

**BELLEVUE NETWORK ON AGING**  
**MINUTES**

April 7, 2022 North Bellevue Community Center via Virtual – Zoom.

8:30am – 10:30am

**MEMBERS PRESENT:** Barbara Carey, Beverly Heyden, Catherine Wong, Diana Thompson, Gazel Tan, Dr. Gina Johnson, Janet Jelleff, Julie Hart, Kira Hackett, Mary Fredeen, Paul Bradley

**MEMBERS ABSENT:** Abigail Brown, Phyllis Smilen, Anne Rittenhouse, Desiree Leigh

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

**GUESTS:** Ingrid Martin, Barb Loomis, Kathy Iverson

**PRESENTER(S):** Thara Johnson, Comprehensive Planning Manager, City of Bellevue Community Development

**RECORDING SECRETARY:** Betty Lee, Bellevue Parks & Community Services

**WELCOME AND ROLL CALL:** The meeting was called to order by Janet Jelleff and the roll call taken.

**PUBLIC COMMENTS:** None.

**APPROVAL OF MINUTES:** March minutes reviewed and approved.

**PRESENTATION:** Bellevue Housing Situation Thara Johnson, City of Bellevue Community Development Department Comprehensive Planning Manager

Prior to today's meeting, BNOA presented these questions to Thara to address:

- BNOA is interested in learning more about plans and options for housing for older adults as they age out of their homes but want to remain in the Bellevue community. This includes rental as well as home ownership options for all income ranges, but especially for what is known as the 'missing middle'.
- What is the City of Bellevue's definition of a 'senior' for planning and for human services?

- Where do Bellevue seniors fit in the AFH AMI levels? For example, qualification for affordable housing is usually based on 30/60/80% of AMI -- where % of Bellevue seniors fit in these AMI ranges
- What is the difference between senior housing vs. affordable housing vs. middle housing?
- What is the current gap for senior housing?
- Are there statistics for those >65 who plan to move away vs remain in Bellevue?
- During current Comprehensive Plan update, will input will be gathered from 55 and older age group for planning future senior housing needs, and what was done in the past to plan for seniors of today?
- What happens to "affordable" rent prices when a Multi-Family-Tax-Exemption expires on a previously exempted property?
  - It can revert back to market rate units unless it's overlapped with other land use incentives. *Thara believes the state law was passed to extend from 12 to 24 years.*
- What does a developer pay when it chooses to donate money instead of providing affordable housing units in a development? How is that donated money used for affordable housing?
- Will you plan to require new homes and condos to comply with universal design standards in order to meet the needs of seniors and disabled persons. (e.g., accessible bathrooms, homes one can entered without needing to go up one or more steps)
- Will you maintain single family resident neighborhoods in Bellevue?
- How do you plan to enable small businesses to remain in Bellevue?
- How can BNOA help?

Thara will not have answers to most of these questions at this time because the current data is from 2016 and it is scheduled to be updated in summer of 2022. Thara is committed to returning late summer to provide an update and address the above questions.

Today Thara will be presenting on major updates to the Comprehensive Plan and Affordable Housing Strategy background. There's been fairly good progress towards the goal that council has established when it was adopted in 2017. Thara is also the staff liaison to the planning commission who make policy recommendations that go on to City Council.

### **Agenda for today's presentation**

- 1. Affordable Housing Strategy Background**
- 2. Tracking Progress**
- 3. Recent Actions**
- 4. Upcoming Work**
- 5. Housing Need**

Please refer to the PowerPoint presentation for details: [Affordable Housing Presentation](#)

## **Affordable Housing Strategy Background**

- Affordable housing continues as key priority for the City
  - 2016 Housing Needs Assessment
  - AHS adopted by Council in June 2017
  - Bellevue implementing actions based on Council-approved work program
  - 2500-unit target over 10 years (2016-2026) based on anticipated outcomes of 21 actions in Plan
- ❖ 21 Actions under 5 strategies
1. Help people stay in their affordable housing
  2. Create a variety of housing choices
  3. Create more affordable housing
  4. Unlock housing supply by making it easier to build
  5. Prioritize state, county, and local funding for affordable housing

## **Tracking Progress**

Please refer to charts in the PowerPoint [Affordable Housing Presentation](#) on types of housing achieved and pipeline units.

