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 Chapters:
  - Older Adults
  - Refugees and Immigrants
  - People with Disabilities
  - School-Aged Children and Youth
  - Veterans
- Special Focus Area: Homelessness

Land Acknowledgement

The City of Bellevue acknowledges that we are on the Indigenous Land of Coast Salish people who have reserved treaty rights to this land, including the Duwamish, Suquamish Tribe, Muckleshoot Indian Tribe, Tulalip Tribe, and Snoqualmie Indian Tribe. We thank these caretakers of this land who have lived, and continue to live, here since time in memory.

Population

Existing Snapshot

On April 1, 2021, Bellevue's population was estimated to be 149,900, making Bellevue the fifth largest city in Washington state; just behind the cities of Seattle, Spokane, Tacoma and Vancouver, Washington.[1]
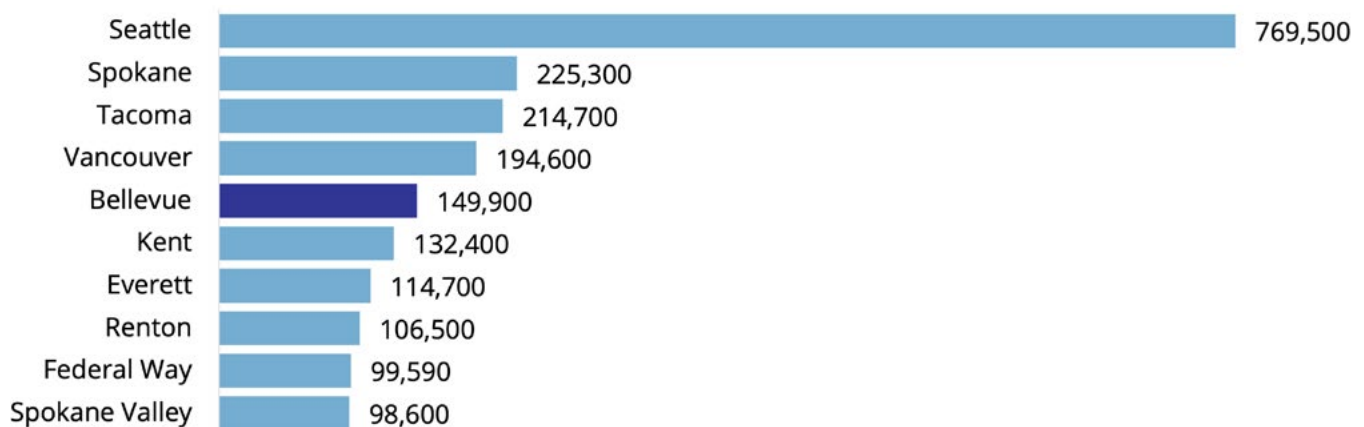
Top Ten Largest Washington City Populations, 2021

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

Bellevue's population is just under two percent of the state's total population and about seven percent of King County's population. The City covers an area of approximately 33.5 square miles resulting in a population density of 4,475 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 neighborhoods with the smallest populations.

Trends and Projections

Since Bellevue incorporated in 1953, the city's population has grown at an average annual rate of 4.9 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]

