Goal 4: Health Care to be a Physically and Mentally Fit as Possible
- Goal 5: Education and Job Skills to Help Individuals Reach their Full Potential
- Specific Population Chapter:
 - Older Adults
 - Refugees and Immigrants
 - People with Disabilities
 - School-Aged Children and Youth
 - Veterans
- Special Focus Area: Homelessness

Population

Existing Snapshot

On April 1, 2019, Bellevue's population was estimated to be 145,300, making Bellevue the fifth largest city in Washington state; just behind the cities of Seattle, Spokane, Tacoma and Vancouver, Washington.¹

Bellevue's population comprises just under two percent of the state's total population and just under seven percent of King County's population. The City covers an area of approximately 33.5 square miles resulting in a population density of 4,335 people per square mile.

Lake Hills is the city's largest neighborhood area in terms of population followed by Downtown and Crossroads. BelRed, Factoria, Wilburton and Woodridge are the city's smallest neighborhood areas in terms of population.

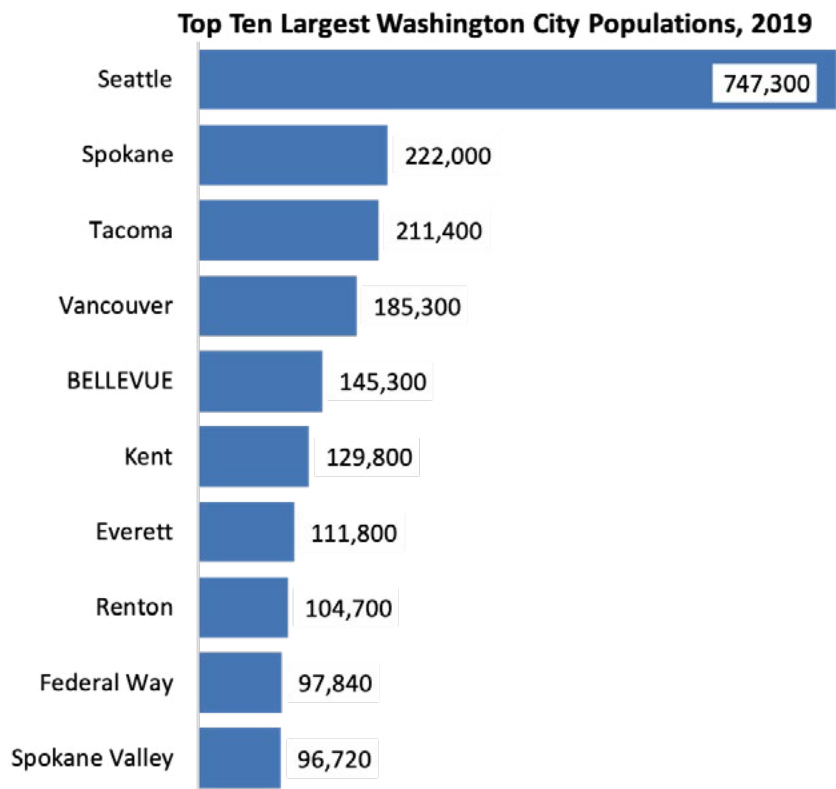


Figure 1 | Source: Washington State Office of Financial Management, Population Estimates Division.

Trends and Projections

Since Bellevue incorporated in 1953, the city's population has grown at an average annual rate of 5.0 percent per year. However, much of that growth was due to annexation, especially annexation that occurred during the 1950s and 1960s when Bellevue quintupled in size annexing nearly 19 square miles. The city's population ballooned by a factor of ten, climbing from 5,950 in 1953 to 61,196 in 1970.²

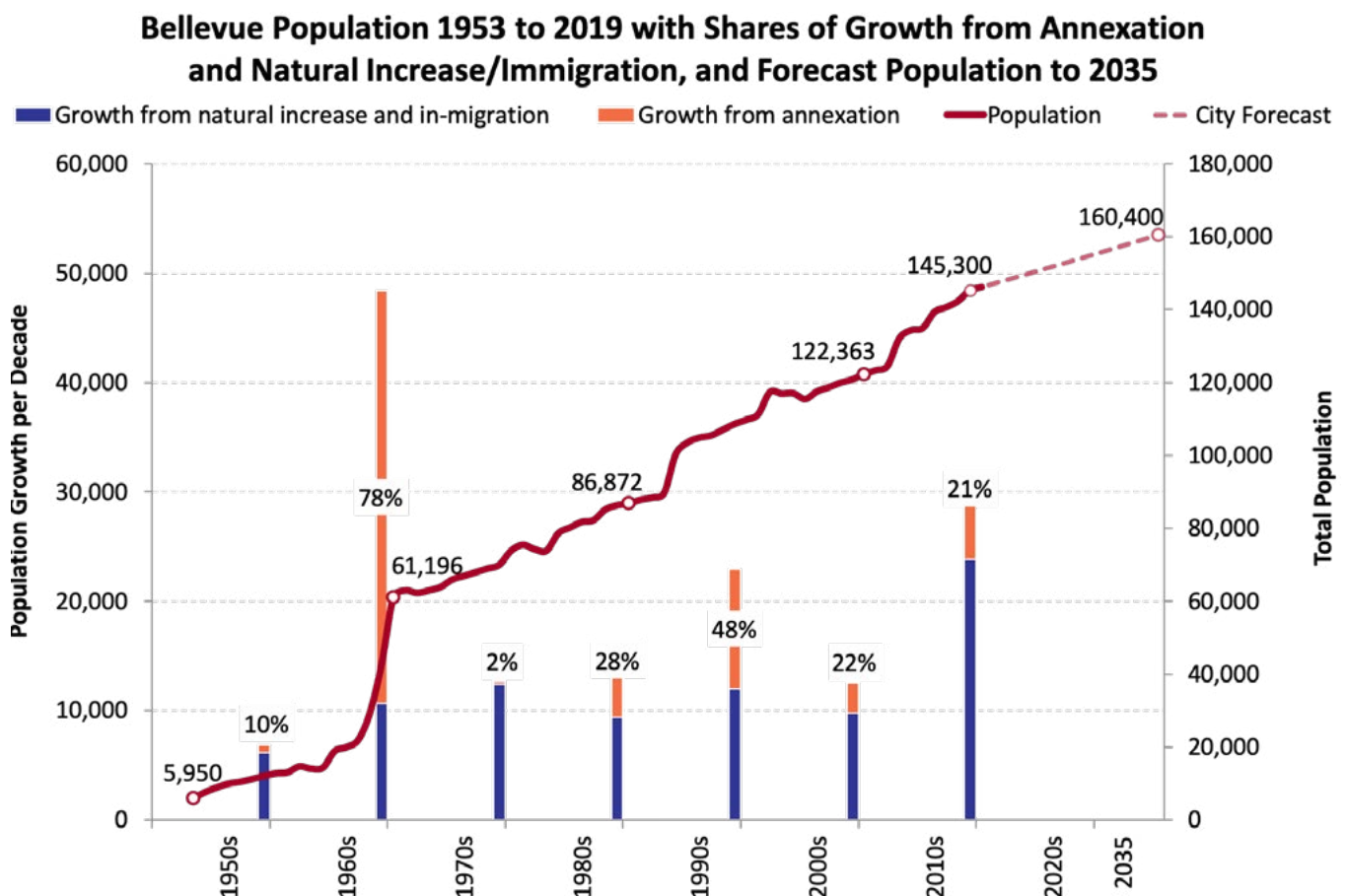


Figure 2 | Sources: Population estimates prior to 2000 are from the City of Bellevue with decade points from the U.S. Census Bureau. Estimates from 2000 on are from Washington State's Office of Financial Management. Official population estimates are for April 1st of the specified year. Forecast is from the City of Bellevue's Comprehensive Plan adopted in July 2015.

Since 1970, annexations have represented 26 percent of Bellevue's population growth, and population has grown on average 1.8 percent per year.

Between 2010 and 2019, Bellevue's population, not including population in annexation areas, grew by 14.1 percent, slower than King County overall at 15.3 percent, yet faster than Washington State at 12.2 percent. Since 2010, populations in Seattle and eastside cities including Issaquah, Redmond, Newcastle, Kirkland, Sammamish and Renton all grew faster than Bellevue's population, while populations in Mercer Island, Woodinville, the Points communities and other small eastside towns grew slower.

Currently, Bellevue's rate of population growth is projected to slow to less than one percent per year with population projected to reach 160,400 by 2035. As the region updates its vision for 2050 and cities update their Comprehensive Plans for 2043, Bellevue's projected rate of population growth could change.

Neighborhood Patterns

Downtown and BelRed are projected to be the city's fastest growing neighborhood areas over the next 20 years.³

Characteristics

Place of Birth

For decades, most of Bellevue's residents have come to Bellevue from other states or from abroad. In 1970, about 49 percent of Bellevue's residents had been born in another state, five percent had been born outside of the United States (include those born abroad to an American parent) and five percent had been born in a foreign country (includes anyone who is not a U.S. citizen at birth, including those who have become U.S. citizens through naturalization). Since 1970, the share of Bellevue's residents who were born in a foreign country has increased steadily climbing from five percent in 1970 to 39 percent in 2017.⁴

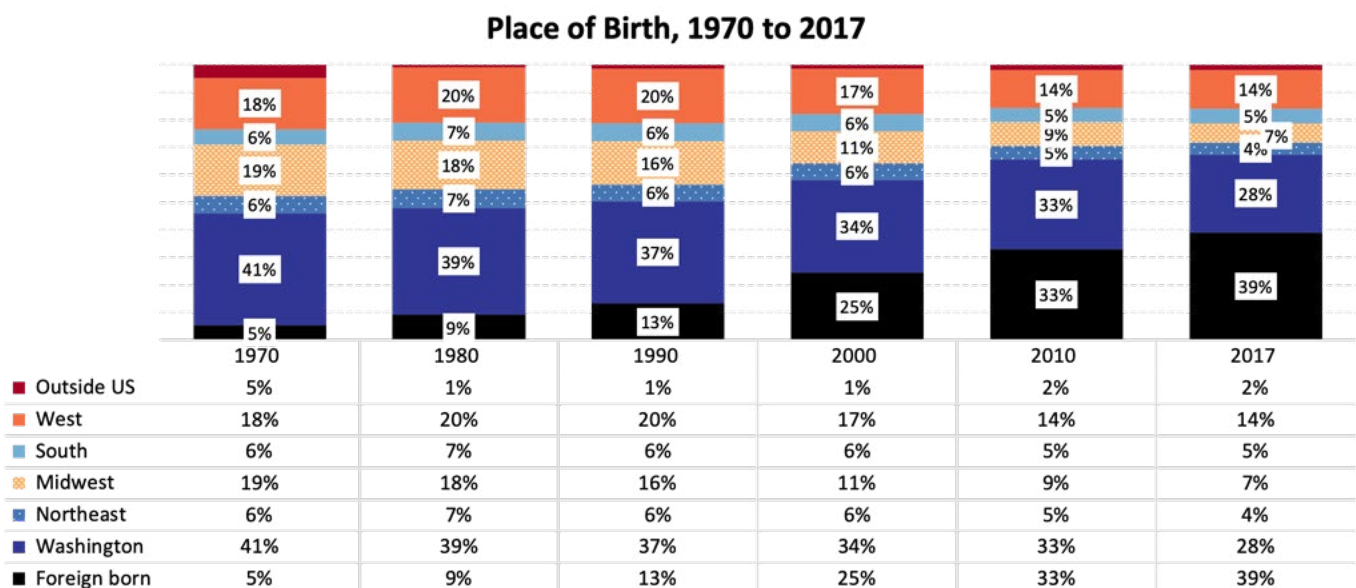


Figure 3 | Sources: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2017 American Community Survey, Table DP02.

Beginning in the 1990s, Bellevue's industries began shifting toward technology which spurred a larger population of immigrants that have begun to comprise a larger share of Bellevue's population growth. Between 1990 and 2000, immigrants comprised about 67 percent of Bellevue's population growth. Between 2000 and 2010, immigrants comprised about 107 percent of Bellevue's growth, while the native born population shrank in size.⁵ This phenomenon occurred in metropolitan areas across the country. Governing magazine found that 37 growing metro areas would have lost population had it not been for new residents from abroad.⁶ Since 2010, immigrants have contributed to about 73 percent of Bellevue's population growth. With greater shares of people moving to Bellevue from overseas, this has influenced Bellevue's changing culture diversity.