## **Recent Actions**

- ❖ Council 2021-2023 Priority
  - Execute Affordable Housing strategy, including:
    1. Look at code amendments instead of comp plan amendments for projects with exceptional amounts of low-and middle-income housing; and
    2. Strengthen housing bonus program
  
- ❖ Eastgate Master Development
  - Congregations for the Homeless (CFH) project
  - Includes three projects:
    - Eastside Men's Shelter (100 beds)
    - Permanent Supportive Housing (95 units)
    - Workforce Housing (360 units)
  - \$4 million additionally in City funds toward projects in 2021
  
- ❖ Preservation (Illahee)
  - \$4 million in City funds toward preserving Illahee Apartments – 36 units at the 0-30% AMI level
  - Partnership with King County and Amazon
  - Development was listed for sale on the open market and advertised for rent increases or demolition

- ❖ Land Use Code Amendments
  - Reduced minimum parking requirements near transit
  - Unit lot subdivisions
  - Accessory dwelling unit three-year rule removal
  
- ❖ MFTE Program Update
  - Program updated in 2021
  - 12-year residential tax exemption in exchange for affordability of 20% of units
  - Available in all multifamily land use districts
  - Deeper affordability for: extra small units, projects with few 2+ bedroom units, units that overlap with other incentives
  - Increased utilization after update
  
- ❖ 2021 HB 1590 RFPs
  - HB 1590 funds originate from .1% sales and use tax authorized in October 2020 for housing and related services
  - Human Services RFP allocated \$1.7 million towards housing and related services, including behavioral health services
  - Capital RFP allocated up to \$1.6 million towards LifeWire *Hope Starts Here*
  
- ❖ C-1 Housing Initiative
  - “By-right” 50% bonus – given without any added process for eligible properties
  - Affordable housing 80% AMI or below
  - Single Family: *Land owned by a religious organization*
  - Multifamily: *Land owned by a religious organization, nonprofit organization, or public agency*
  - Flexibility for dimensional standards
  - Duplexes and triplexes for up to 50% of units

### **Upcoming Work**

- ❖ C-1 Housing Initiative
  - Additional land use map and policy amendments to incentivize affordable housing proximate to arterials, transit and multifamily
  - Emphasis on single family zones
  
- ❖ 2022 Housing Needs Assessment
  - Upcoming Housing Needs Assessment will result in updated needs analysis this Summer
  - Planning Commission study session will follow
  
- ❖ Comprehensive Plan Periodic Update
  - Due in 2024

- Updates include:
  - Housing unit targets & map amendments
  - Housing affordability targets
  - Policies for increased housing options
  - Regional coordination is key
- ❖ Upcoming Actions
  - Remaining actions from AHS and TAG recommendations to be considered by Council for upcoming workplan

### **Housing Need**

- ❖ Please view charts in [Affordable Housing Presentation](#) on:
  - Average Full-Time Annual Wages Bellevue Area 2021
  - Household Cost Burden
  - Housing Gap
  - Housing Sizes
  - Missing Middle Housing
    - Between duplexes and small-scale apartments
    - Found in more walkable and transit-rich areas
    - Generally, 2+ bedrooms (suitable for families)
    - Generally, more affordable than single-family homes: ideal for moderate income residents
    - Provide options throughout residents' lives
  - Missing Middle housing in the area
  - Missing Middle production
- ❖ Next Steps
  - Housing Needs Assessment
  - Comprehensive Plan Periodic Update
  - Specific Actions
- Please take the survey on [www.engagingbellevue.com](http://www.engagingbellevue.com) on the Comprehensive Plan Update as the Planning Team is focused on looking at the vision and it's reflective of the community so, please provide feedback to ensure your voices are being heard.

Question to Thara: Are King County Affordable Housing numbers included in the Bellevue Section 8 housing numbers?

Answer: Thara will get you an answer at a later time. \* Christy Stangland later answered – 404 affordable housing units through King County in Bellevue. Bellevue Manor is the only one that only allows for seniors and people with disabilities.

Q: Are you requiring affordable housing in all apartments being built in Bellevue?

A: No, there isn't a mandatory requirement for affordable housing. The various programs such as MFT tax exemption or land use incentives are completely voluntary if developers want to take advantage of it.

Q: Is there any consideration of stopping the growth of Bellevue due to the shortage of housing?

A: Entire region is growing and every city in the area is taking on growth. The cities all work regionally together and collaborate and determine what that growth looks like. The process of setting growth targets is to ensure that it's an equitable process and that every city is taking on their share.

Q: In the Comprehensive Plan Update for future planning, are you gathering information on older adults or people entering older adulthood to have an idea of who's planning to stay in Bellevue or move out of Bellevue due to lack of choices and affordability?

A: Yes, the planning team presents to various boards and commissions for these kinds of input and significant issues as they develop and refine the scope for the update.