Bellevue Population 1953 to 2021 with Shares of Growth from Annexation and Natural Increase/Immigration, and Forecast Population to 2035
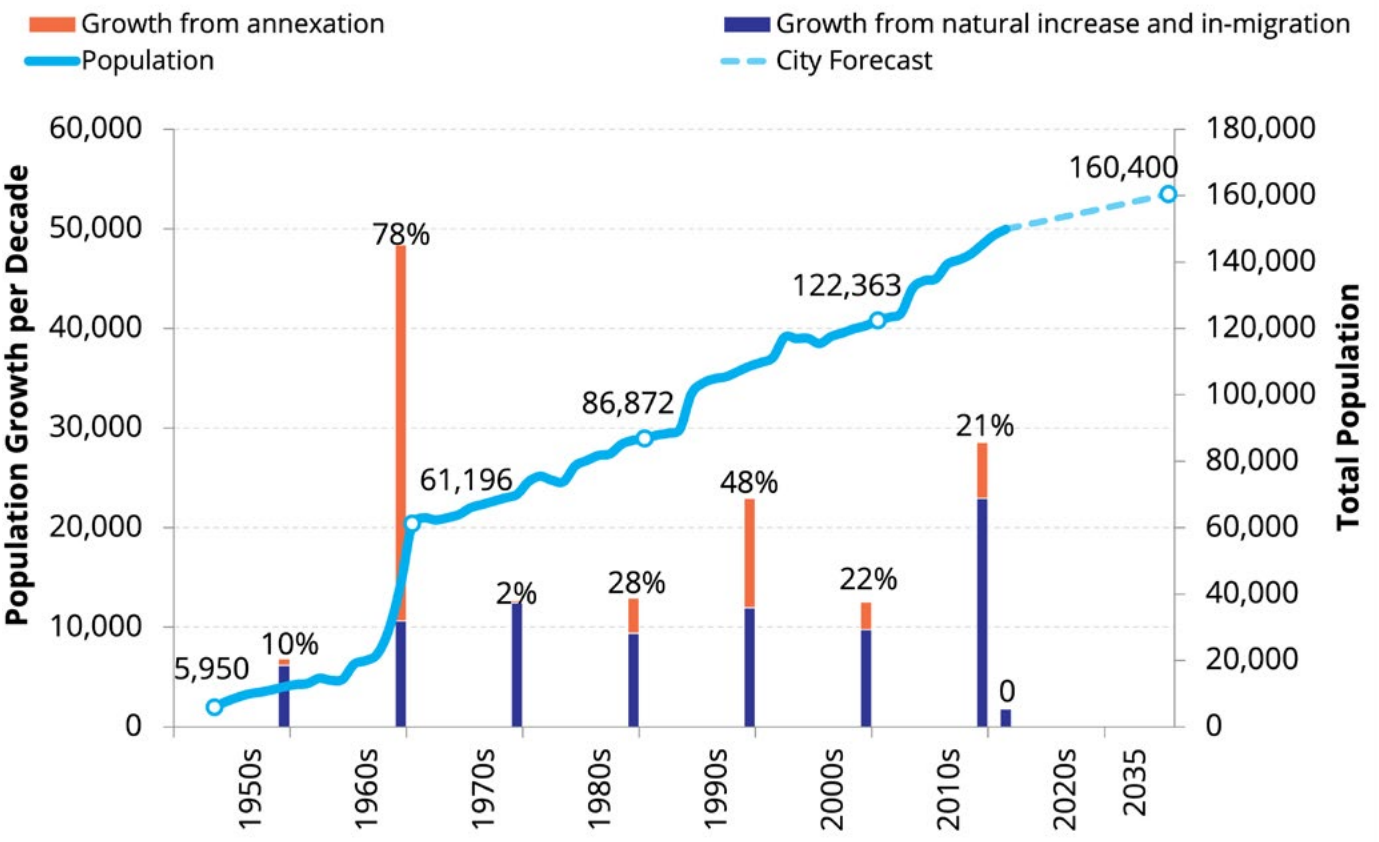

Figure 2 | Sources: Population estimates prior to 2000 are from the City of Bellevue with decade points from the U.S. Census Bureau. Estimates from 2000 on are from Washington State's Office of Financial Management. Official population estimates are for April 1st of the specified year. Forecast is from 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 2021, Bellevue's population, not including population in annexation areas, grew by 17.9 percent, slower than King County overall at 18.7 percent, yet faster than Washington State at 15.5 percent. Since 2010, populations in Seattle and Eastside cities including Issaquah,

Redmond, Newcastle, Kirkland, and Sammamish all grew faster than Bellevue, while populations in Mercer Island, Woodinville, Renton, and the Points communities grew slower.

The city and the county are in the process of adopting new growth targets for 2044 that will be the basis for the City's 2024 Comprehensive Plan. The city expects to grow by an average of 1% to 2% annually between now and 2044.