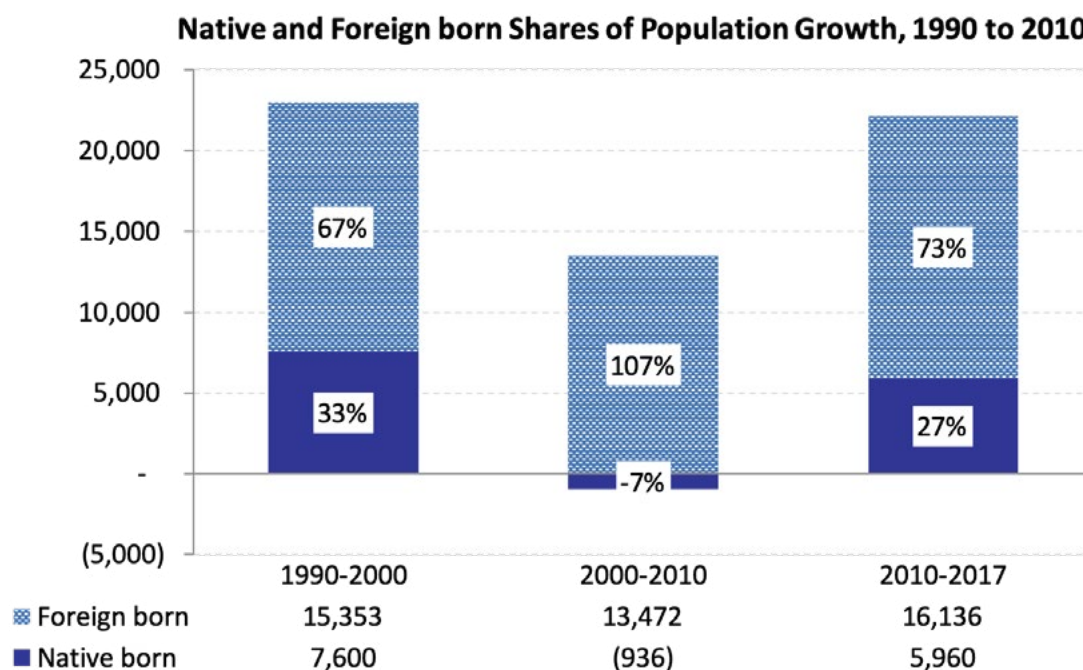


Figure 4 | Sources: U.S. Census Bureau, 1990 Census, 2000 Census and 2010 and 2017 American Community Surveys.

Cultural Diversity

"Bellevue welcomes the world. Our diversity is our strength. We embrace the future while respecting our past."

~ Bellevue City Council Vision

Existing Snapshot

When looking at race/ethnicity in this report, Hispanic/Latino populations are grouped separately from racial categories where possible. Any individual who reported being Hispanic/Latino, regardless of their race, is categorized as Hispanic/Latino, and White refers to all White residents who are not Hispanic/Latino.

With over 39 percent of its population having been born in over 90 different foreign countries, Bellevue is culturally diverse. About 50 percent of its population are people of color and about 43 percent of its population over age five speak a language other than English at home.

Asians comprise about 34 percent of Bellevue's population, making them the second largest population in Bellevue. The percentage of Asians in Bellevue is the twelfth highest percentage for cities across the nation with 100,000 in population or more and the highest percentage in the nation of large cities outside of California and Hawaii.

Bellevue's Race and Ethnicity Distribution, 2017

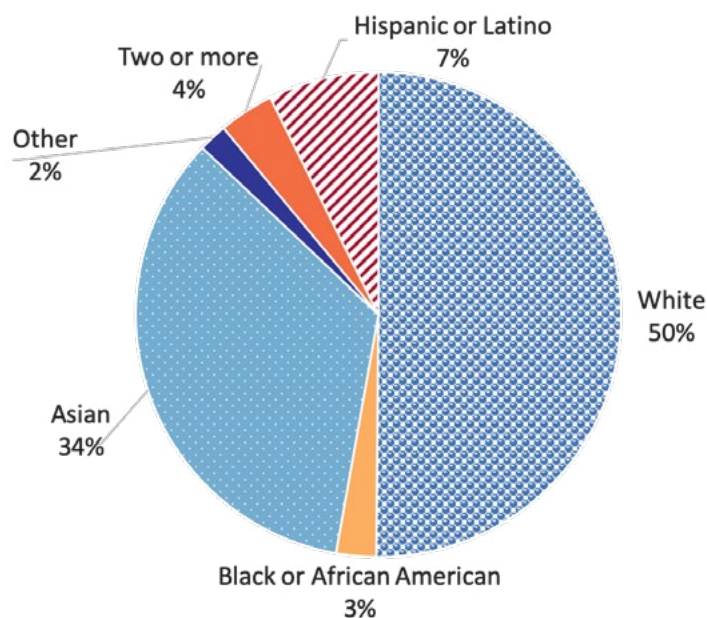


Figure 5 | Source: U.S. Census Bureau, 2017 American Community Survey⁷.

Hispanics/Latinos are Bellevue's third largest population group comprising about seven percent of Bellevue's population. People of two or more races comprise four percent of Bellevue's population followed by Blacks or African Americans who comprise about three percent.

Neighborhood Patterns

Crossroads, Factoria and Bridle Trails are the city's neighborhoods areas with the highest percent people of color. West Lake Sammamish, Northeast Bellevue, Newport and West Bellevue are the neighborhood areas with the smallest proportions of people of color.

Crossroads, Somerset, Bridle Trails and Downtown have the highest percentages of Asian residents. Factoria and Wilburton have the highest percentages of Black or African American residents. Eastgate, Factoria, Northwest and Wilburton have the highest percentages of multi-racial residents, and Lake Hills, Factoria and Crossroads have the highest percentages of Hispanic/Latino residents.⁸

Comparisons

Nationally, Whites are the largest population group with Hispanic/Latinos as the second largest population, followed by Blacks or African Americans and then Asians. In King County, Seattle and Bellevue, Asians comprise the second largest population group followed by Hispanics/Latinos. In King County and Seattle, Blacks or African Americans are the fourth largest non-White population group. However, in Bellevue, people of two or more races are more populous than Blacks or African Americans. Bellevue also has larger percentages of Asians and Hispanics/Latinos than Seattle, and it has smaller percentages of people of two or more races and of Blacks or African Americans.⁹

Race/Ethnicity Comparisons, United States, Washington, King County, Bellevue and Seattle, 2017

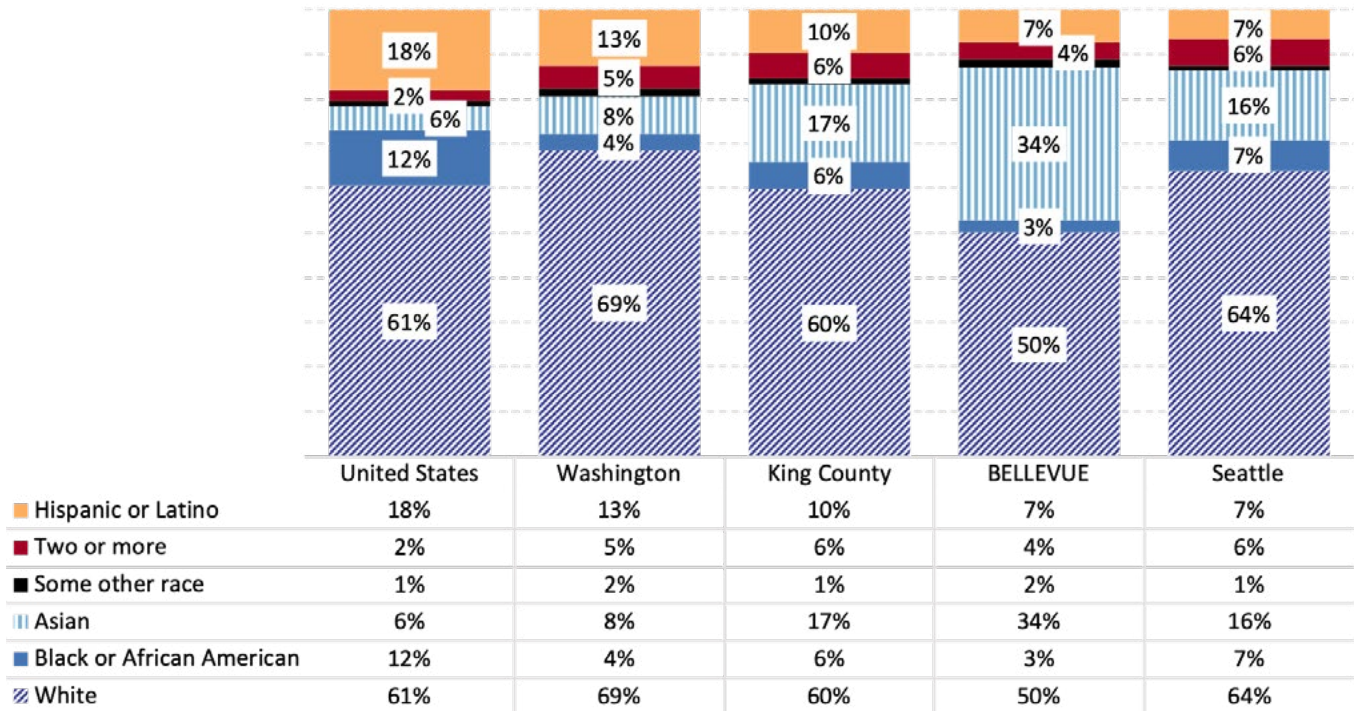


Figure 6 | Source: U.S. Census Bureau, 2017 American Community Survey

Characteristics

Race and Ethnicity by Age

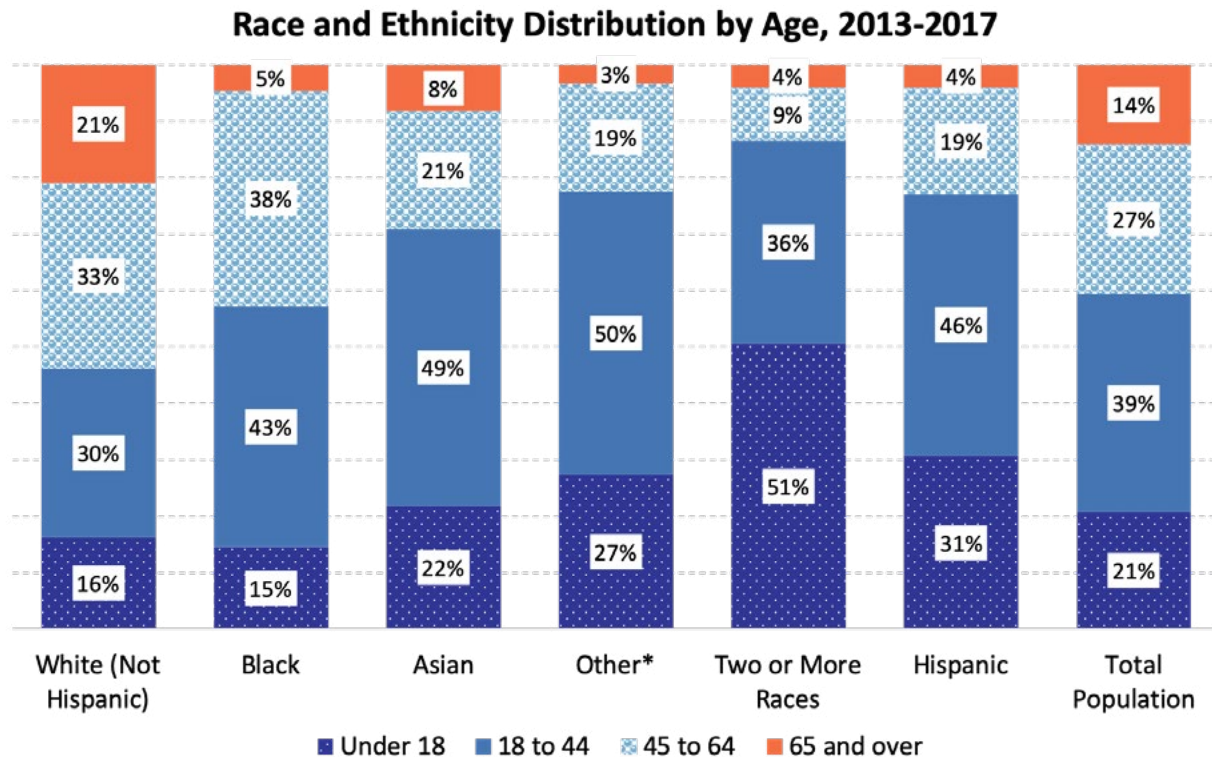


Figure 7 | Source: U.S. Census Bureau, 2013-2017 American Community Survey

People of all ages exist within each racial/ethnic group in Bellevue. However, age distributions vary. About 21 percent of Bellevue's White residents are older adults versus 4% of Bellevue's Hispanic/Latino residents. About 51 percent of Bellevue's multi-racial residents are under the age of 18 compared to 16 percent of Bellevue's White residents.¹⁰ We see the largest racial diversity in the 18 to 44 age group.

Language Spoken at Home

In 2017, about 43 percent of Bellevue's population five years and older spoke a language other than English at home, and nearly 15 percent reported they spoke English "less than very well." During the 2018-2019 school year, 98 different first languages were spoken by students enrolled in Bellevue School District.¹¹

Starting with 2016 datasets, the U.S. Census Bureau stopped reporting on languages at the same level of detail for geographies smaller than counties resulting in Bellevue being able to report on only 12 language groups. For the top languages spoken by residents who speak a language other than English at home, see the Refugees and Immigrant chapter.