❖ Please send Gazel any follow-up questions and Gazel will compile and email Thara.

Question for Christy – How much has the income level of Bellevue residents grown with wage inflation and where do seniors fit in the income quartiles? Gazel will forward information Alex has sent previously so that Christy has reference to look into these numbers.

#### **HUMAN SERVICES UPDATE:** *Christy Stangland*

- New manager Leslie Miller has started.
- Human Services application process opened and closes on April 28<sup>th</sup>. If you know agencies who provide services that you feel should grow in the City of Bellevue, please encourage them to apply and connect Christy with them.
- Human Services Commission will be having an equity training, a joint equity training for all eastside human services commissions. Follow up sessions will be in late April – early May.
- Christy presented at the Human Services Commission meeting and did an analysis of the human services funding, recommendation of a collaborative meeting with BIPOC By-and-For agencies. Compared data from 2019 vs 2021 because there was so much pandemic and external funding such as 1590. Council requested the commission to really look at funding a wide base of the agencies as well as funding linguistically responsive services.
- Christy is starting a cohort for building capacity with Community Rise and will be launching in June 2022.

**COMMITTEE REPORTS:** *Members were asked to read the following committee reports before the meeting for discussion:*

**ADVOCACY COMMITTEE REPORTS:** *Minutes have not yet been approved.*

**MEETINGS WITH LEGISLATORS**

- a) Desiree met with legislative assistant for Representative Senn and the legislative assistant for Representative Thai.
- b) Abigail and Diana met with legislative assistant for Representative Slatter. They also met with Senator Kuderer. The legislative assistant for Rep Slatter became interested in the dementia issues.

**2. DISCUSSION OF STATE LEGISLATIVE AGENDA**

Diana mentioned:

- a) SB 5745- Regarding the Personal Needs Allowance (PNA) passed both houses. However, it is not on Governor's desk yet.
- b) Increase in funding for case management is expected to be included in the budget.
- c) HB 1141- Amend Death with Dignity Act passed the House. It did not pass the Senate again. It is dead.

Kathy said we should find out why it does not pass in the Senate. Kathy suggested we meet with the Senator in our district asking why it does not pass. Diana emailed Senator Kuderer about making an exception to keep the bill alive. No reply. Diana said one reason the bill did not pass is that constituents may not know about it. In the past Diana has sent articles to Bellevue Neighborhood News about issues impacting seniors. Diana also has sent a letter on housing to the editor of the Seattle Times. It was published.

d) HB 1646 -Formally establishes Dementia Action Collaborative (DAC). It has passed both houses. Despite having sponsors for a budget proviso, really not sure what will now happen to the U of W Memory and Brain Wellness Center's \$100,000 request for a full-time manager to help with the Dementia Friends Program.

e) SB 5004 –Exempts sales of medical marijuana products to qualified persons from the 37% marijuana excise tax until June 30, 2027. It is dead.

f) SB 5546 -Beginning January 1, 2023, health plans must cap an amount an enrollee is required to pay for a covered insulin drug in an amount not to exceed \$35 per 30- day supply. This limit expires on January 1, 2024. Passed both houses. Should be going to Governor's desk.

We then discussed better ways to approach the State Legislative Session. Kathy mentioned that in person meetings with legislators are so much better than zoom meetings. Diana agreed. Diana strongly recommended that committee members go to the Senior Day Lobby Conference in October. You can learn about the issues. Diana also said

we need to make appointments with legislators earlier in the legislative session than we did this year. However, not sure what methods are best under the current pandemic. We can write letters to legislators during the legislative session. One way to get comments on the record is to use the

internet. You can see if there is a hearing. You can indicate on the record if you support or oppose a bill. If more people used this method, we would have more people favoring our position in the record. To have your position included in the record you need to fill out the appropriate form more than an hour before the starting time of a hearing. To have your written comments included in the record, the comments need to be sent in no later than 24 hours after the beginning of the hearing. Diana has filled out the forms in the past to get BNOA/KSC comments or positions on the record. You can also testify on Zoom by signing up to testify. You can use the legislative hotline and say you are calling on behalf of the Bellevue Network on Aging and Kirkland Senior Council and then give our position. What you say will then be sent to legislators in your district.

### 3. Discussion on Old Friends Club (OFC)

After finishing the aforementioned discussion, Kathy shared some new information on funding for Old Friends Club (OFC). Kathy and Jack, a Kirkland Senior Council Member who used to run a non-profit for many years, met with Karen Koenig. Karen is now scheduled to meet with the Kirkland Interfaith Council. DAC is also an important part of this. Kathy mentioned introducing Karen to one of the heads of the YMCA for space consideration. Diana commented that the \$250,000 that Karen wants is a lot to request. Is it realistic? Kathy said Jack thinks his contacts will help. Kathy also pointed out that the Northshore Day Care is another possibility. They are just now getting started.