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 (including those who were born in Puerto Rico, U.S. Island areas, or 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 41 percent in 2019.[4]
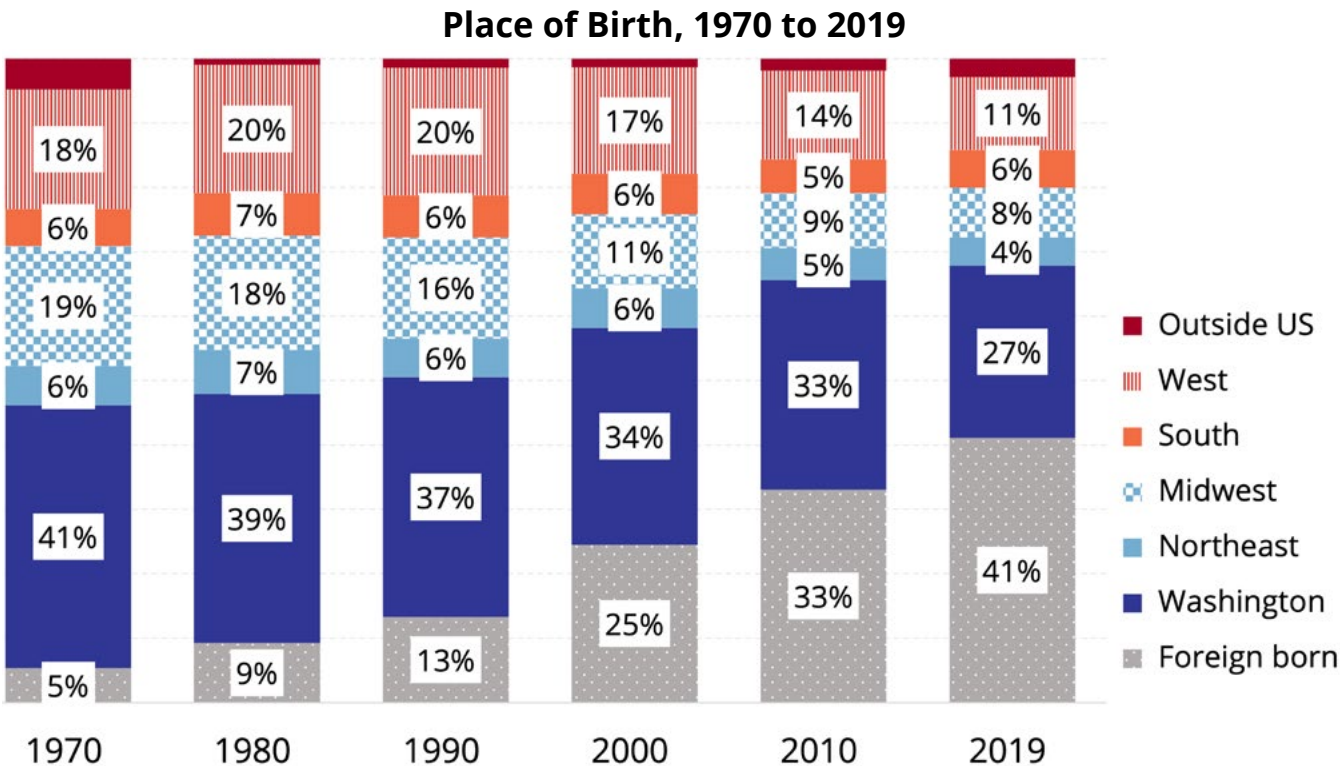
Place of Birth, 1970 to 2019

Figure 3 | Sources: IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2019 American Community Survey, Table B05002.

Beginning in the 1990s, Bellevue's industries began shifting towards technology. Many early immigrants working in the technology field settled in Bellevue to be close to work. Communities grew around these individuals and families, some of whom worked in technology fields but others working in other fields and contexts. Between 1990 and 2000, immigrants from foreign countries comprised about 67 percent of Bellevue's population growth. Between 2000 and 2010,

immigrants comprised about 107 percent of Bellevue's growth, while the US 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 oversees, this has influenced Bellevue's increasing cultural diversity. (*US born includes people with citizenship born outside the US.)