Neighborhood Patterns

Crossroads, Bridle Trails, Downtown, Lake Hills and Factoria are the neighborhoods areas with the largest percentage of people 5 and over who speak a language other than English at home. Those areas also have the highest percentages of people who speak English, "less than very well."¹²

As Bellevue's foreign born population has increased, so has the percentage of people who speak a language other than English at home. Over the past three decades, the percentage has climbed from 14 percent in 1990 to 43 percent in 2017.¹³

Trends in the Percentage of People who Speak a Language Other than English, 1990 to 2017

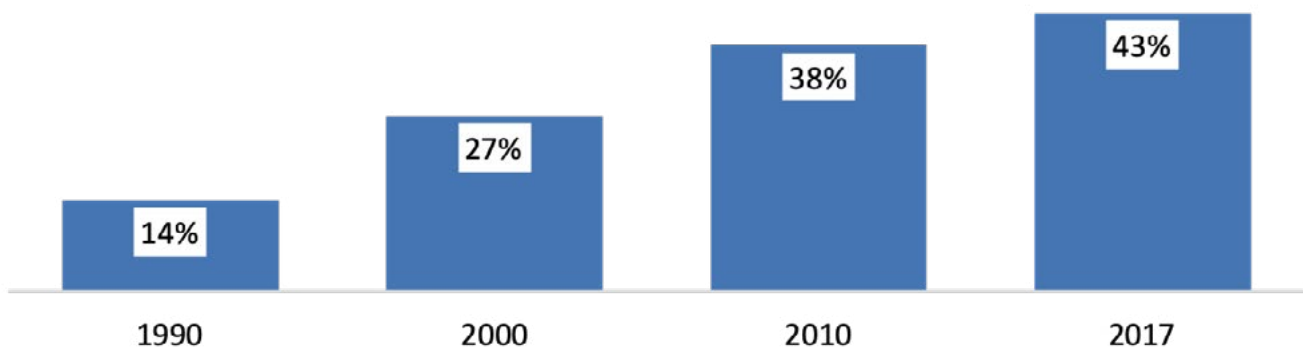


Figure 8 | Sources: U.S. Census Bureau, 1990 Census, 2000 Census and 2010 and 2017 American Community Surveys

Trends and Projections

The percentage of the population of people of color in Bellevue has tripled over the past three decades climbing from 15 percent in 1990 to about 50 percent in 2017. This trend mirrors national trends where the proportion of people of color has increased from 24 percent to 39 percent during the same period. It also brings Bellevue more in line with the western region of the United States, which has had higher proportions of people of color over the decades. In 2015, a plurality of race and ethnicities existed in Bellevue with the percentage of people of color rising to 50 percent.¹⁴

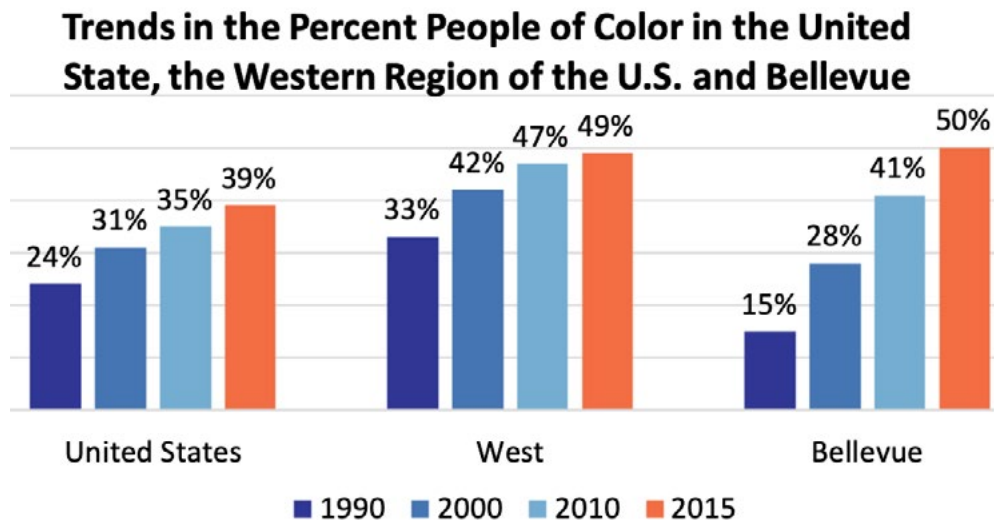


Figure 9 | Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census and 2017 American Community Survey.

Bellevue's Asian population has been the fastest growing non-White population group since 1990, growing from just under ten percent of the population to about 34 percent in 2017.¹⁵

Within Bellevue's Asian population, Chinese and Asian Indian residents have increased in number the most, with the number of Chinese residents growing from just over 2,600 in 1990 to over 19,400 in 2017. Asian Indians have witnessed similar rates of growth, especially since 2000. Bellevue's Japanese and Korean populations have not grown as much over time. Bellevue's Korean population grew between 1990 and 2010, but it has since decreased slightly in size. Bellevue's Japanese population has remained relatively steady since 1990 staying between two to three thousand.¹⁶

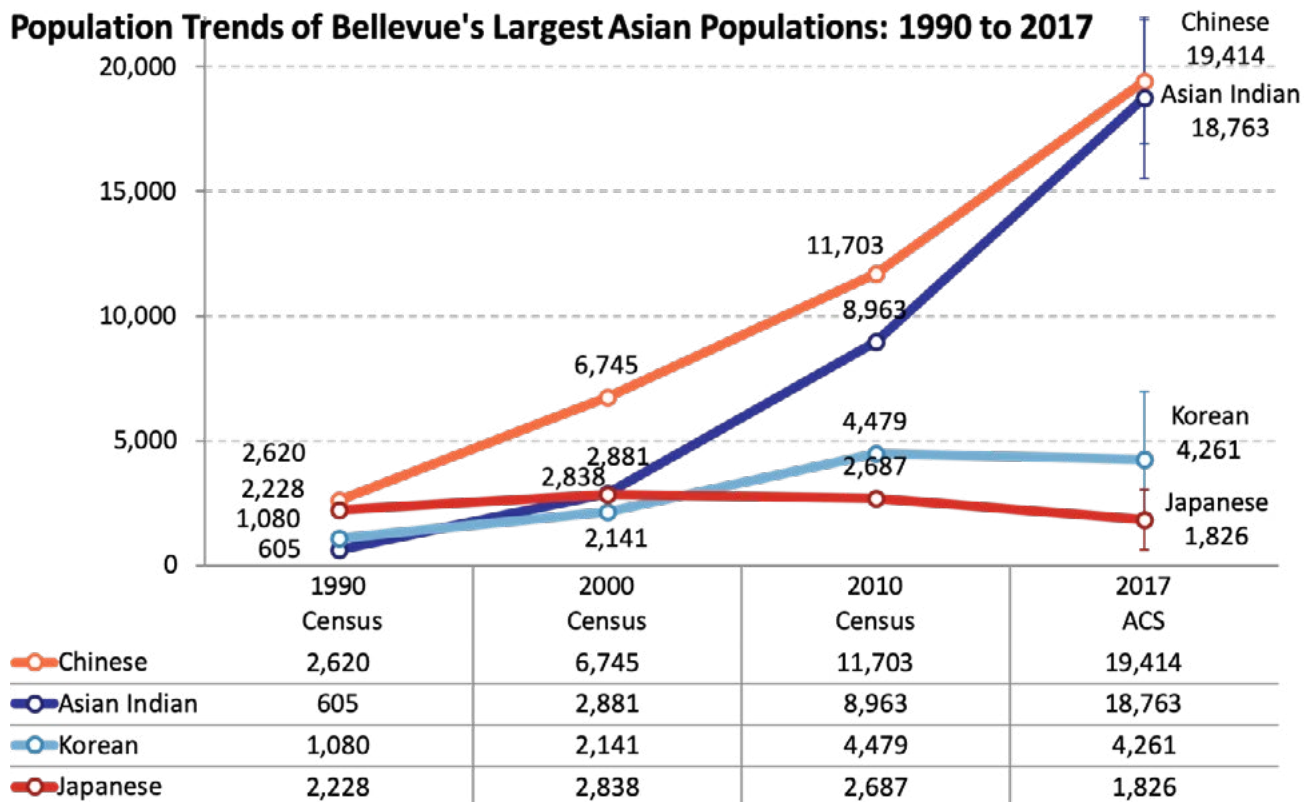


Figure 10 | Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, 2017 American Community Survey

The proportion of Hispanics/Latinos living in Bellevue has gradually increased over the decades. Hispanics/Latinos comprised about three percent of Bellevue's population in 1990 and by 2017, they comprised about seven percent. The proportions of people in Bellevue who are of two or more races or who are Black or African American have remained relatively steady over the decades hovering between three to four and two to three percent respectively.¹⁷

Trends in the Percentage of Black or African Americans, Hispanics/Latinos and People of Two or More Races in Bellevue: 1990 to 2017

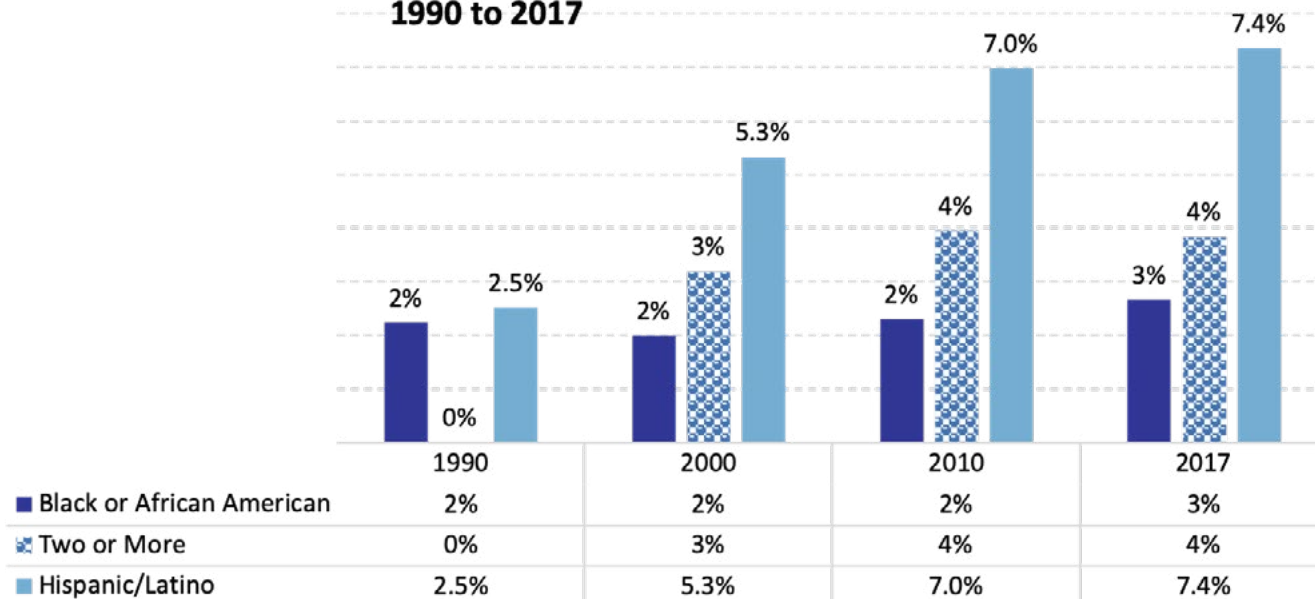


Figure 11 | Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, 2017 American Community Survey.

In the future, the cultural diversity of Bellevue's population will likely increase as Bellevue's largely non-Hispanic White older adult population is replaced by Bellevue's more racially and ethnically diverse younger population. This trend could happen more rapidly if Bellevue's older adult residents move away from Bellevue as they age.

Age Diversity

Existing Snapshot

In 2017, Bellevue's young workforce residents, ages 18 to 44, comprised the city's largest age cohort at 39 percent. They were followed by Bellevue's older workforce residents (45 to 64) at 27 percent, children under the age of 18 at 20 percent and older adults, 65 years and older, at 14 percent.¹⁸

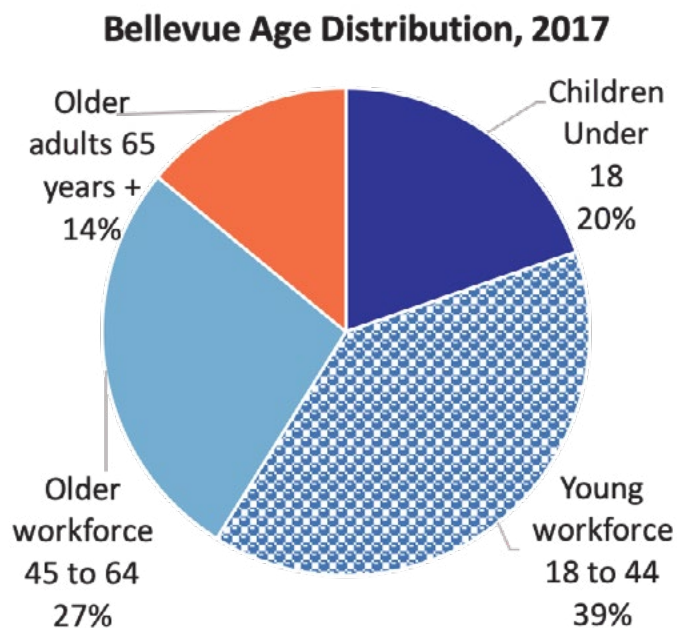


Figure 12 | Source: U.S. Census Bureau, 2017 American Community Survey.