Kathy talked about how each location would operate. Karen will work with the faith communities. Karen will be an advisor and she will select the manager. The manager will select the rest of the staff, who will be volunteers. One thing to emphasize about Old Friends Club is that supplies respite care for caregivers. One huge issue is liability. Another is that there are no state regulations for what the company is trying to do.

Diana shared that Karen Koenig has a presentation before a DAC committee in April. Diana hopes that Karen will also be invited to make an additional presentation at the May DAC meeting. There would be more attendees.

Diana gave Karen some suggestions about her presentation after our meeting. Diana pointed out that the presentation before DAC is very important. Also, Diana has introduced Karen to Brad Forbes of the Alzheimer's Association who is interested in the respite care issue. Brad wants to work with Karen Koenig. Karen Hartman said that in terms of presentations, Diana said that Caryn had talked with the committee about BNOA and/or KSC producing a recorded presentation for KING radio. Caryn said the bigger push is in October and said that issues such as dementia or fall prevention would be good. Karen's respite care topic would also be good. 2022 Bellevue Farmers' Market season, Janet working with Vivian and Liz to secure BNOA regular monthly presence. We will be invited to share opening day on May 12th, need to bring own canopy (chairs?). BFM staff also interested in re-establishing Senior Day at the market.

Viv and Liz will get back to Janet with final decisions. It was recommended that we sign up for the newsletter. Please send Janet ideas for which vendors we'd like to attend Senior Day, hoping to occur in August. Can we come up with a new name for "senior day"? Can we have the band



there again? do they want to? How about the \$500 stipend from either NBCC-AB or Dan's NBCC grant money to offer scrip or discounts on senior day at market.

Expand distribution opportunities for Neighborhood News: Anne Rittenhouse will check out Bellevue College, we should also check opportunities for Lewis Creek and City Hall lobby. Mary found a home for our popular Resource Guide at Newport Library. BNOA news column in NN will come from Gazel for July, no assignment yet for September. How about "inserts" in Neighborhood News....Diana's January article? Transportation matrix?

May is Older Adult Awareness month, June is World Elder Abuse Awareness Day, Dan needs volunteers for Council meetings to give speech and accept proclamations. Earlier in the meeting Karen Hartman mentioned having knee surgery and will not be at the next meeting.

### **OUTREACH & EDUCATION COMMITTEE REPORTS:**

2022 Bellevue Farmers' Market season, Janet working with Vivian and Liz to secure BNOA regular monthly presence. We will be invited to share opening day on May 12th, need to bring own canopy (chairs?). BFM staff also interested in re-establishing Senior Day at the market.

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- May 12<sup>th</sup> table volunteers – Paul, Gina, Julie.
- Diana will write an article for June on legislatures that impact seniors.
- Gazel will write an article for July.
  
- ❖ Christy S. has a request - when you're writing an article regarding internal programs, please reach out to the staff in charge to make sure it looks good before publishing.

### **HOUSING AND TRANSPORTATION REPORTS:**

On Thursday, April 7, COB Planning Manager Thara Johnson will attend BNOA meeting and answer questions regarding senior/affordable/middle housing availability in Bellevue specifically, but much of the information may well apply across the Eastside.

Gazel has been collecting suggested questions from BNOA and KSC members, and the focus of this meeting was to make sure we had hit on all the important senior housing questions and topics. Dan and Gazel will refine and streamline the questions, Dan will submit to Thara in advance so she can do the necessary research prior to 4/7.

Question topics will include, but not be limited to: COB definition of "senior"; how do Bellevue seniors fit into AMI, define senior vs. middle vs. affordable housing, will Comp Plan update specifically include input from 55+ Bellevue residents, what happens to affordable housing units when an MFTE expires, when builders choose to donate money in lieu of building an affordable unit are the amounts commensurate, will Universal Design elements be included in senior housing and aging-in-place goals?

- ❖ Phyllis is on a committee to study transportation for older adults on the eastside. Sound Generations is driving the committee and they have received the federal grant. The committee has started the research on what types of options are possible and convening focus groups with seniors to see if the options they would like to propose are realistic and workable.

#### **COMMUNITY PARTNERSHIP REPORT:**

No report today.

#### **COMMUNITY MEETINGS:**

No report today.

#### **NEW BUSINESS: (Dan)**

No report today.

*Meeting adjourned at 10:30am*