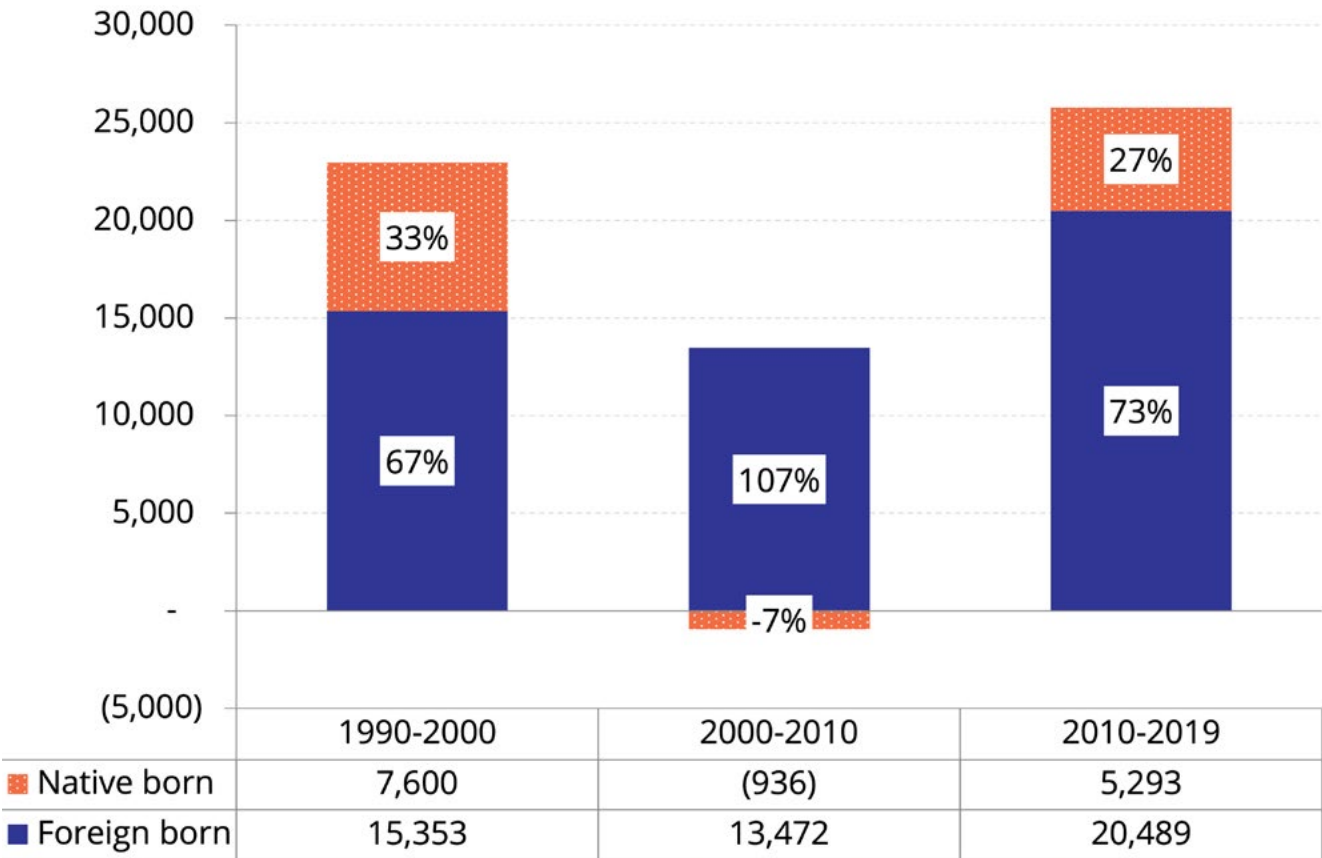**US born and Foreign-born Shares of Population Growth, 1990 to 2019**

	1990-2000	2000-2010	2010-2019
Native born	7,600	(936)	5,293
Foreign born	15,353	13,472	20,489

Figure 4 | Sources: U.S. Census Bureau, 1990 Census, 2000 Census and 2010 and 2019 American Community Surveys.

Cultural Diversity

Existing Snapshot

The City acknowledges that racial and cultural diversity are different. Racial groups contain many different cultural backgrounds and some cultural backgrounds are held by people identifying with different racial categories.