Bellevue's median age in 2017 was 37.4, slightly lower than that of the U.S. and Washington State, though slightly higher than King County's at 37.1 and much higher than the City of Seattle's at 35.6.

Bellevue currently has roughly the same age distribution as King County with slightly higher percentages of residents 45 to 65 and 65 years and older. Its age distribution however, differs markedly from that of Seattle's.

Age Distribution Comparisons, 2017

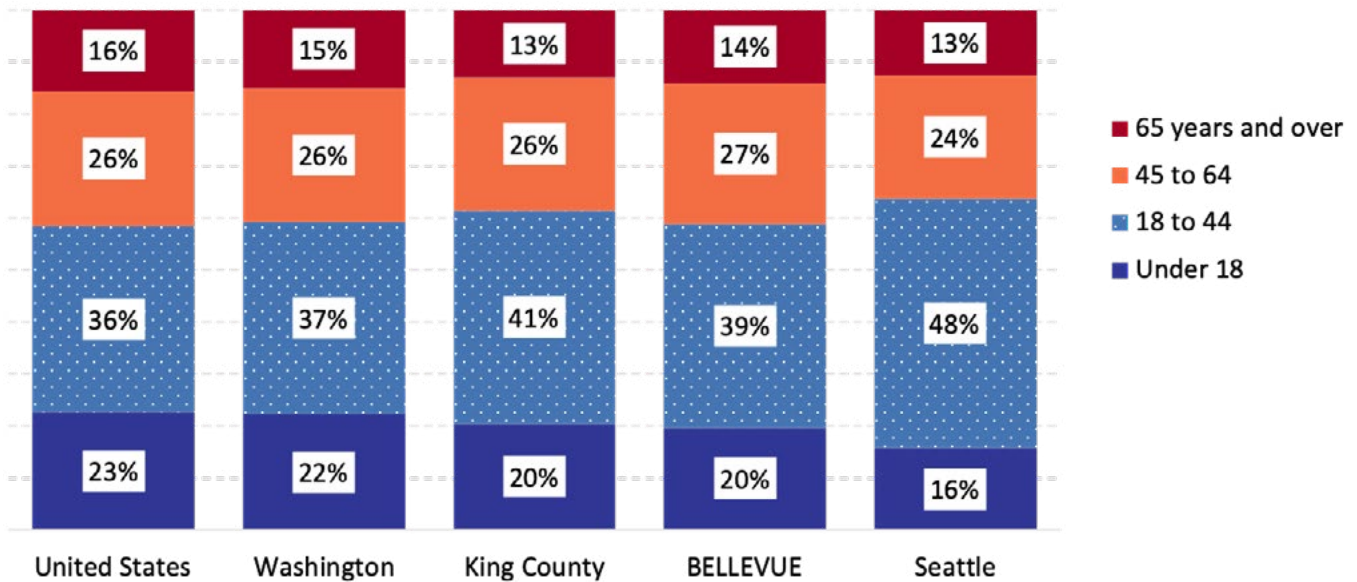


Figure 13 | Source: U.S. Census Bureau, 2017 American Community Survey.

Neighborhood Patterns

Northeast Bellevue, West Lake Sammamish and Somerset have upwards of 16 percent of their populations who are older adults, 65 years and over. In contrast, Factoria, Eastgate and Northwest Bellevue have upwards of 16 percent of their populations who are children under 18.¹⁹

Characteristics

Age by Gender

While the median age for Bellevue's population as a whole was 37.4, the median age for males was lower at 36.4 than the median age for females at 39.7. This can be understood by looking at Bellevue's age population pyramid, which shows the distribution of the population in five year age increments by gender. The proportion of males in Bellevue at 52 percent was slightly higher than the proportion of females at 48 percent, yet, the split for different age segments of the population varied even more.

Males outnumbered females in all the younger age segments except for one (15 to 19) and in the 35 to 39 year age segment there were about 63 percent more males than females. From 60 years on up, females outnumbered males in all age segments. Males comprised about 53 percent of Bellevue's children age population under the age of 18 and about 55 percent of Bellevue's population 18 to 44, while women comprised 55 percent of the Bellevue's older adult population 65 years and older.

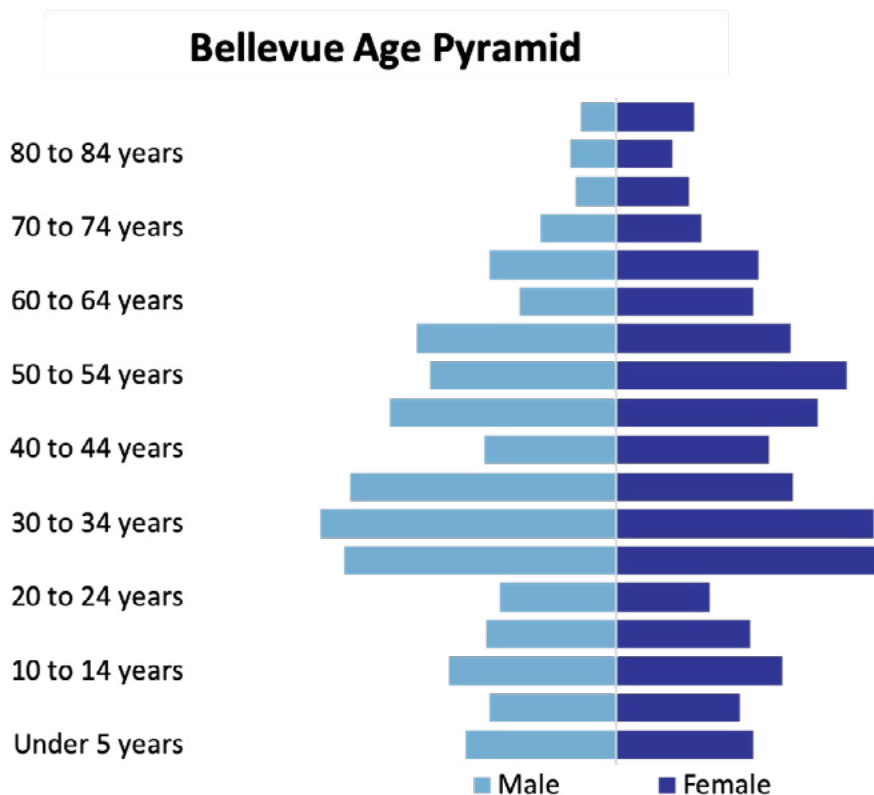


Figure 14 | Source: U.S. Census Bureau, 2017 American Community Survey.

Age by Race/Ethnicity

Age also differed by race and ethnicity. Bellevue's White population had a median age of about 47.3 in 2013-2017. In contrast, Bellevue's multi-racial population had a median age of about 17.8. Median ages of other racial and ethnic population groups in Bellevue ranged from about 31.2 to 34.9.²⁰

Median Age by Race/Ethnicity Comparisons, 2013-2017

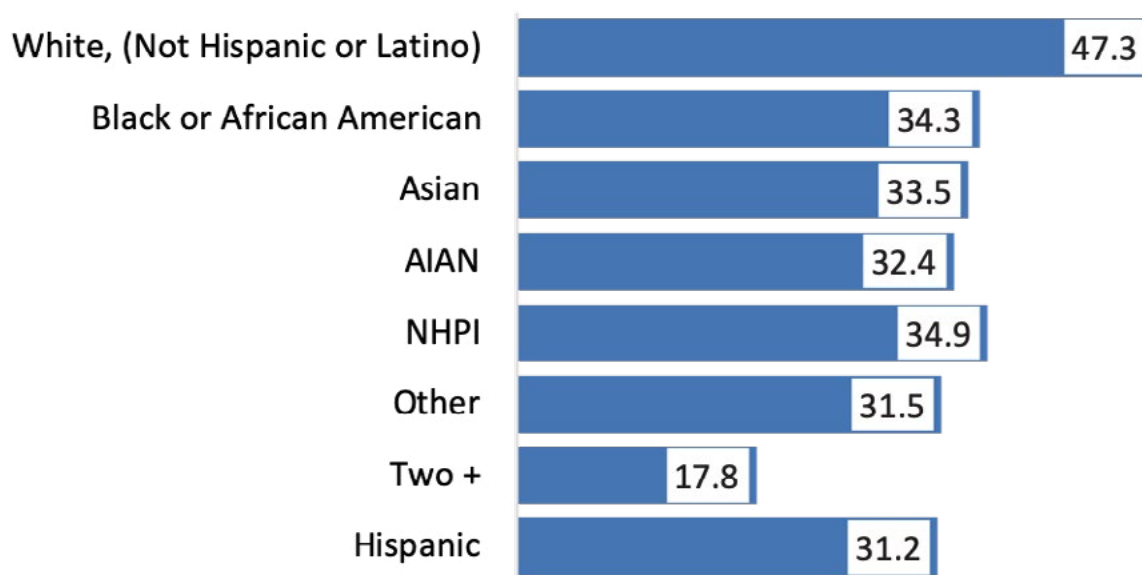


Figure 15 | Source: U.S. Census Bureau, 2013-2017 American Community Survey

Age distributions likewise, varied with race and ethnicity. Bellevue's children under 18 and its young workforce age population, 18 to 44, both had a plurality of races/ethnicities. Bellevue's children had the highest percentage of people of two or more races at 11 percent, whereas Bellevue's young workforce had the highest percentage of Asians at 40 percent. Bellevue's residents 45 to 64 years of age were less racially/ethnically diverse with White residents comprising 58 percent of their population, and Bellevue's older adults, 65 years and over, were the least racially/ethnically diverse with 74 percent of their population being White.²¹

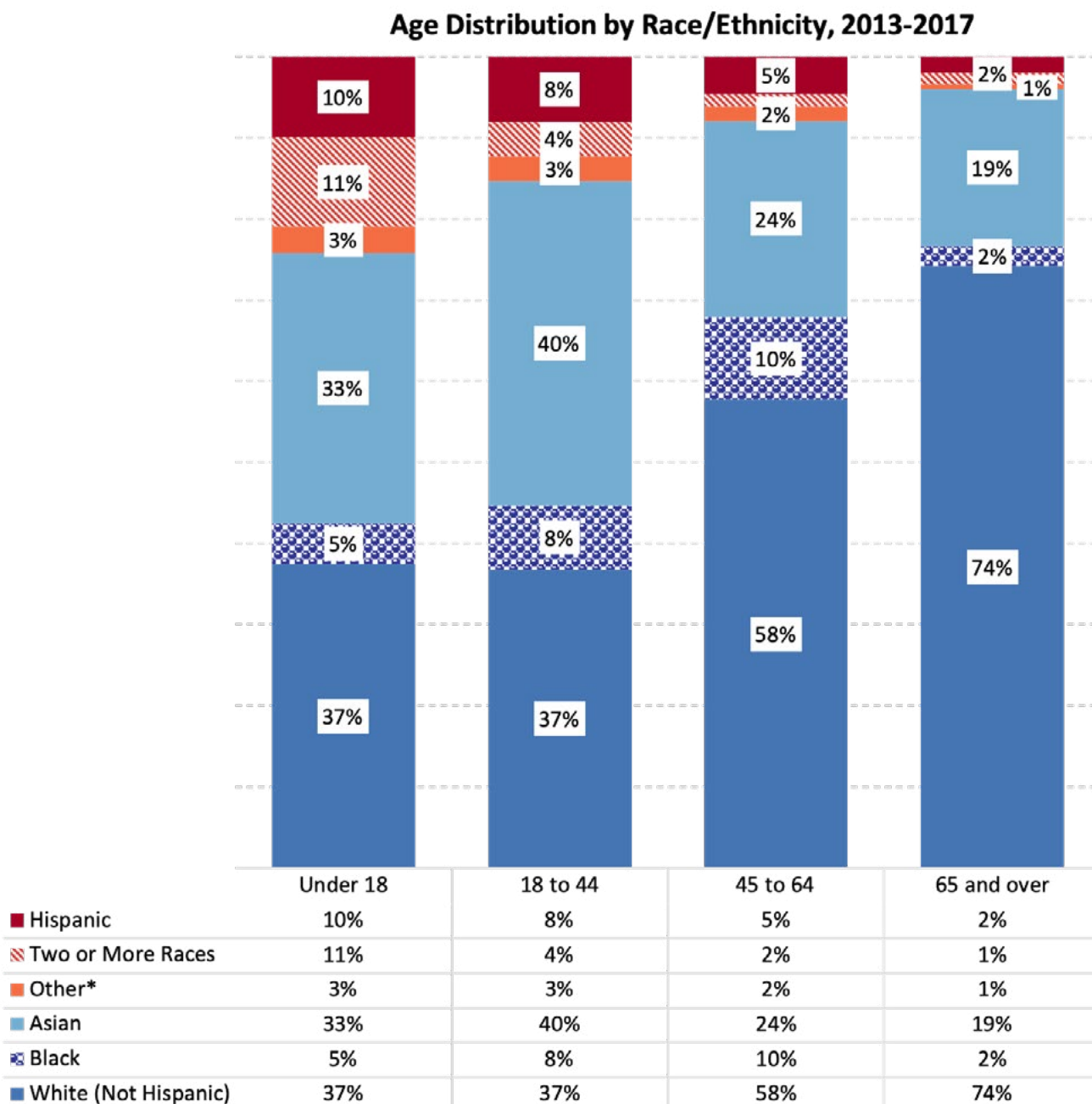


Figure 16 | Source: U.S. Census Bureau, 2013-2017 American Community Survey

Trends and Projections

While the number of people within each age cohort has increased over the decades, certain cohorts have grown faster than others resulting in shifts in their proportions over time. In 1970, the City of Bellevue was young in terms of the life cycle of the city. Most neighborhoods were filled with new homes occupied by first-time home buyers and nearly 57 percent of its households were comprised of married couple families with children. With over 41 percent of its population to be under the age of 18, another 39 percent between the ages of 18 and 44, 17 percent between the ages of 45 and 64 and only three percent being 65 years or older.