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

~ Bellevue City Council Vision

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 41 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 44 percent of its population over five speak a language other than English at home.
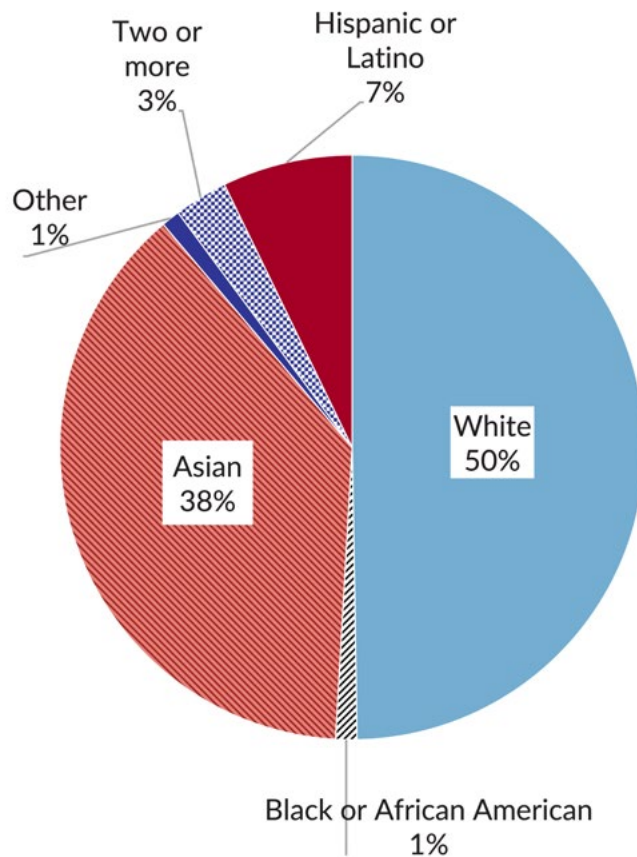
Bellevue's Race and Ethnicity Distribution, 2019

Figure 5 | Source: U.S. Census Bureau, 2019 American Community Survey, table DP05[7].

Asians comprise about 38 percent of Bellevue's population, making it the second largest racial category in Bellevue. Among cities across the nation with 100,000 in population or more, Bellevue has the 9th largest Asian population as a percent of the total population and the highest percentage in the nation outside of California and Hawaii.

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

Neighborhood Patterns

The population in all neighborhoods is at least 30 percent people of color. The majority of residents in Crossroads, Factoria, Bridle Trails, Somerset, Wilburton, and Woodridge neighborhoods are people of color. West Lake Sammamish, West Bellevue, Northeast Bellevue, and BelRed are the neighborhood areas with the smallest proportions of people of color.

Crossroads, Somerset, and Bridle Trails have the highest percentages of Asian residents at just shy of 50 percent of the population. Factoria and Wilburton have the highest percentages of Black

or African American residents. Eastgate and Factoria, have the highest percentages of multi-racial residents, and Lake Hills, Crossroads, and Factoria have the highest percentages of Hispanic/ Latino residents.[8]

Comparisons

Nationally, the largest racial group is White with Hispanic/Latino as the second largest racial group, followed by Black or African American and then Asian. In King County, Seattle and Bellevue, Asians comprise the second-largest racial group after White, followed by Hispanic/Latinos. In King County and Seattle, Black or African American is the fourth largest racial group. However, in Bellevue, people of two or more races are more populous than Black or African American.[9]

Race/Ethnicity Comparisons, United States, Washington, King County, Bellevue, and Seattle, 2019

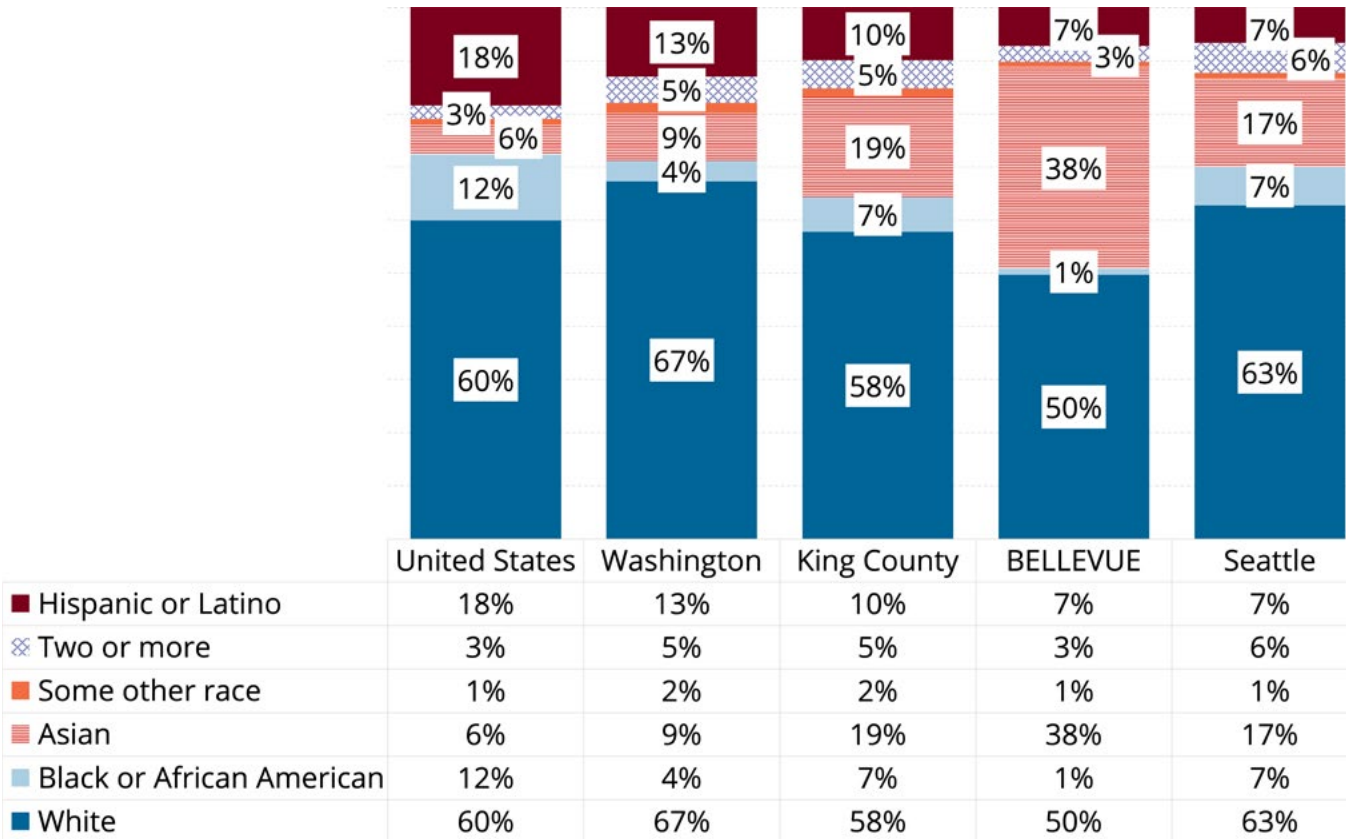|	United States	Washington	King County	BELLEVUE	Seattle
■ Hispanic or Latino	18%	13%	10%	7%	7%
▒ Two or more	3%	5%	5%	3%	6%
■ Some other race	1%	2%	2%	1%	1%
▦ Asian	6%	9%	19%	38%	17%
▨ Black or African American	12%	4%	7%	1%	7%
■ White	60%	67%	58%	50%	63%

Figure 6 | Source: U.S. Census Bureau, 2019 American Community Survey

Characteristics

Race and Ethnicity by Age

Each racial/ethnic group in Bellevue includes people of all ages but the distribution of ages varies across groups. About 21 percent of Bellevue's White residents are older adults versus 4 percent of Bellevue's Hispanic/Latino residents. About 48 percent of Bellevue's multi-racial residents are under the age of 18 compared to 16 percent of White residents. [10]