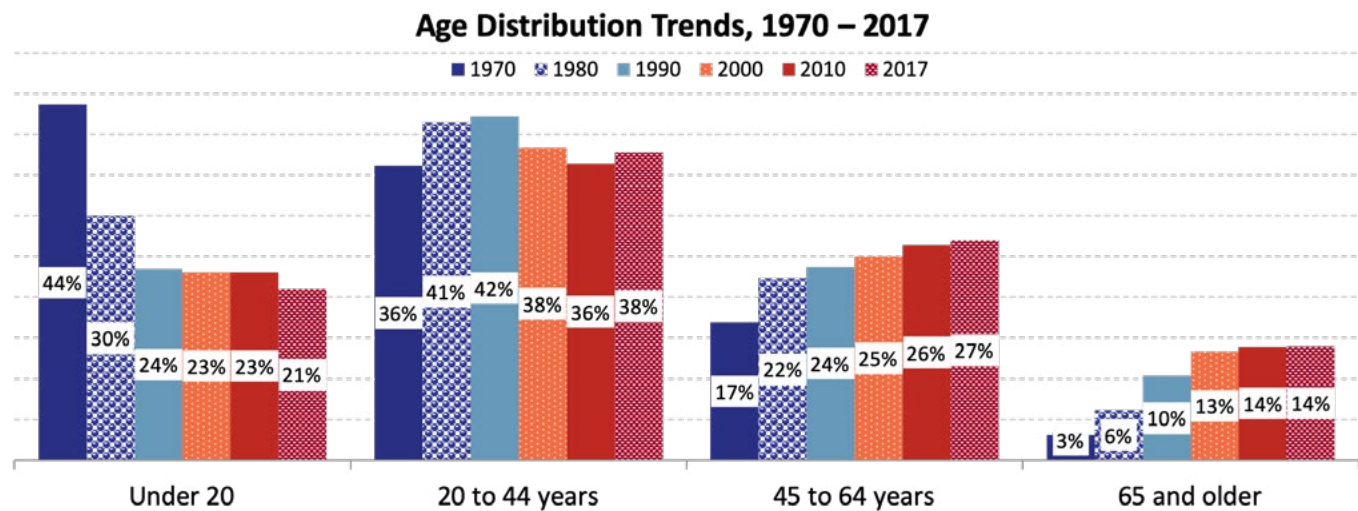


Figure 17 | Source: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2017 American Community Survey.

As the city matured so did its residents, creating greater array in the age distribution of the population. By 1980, young adults had become the largest age cohort and remain so today, yet their proportion declined from 1990 to 2010 as the older workforce (45 to 64) and older adults (65 plus) increased in size. In 2015, the young adult cohort witnessed its first increase since 1990 and in 2017, they comprise 38 percent of the population as they did in 2000. Growth in the proportion of older adults has slowed despite increases in the older adult population statewide.²²

As baby boomers (born between 1944 and 1964) continue to age, the proportion of older adults within Bellevue is expected to increase, further evening out and diversifying the age distribution within the city. Nationwide, older adults are projected to comprise over 20 percent of U.S. residents by 2030 and if projections hold true, by 2035 the population 65 and older would outnumber people younger than 18 for the first time in U.S. history.²³

Trends and Projections of Annual Increases in the Older Adult Population (65 years and over) for Washington State, 1971 - 2040

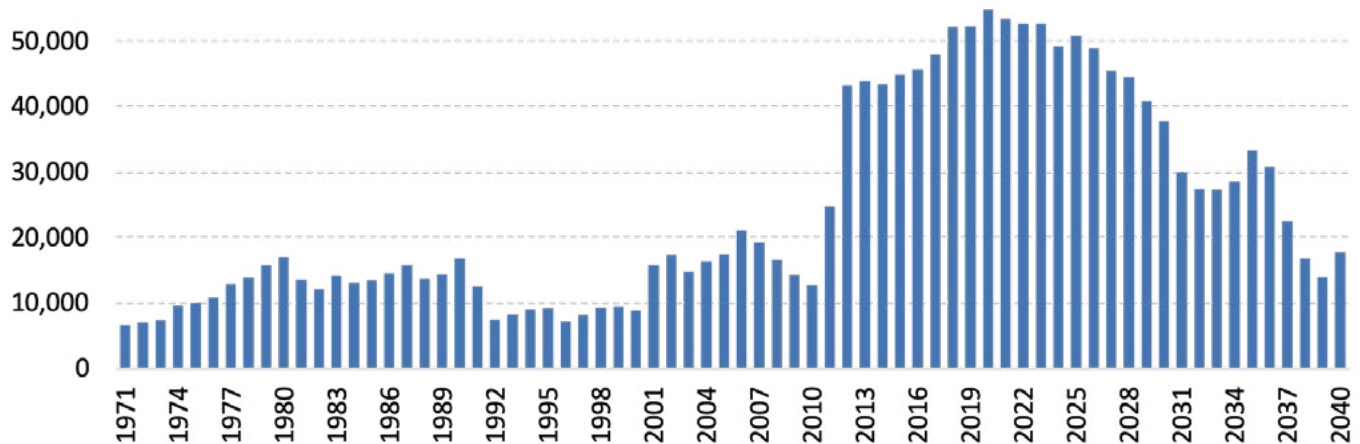


Figure 18 | Source: Washington State Office of Financial Management, Forecasting and Research Division, State Population Forecast 2010-2040, November 2018.²⁴

Whether Bellevue will witness the same rate of increase in its older adult population as the state and nation is difficult to predict. As jobs in Bellevue's Information Technology cluster grow, Bellevue will likely continue to attract the young, educated and relatively well paid workforce. This new young population could be added on top of Bellevue's existing population, or it could displace some of Bellevue's older residents who may look to find more affordable housing options outside of the city.

Prosperity

Labor Force Participation and Employment Rates

About 65 percent of Bellevue's population 16 years and over were in the labor force (people who are employed and those unemployed looking for work) in 2017, and all but 3.5 percent were employed. About 89 percent of males 20 to 64 years old were in the labor force compared to 66 percent of females. About 36 percent of females with children under six years were in the labor force compared to 71 percent of females with children over six years of age.²⁵

About 46 percent of people with incomes below the poverty level were in the labor force, yet 26.5 percent of them were unemployed. About 48 percent of people with any disability were in the labor force, yet about 6.3 percent of them were unemployed.

From 1990 to 2017, labor force participation in Bellevue has dropped from 73 percent to 65 percent. This lower rate could be due in part to the larger share of Bellevue's population who are older adults who have lower rates of labor force participation.

Jobs

With an estimated 150,148 total jobs, Bellevue had the second highest employment base of Central Puget Sound cities in 2018 after Seattle and followed by Tacoma, Redmond, and Everett. Bellevue employment comprised seven percent of all jobs in the region.²⁶

Top Ten Largest Central Puget Sound Cities in Terms of Employment, 2018

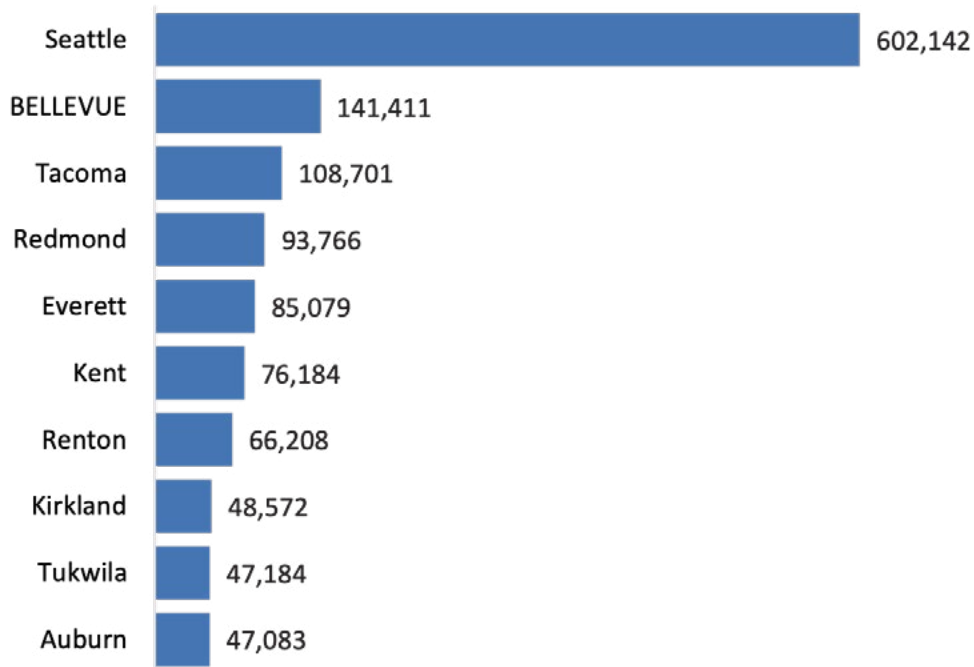


Figure 19 | Source: Puget Sound Regional Council, 2018 Covered Employment Estimates by Jurisdiction

Despite fluctuations in economic cycles, the number of jobs in Bellevue has grown at an average annual rate of 0.92 percent since 2000. Currently, Bellevue's rate of job growth is projected to increase to 1.48 percent per year with jobs projected to reach a total of 192,800 by 2035. As the region updates its vision for 2050 and cities update their Comprehensive Plans for 2043, Bellevue's projected rate of job growth could change.

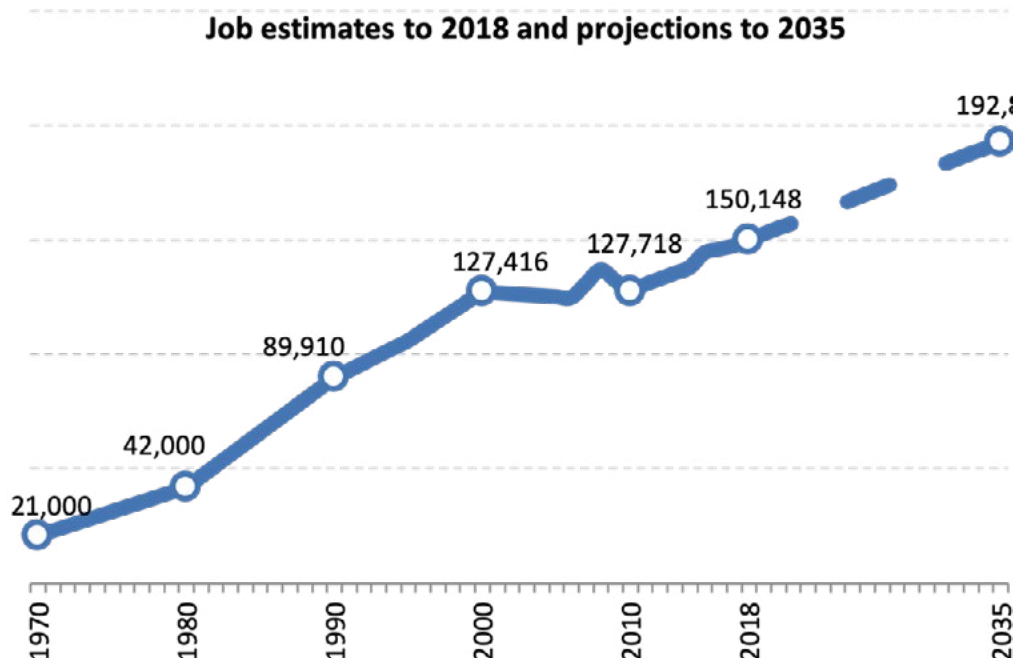


Figure 20 | Source: Puget Sound Regional Council, 2018 All Job Estimates, Bellevue & Major Employment Centers

Industry Shifts

Beginning in the 1990s, the Service sector began to experience larger gains in employment as technology companies began comprising a larger share of industry. In 2018, service sector jobs comprised about 61 percent of jobs in Bellevue, up from 53 percent in 2000 and 46 percent in 1995.²⁷

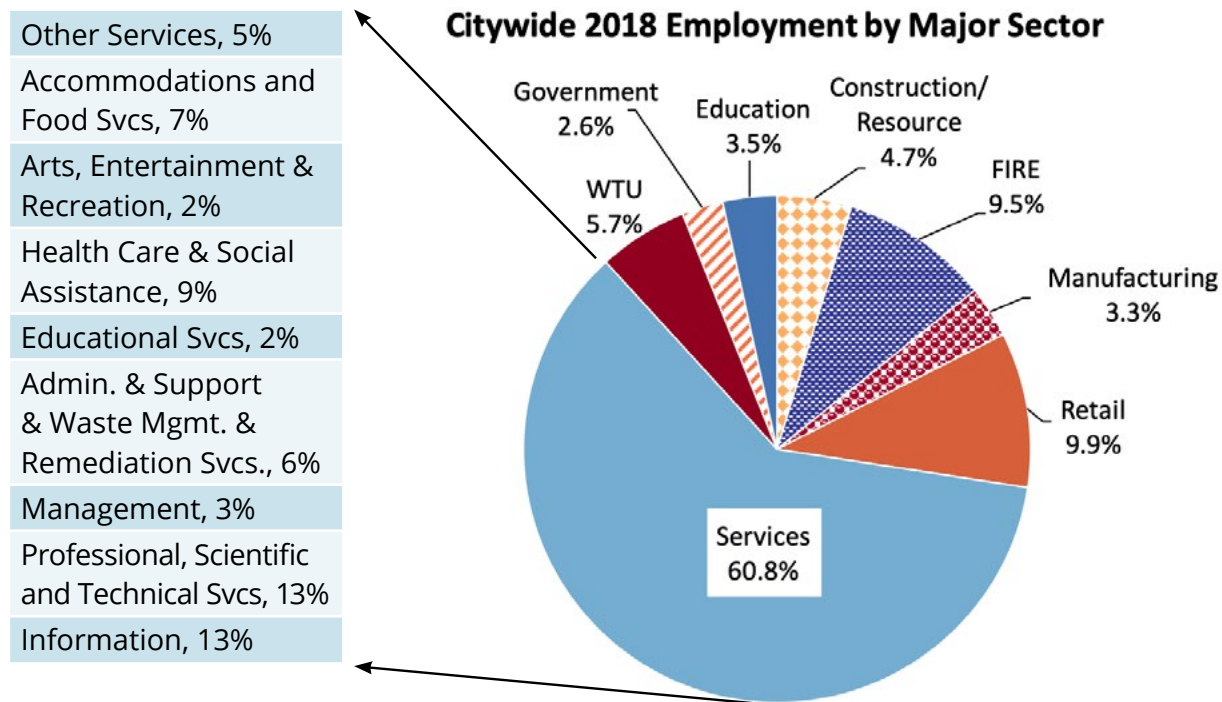


Figure 21 | Source: Puget Sound Regional Council, 2018 All Job Estimates, Bellevue & Major Employment Centers

In 2018, Redmond, Bellevue, Seattle, Kirkland and Tacoma all had over 50 percent of their jobs in the Services sector, which included jobs in the Information, Professional, Scientific and Technical Services, Health Care and Social Assistance and other services sectors.

Occupation Shifts

With a shift in industry came shifts in occupation. In 2017, about 64 percent of Bellevue residents who work were in management, business, science and arts occupations up from 53 percent in 2000 and 40 percent in 1990. In contrast, the percentage of residents in sales and office occupations declined from 38 percent in 1990 to about 17 percent in 2017.²⁸

Not all the shift in occupation can be attributed to the shift in industry. As shown in the chart above comparing occupations of workers who work and live in Bellevue, workers who live in Bellevue have a higher proportion of people in management, science, business and arts occupations, which has been noted has the highest median earnings. With job growth outpacing housing growth, competition for housing in Bellevue has led to increased housing values and those with higher earnings have been able to out compete those with lower earnings resulting in a disproportionate share of people in management, science, business and arts occupations living in Bellevue.

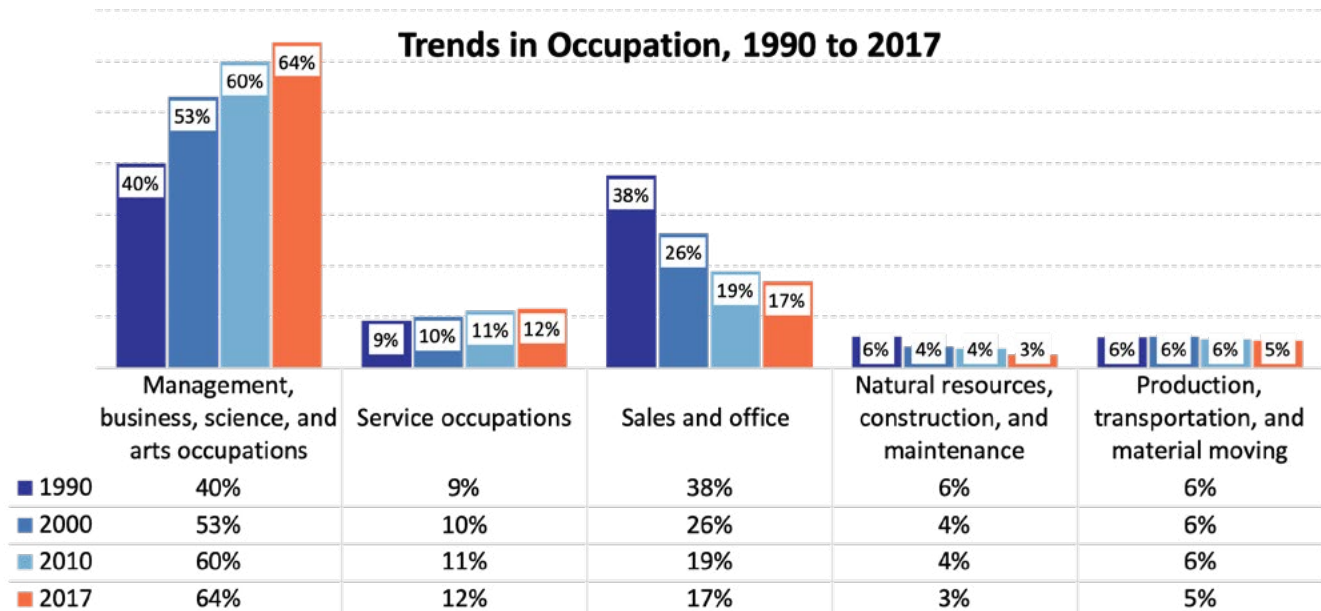


Figure 22 | Source: U.S. Census, 1990 Census, 2000 Census, 2010 and 2017 American Community Survey

Neighborhood Patterns

Factoria, Lake Hills, Crossroads and Eastgate all had between 50 and 60 percent of their workers employed in management, business, science and arts occupations and 15 to 25 percent employed in Services occupations. Whereas, Downtown, Somerset, Bridle Trails, and Cougar Mountain/Lakemont all have about 70 percent or more of their populations employed in management, science, business and arts occupations but less than 10 percent employed in service occupations.²⁹

While shifts in occupation distribution reflect shifts in industrial distribution, Bellevue residents had a higher proportion of workers in management, business, science and arts occupations in 2013-2017 at 63 percent, than workers who worked in Bellevue at 54 percent. Commensurately, Bellevue residents who worked had lower proportions of people in sales and office, service, and natural resource and construction occupations than workers who worked in Bellevue.³⁰

Comparison of Occupations of Workers who Work and Live in Bellevue, 2013-2017

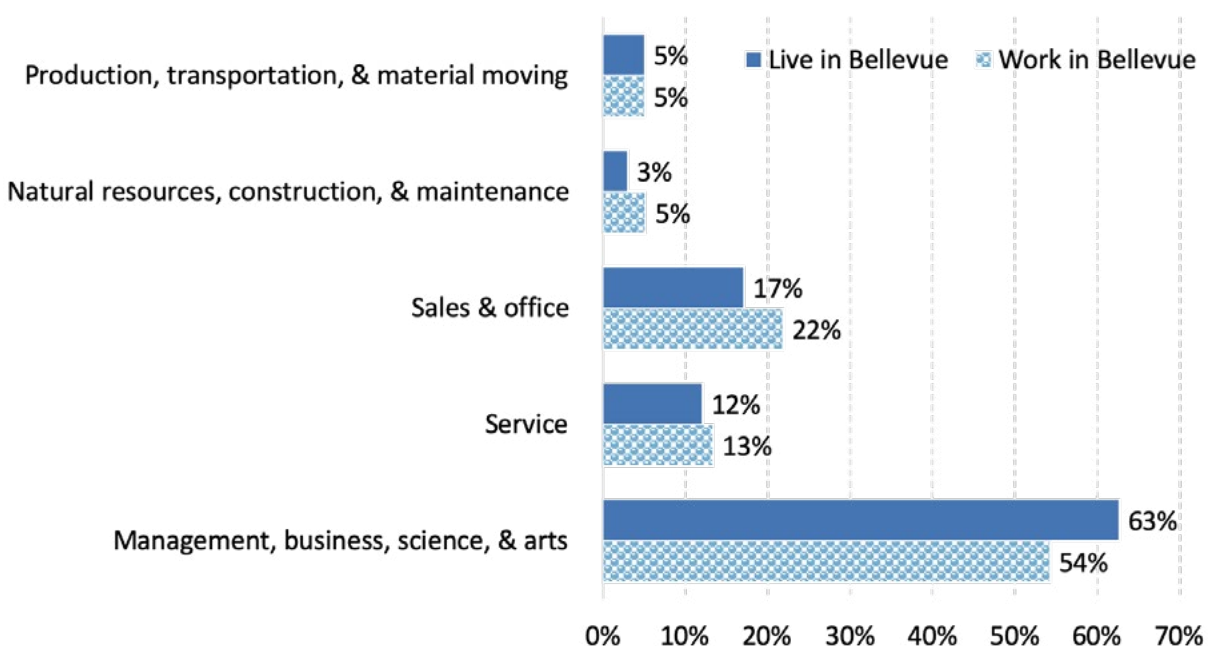


Figure 23 | Source: U.S. Census Bureau, 2013-2017 American Community Survey, Tables S0802 and S0804

The reason for disparities between resident and worker occupations is likely due to differences in occupational earnings.

Earnings

Median earnings of Bellevue residents who work were higher than those in the county, state and nation for all occupations except for natural resource, construction and maintenance occupations. Yet, earnings varied significantly by occupation in 2017. Full-time workers in management, business, science and arts occupations had median earnings of \$121,085 compared to median earnings of \$39,991 for full-time workers in service occupations.³¹

Comparisons of Median Earnings by Occupation, 2017

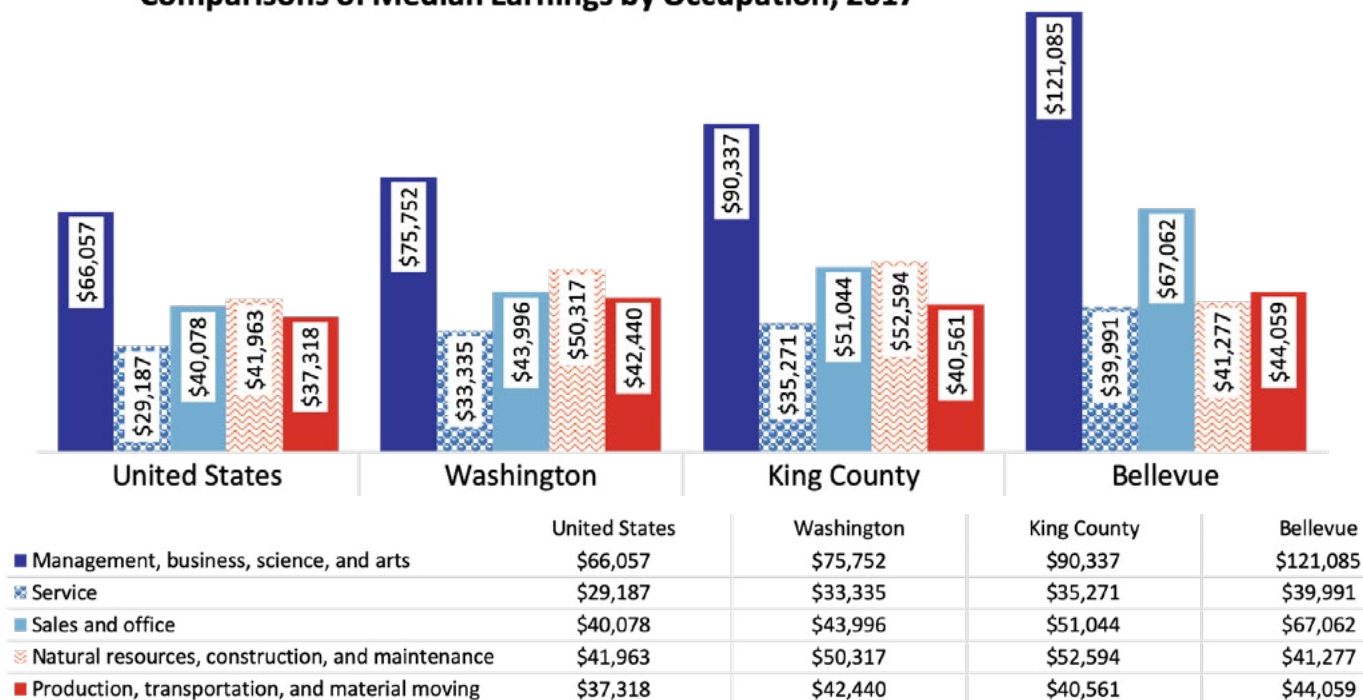
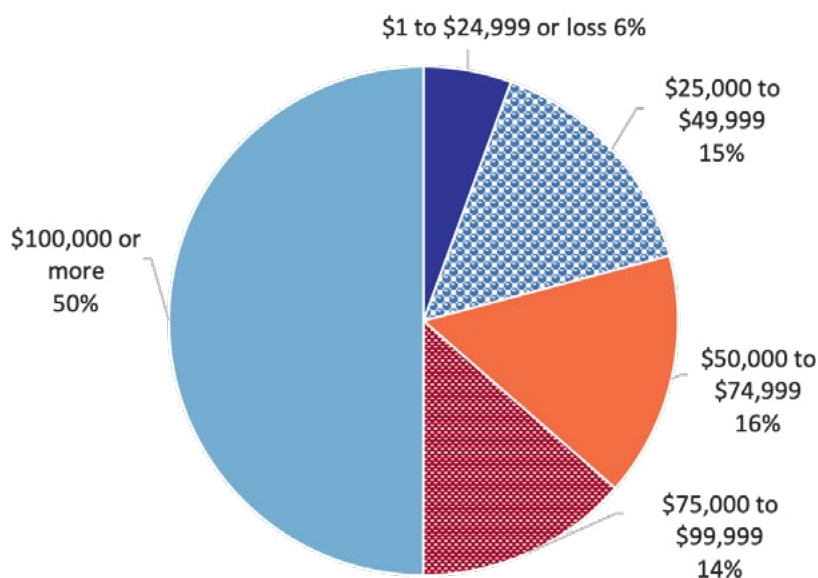


Figure 24 | Source: U.S. Census Bureau, 2017 American Community Survey, Table S2412

In 2017, about two thirds of Bellevue's residents who worked had relatively high earnings at or above \$75K. Another 16 percent had moderate earnings between \$50K and \$75K, and the remaining 21 percent of residents working full time had relatively low earnings of less than \$50K.³²

Figure 25 | Source: U.S. Census Bureau, 2017 American Community Survey, Table S2001

Earnings Distribution of Full Time Workers, 2017



Median earnings varied by educational attainment with residents who did not graduate from high school having median earnings of about \$26K and those with a graduate or professional degree having median earnings of over \$111K.³³

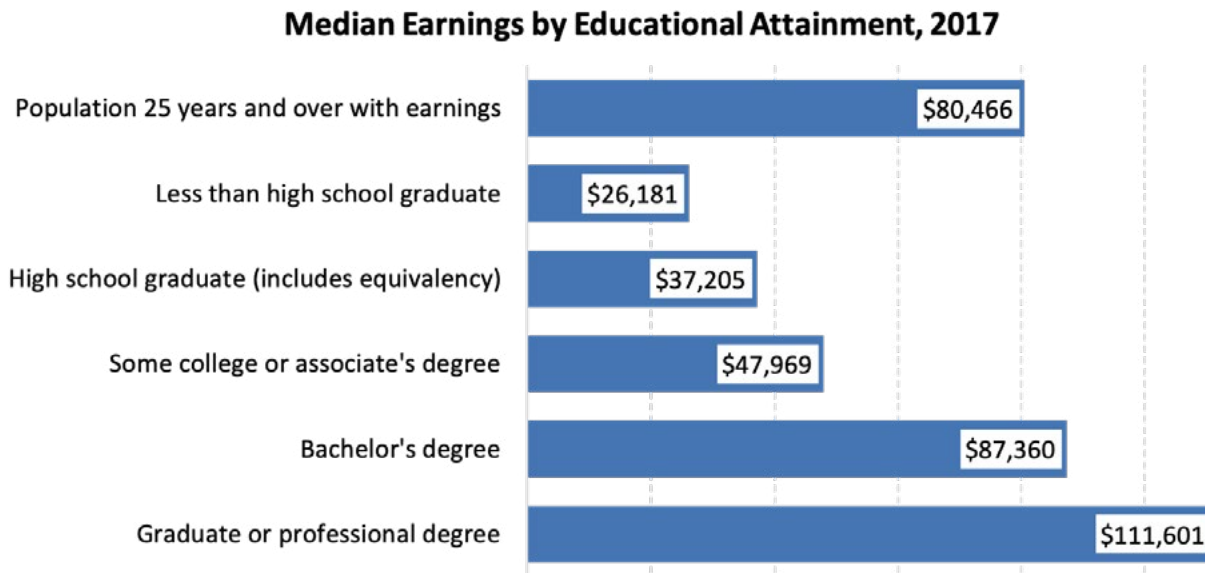


Figure 25 | Source: U.S. Census Bureau, 2017 American Community Survey, Table S2001

Educational Attainment

Bellevue's population has become more highly educated over time with the percentage of residents with a bachelor's degree or higher climbing from 46 percent in 1990 to 54 percent in 2000 to 59 percent in 2010 and finally to 68 percent in 2017. The largest increase occurred in the segment of the population with a graduate or professional degree, which jumped from about 19 percent in 2000 to 32 percent in 2017.³⁴

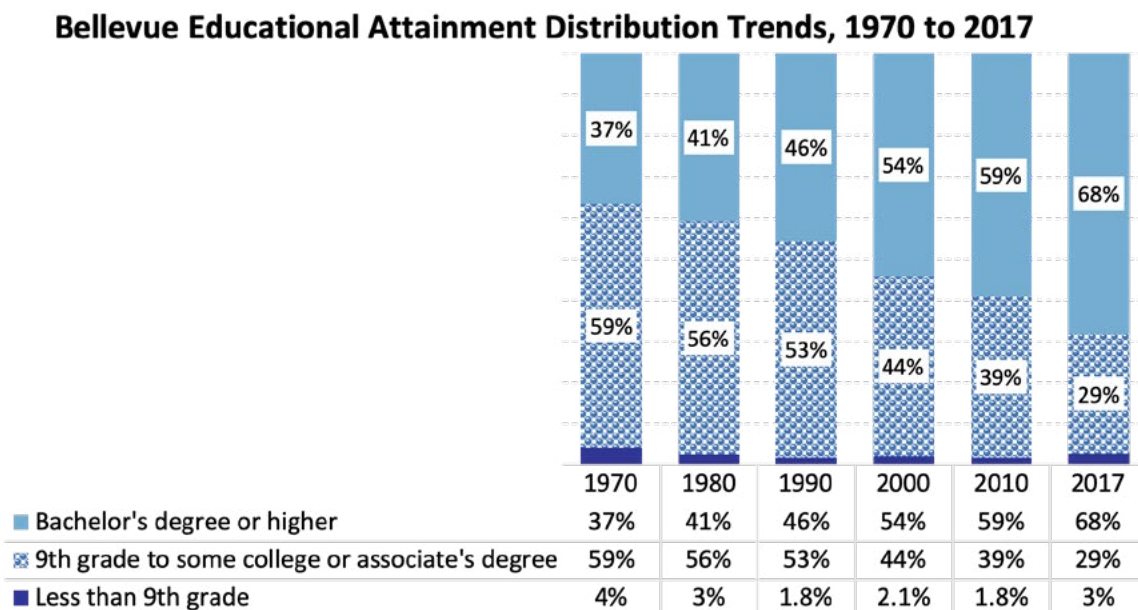


Figure 26 | Source: Minnesota Population Center. National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis: University of Minnesota 2016. <http://doi.org/10.18128/D050.V11.0>. <http://www.nhgis.org>; U.S. Census Bureau, 2010 and 2017 American Community Surveys.

In 2017, about 36 percent of Bellevue's adult population 25 years and over had a bachelor's degree, another 17 percent had an associate degree or attended some college, nine percent had graduated from high school, and about six percent had less than a high school education.³⁵

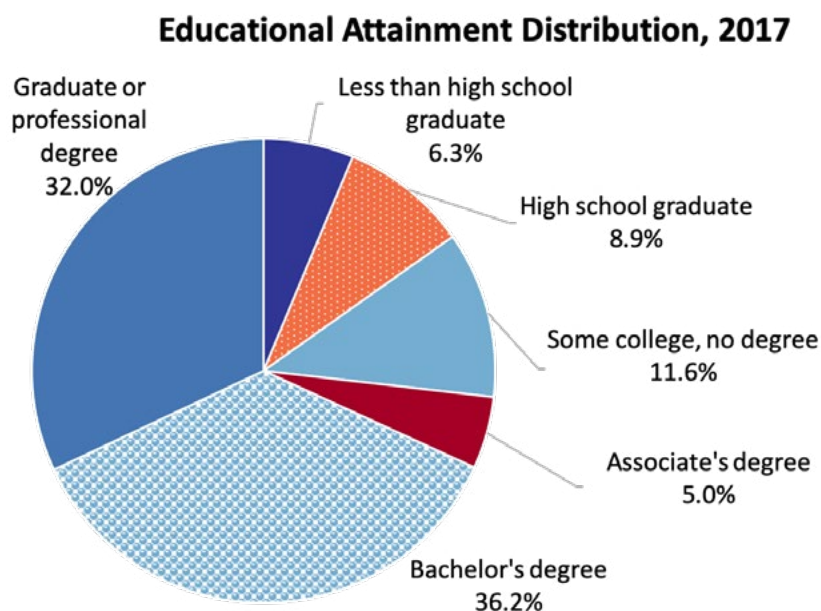


Figure 27 | Source: U.S. Census Bureau, 2017 American Community Survey

Neighborhood Patterns

Downtown, Northwest Bellevue, Bridle Trails, Somerset and West Bellevue had upwards of 70 percent of their residents 25 years and older with bachelor's degrees or higher. In contrast, Lake Hills, Factoria and Eastgate had under 60 percent with a bachelor's degree or higher.³⁶

Household Income

Bellevue continues to have a disproportionate share of households with high incomes. In 2017, 27 percent of Bellevue's households had incomes of \$200K or more compared to 16 percent of all households in King County, and nine percent in Washington state. Bellevue had a similar proportion of households with incomes between \$75K and \$200K at 41 percent compared to that of the county at 42 percent, but a lower proportion of households with incomes under \$75K at 32 percent compared to 42 percent in the county.³⁷

In 2017, a fifth of Bellevue's households had incomes less than \$50K. Another 23 percent had incomes between \$50K and \$100K and the remaining 57 percent of households had incomes of \$100K or more.

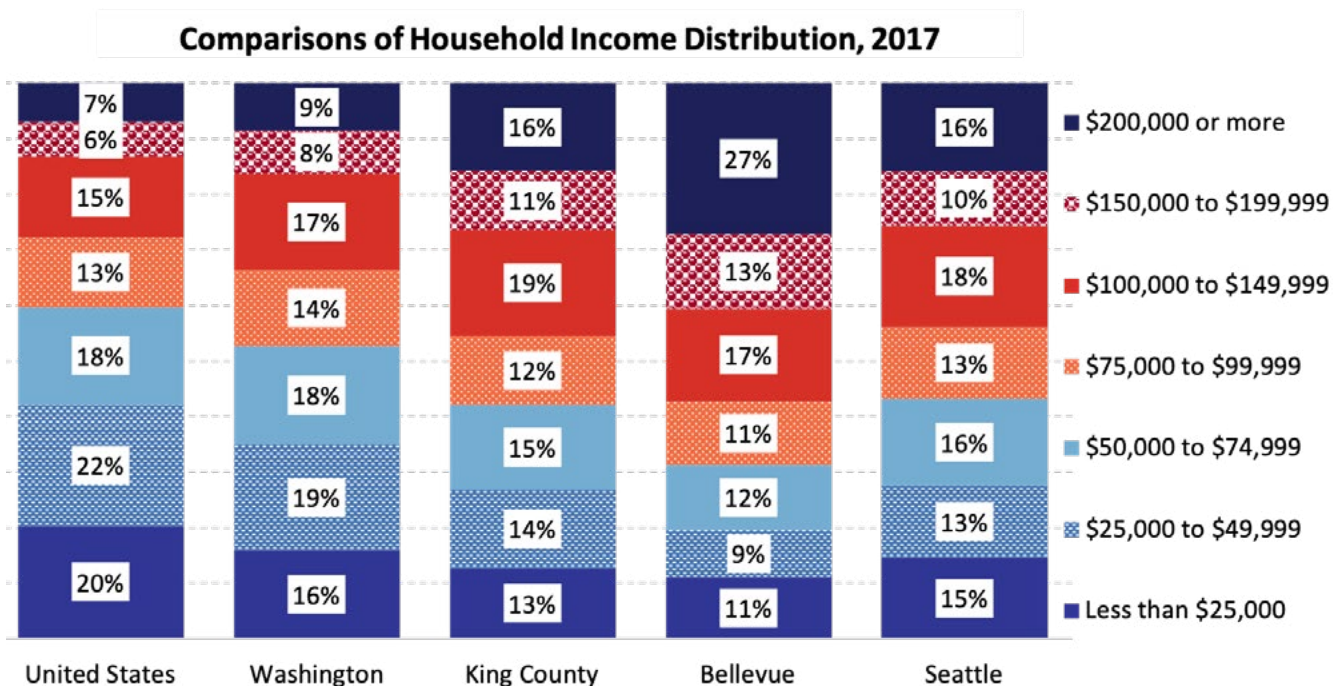


Figure 28 | Source: U.S. Census Bureau, 2017 American Community Survey, Table DP03

Neighborhood Patterns

Cougar Mountain/Lakemont, Somerset, Northwest Bellevue and West Bellevue all had weighted median household incomes upwards of \$130K. While Lake Hills, Crossroads and Factoria had weighted median household incomes below \$85K.³⁸

Poverty

The percentage of individuals in Bellevue who have incomes below the poverty level has remained relatively constant over the decades. Both the 1990 and 2000 decennial censuses estimated the poverty rate for Bellevue to be about six percent. In 2010, it was estimated at nine percent. However, in 2017 the estimate was back down to about 6.5 percent.³⁹

In 2017, about 5.5 percent of children, 7.8 percent of older adults 65 years and over, and 19.9 percent of female single-parent families were in poverty.⁴⁰

Neighborhood Patterns

Crossroads and Lake Hills had upwards of 13 percent of people in poverty. Lake Hills, Downtown and Crossroads had upwards of 14 percent of children in poverty.⁴¹

Households

Household Growth

As of April 1, 2019, an estimated 59,566 households lived in Bellevue. By 2035, 70,300 households are projected to be living within the city of Bellevue.⁴²

Household Types

From 2010 to 2017, most household types grew in number. However, married couple households both with and without children increased by about 30 percent, while single person households grew by only four percent. The result was that in 2017, married couples without children comprised the largest share of Bellevue households at 32 percent, followed by married couples

with children at 26 percent and then by single person households at 25 percent. Two plus person non-family households comprised about eight percent of Bellevue's households followed by other family households at five percent and lastly by single parent female families at three percent and single parent male families at about one percent. The one household type that declined in number since 2010 was single parent female families, which decreased by 25 percent.⁴³

Bellevue had higher proportions of married couples without and with children than the nation, state, county or the City of Seattle. Its household type proportions came closest to those of Kirkland. Both cities also had a lower share of 2+ person non-family households than the state, county or the city of Seattle.⁴⁴

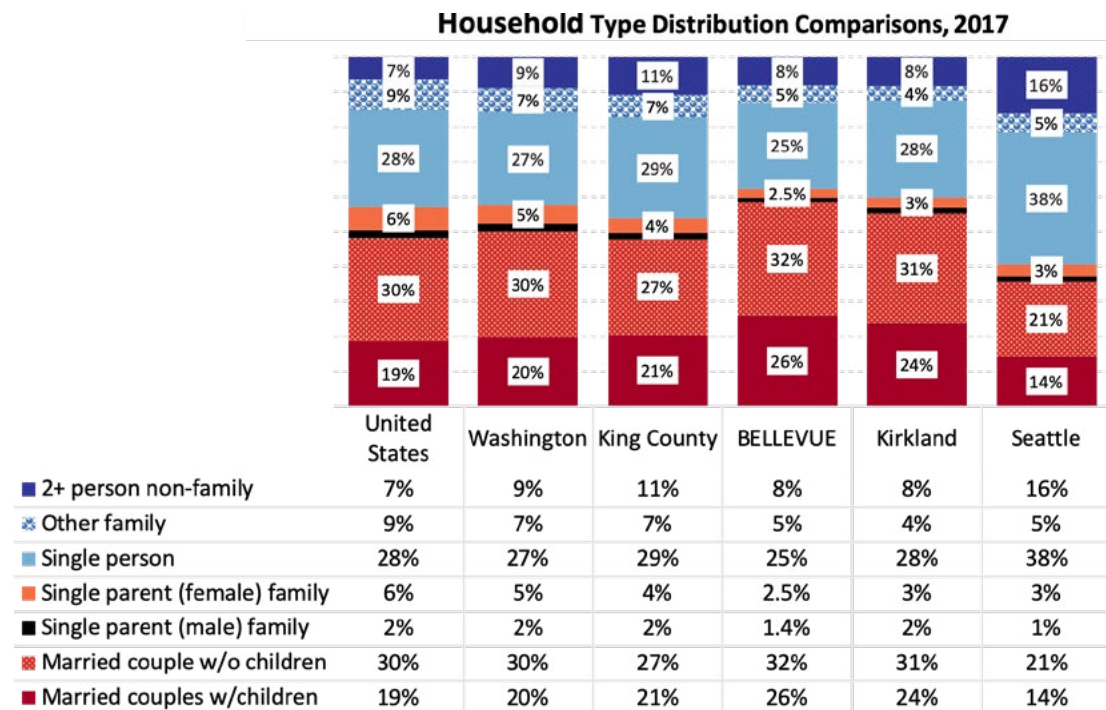


Figure 29 | Source: U.S. Census Bureau, 2017 American Community Survey

Household Size

From 1970 to 2000 Bellevue's average household size decreased from 3.4 to 2.37. It then climbed back up to 2.41 in 2010, and in 2017 it was estimated to be 2.40. This reversal in average household size was unforeseen, yet it can be explained by growth in Bellevue's foreign born population, who on average have a larger household size than Bellevue's native born population.⁴⁵

Bellevue's average household size is smaller than King County's, the state's or nation's, but it is like the city of Kirkland's and much larger than the city of Seattle's.⁴⁶

Average Household Size Trends, 1970-2017 and Comparisons, 2017

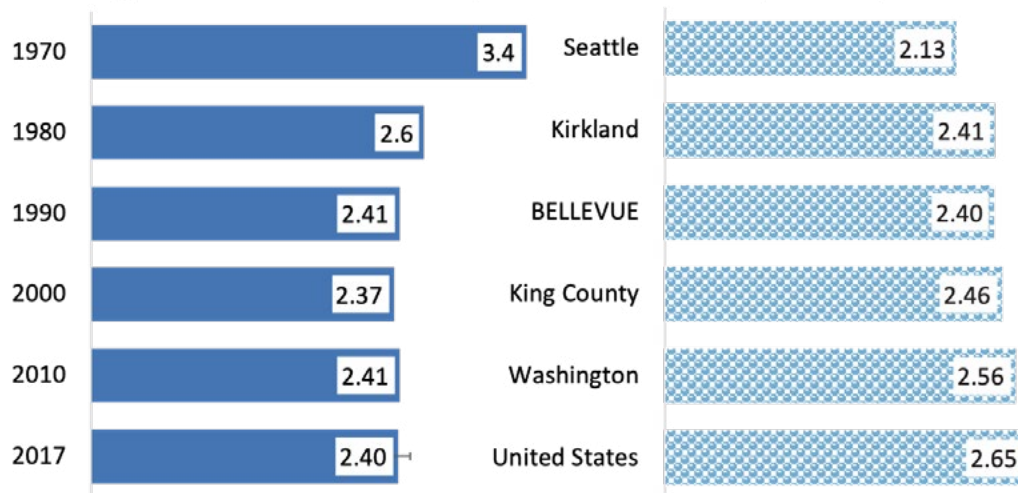


Figure 30 | Source: 1970, 1980, 1990, 2000, 2010 Census and 2017 American Community Survey

Tenure

About 55 percent of Bellevue's households owned their own home in 2017 and 45 percent rented. Owner households were larger on average than renter households containing 2.55 people per household compared to 2.22 people for renter households.⁴⁷

In 2017, about 59 percent of Bellevue's households had moved into their units since 2010 with 37 percent having moved in since 2015. Another 23 percent had moved in during the 2000s, nine percent in the 1990s, five percent in the 1980s and four percent before 1980.⁴⁸

Recently, much of Bellevue's new housing construction has been in rental units. The percentage of households renting in Bellevue has therefore increased. However, as the market changes, a greater demand for ownership housing may develop, and more ownership units may be constructed. Rental units however, will still be in high demand, especially as Bellevue's college age population increases with the development of the Global Innovation Exchange and expansion of Bellevue College.

Neighborhood Patterns

Somerset, Northeast Bellevue, and Cougar Mountain Lakemont had upwards of 80 percent of their housing units owner occupied. In contrast, Downtown and Crossroads had the opposite: less than 30 percent of housing is owner occupied.⁴⁹

Housing Value, Cost and Affordability

In 2017, about 52 percent of owner households reported the value of their housing unit fell between \$500K and \$1M. Another 31 percent reported the value of their housing unit was one million dollars or more. About six percent reported the value of their unit was less than \$300K, and about 11 percent reported the value of their unit was between \$300K and \$500K.⁵⁰

In 2017, households with a mortgage were paying a median of \$2,864 on housing a month and about 23 percent of these households were paying 30 percent or more of their incomes on housing. In comparison, homeowners without a mortgage had a median monthly housing cost of \$920 and 17 percent were paying 30 percent or more of their incomes on housing. Median gross rent in Bellevue in 2017 was about \$1,837 and 34 percent of renters were paying 30 percent or more of their incomes on housing.⁵¹

As job growth continues in Bellevue, demand for housing will increase pushing prices higher. Strategies for increasing the supply of housing for all economic levels will help Bellevue meet demand and maintain affordability for all segments of the population.

Implications

Growth

It is likely Bellevue will continue to experience job and population growth at a steady pace.

- Increased job growth will result in greater demands for housing, which could lead to cost escalations and housing unaffordability if job growth is not balanced by housing growth. If housing costs increase, workers in occupations with lower earnings will be less likely able to afford housing within the city requiring them to travel longer distances to get to work.
- Job growth could lead to greater traffic congestion if more workers are traveling to Bellevue from outside of the city.
- A variety of opportunities are made available to tap efficiencies gained by increased job and population concentrations including more frequent bus service and access to a greater variety of goods and services.
- An increased imbalance of jobs and housing will diminish access to jobs and services for lower income households further degrading racial and social equity.
- Denser development may need more recreation and open space for a diversity of ages.

Diversity

It is likely Bellevue will continue to diversify both in terms of age and race and ethnicity.

- A greater proportion of older adults will require additional caregiver services, transportation services, and health and medical emergency services.
- Additionally, public spaces will need to be better equipped to accommodate people with hearing and ambulatory difficulties, which increase with age.
- A greater proportion of people from places abroad where English is not spoken as the primary language, will require continued translations of city information into other languages.
- A greater diversity of cultures would benefit from cross cultural forums and events to enhance cultural knowledge, awareness and competency.

Prosperity and Households

It is likely Bellevue will continue to attract businesses in the tech sector that pay high wages, and it is also likely there will be greater demand for employees who work in lower paying jobs such as food service, retail and maintenance jobs.

- The gap between rich and poor in the community could increase.
- Displacement of lower income households could occur especially for those who pay market rents.
- Continuing to implement the Affordable Housing Strategy and looking for additional opportunities to increase the supply and variety of housing types would help ensure household types from all income levels could live in Bellevue and benefit from the high quality of opportunities the city provides.

Endnotes

- 1 State of Washington Office of Financial Management, April 1, 2019 population of cities, towns, and counties used for the allocation of selected state revenues. <https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/april-1-official-population-estimates>
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- 7 Source: U.S. Census Bureau, 2017 American Community Survey, Tables DP05 and DP02.
- 8 Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2013-2017 American Community Survey, Tables B25024, B25032, B25033, and DP05.
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- 23 Vespa, Jonathan, David M. Armstrong, and Lauren Medina, "Demographic Turning Points for the United States: Population Projections for 2020 to 2060," Current Population Reports, P25-1144, U.S. Census Bureau, Washington, DC, 2018.
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