Race and Ethnicity Distribution by Age, 2015-2019

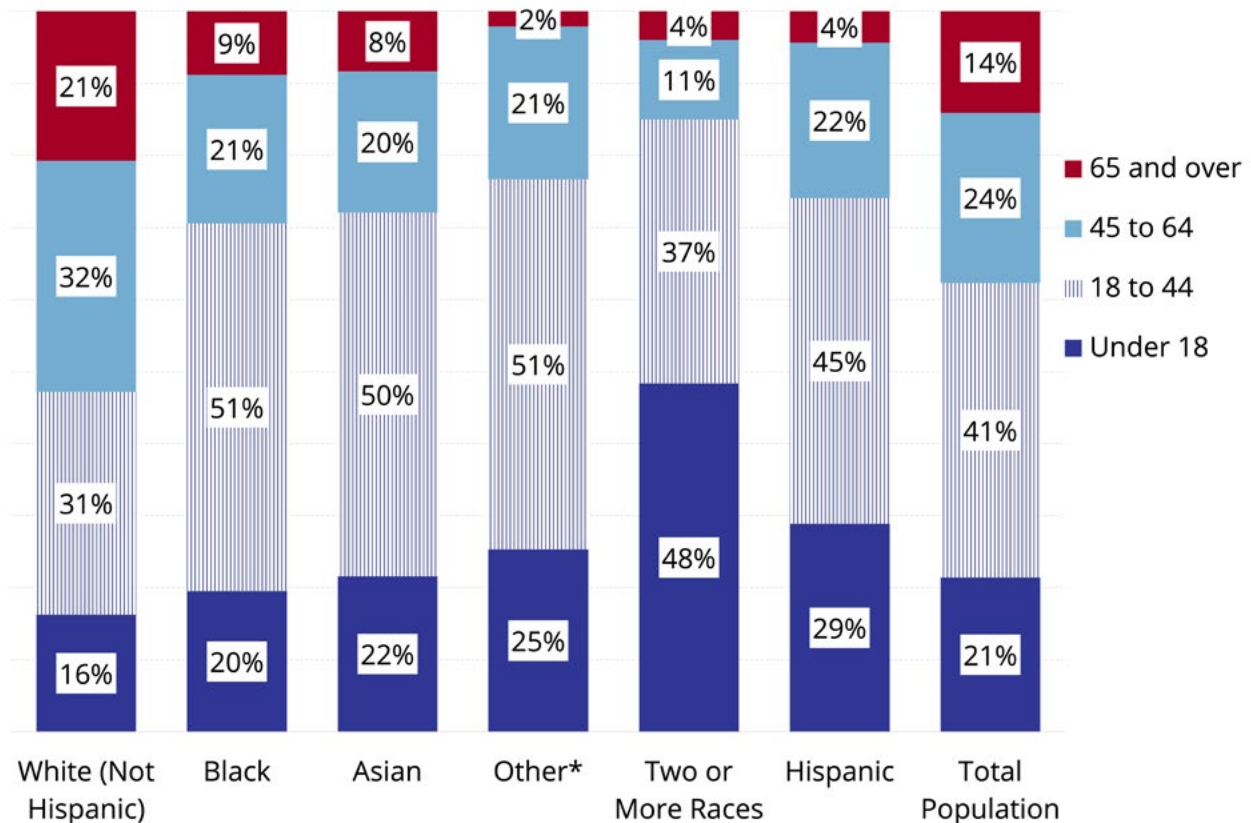Figure 7 | Source: U.S. Census Bureau, 2015-2019 American Community Survey

Language Spoken at Home

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 44 percent in 2019. [11]

Nearly 15 percent of Bellevue residents reported they spoke English less than "very well." During the 2020-2021 school year, about 100 different first languages were spoken by students enrolled in Bellevue School District. [12]

Starting with 2016 datasets, the U.S. Census Bureau stopped reporting on languages at the same level of detail for geographies smaller than counties. Bellevue City staff developed a method of combining data on language groups from the American Community Survey with data on languages spoken by elementary school students in Bellevue School District and surrounding school districts to estimate the top 10 languages spoken in Bellevue. The most spoken language after English is Mandarin Chinese (about 10 percent of the population speak this at home), followed by Spanish (about 5 percent of the population), Korean (3 percent), Russian (2 percent),

and Japanese (2 percent). Other common languages are Vietnamese, Hindi, Telugu, Cantonese, and Tamil (all spoken by 1 to 2 percent of the population).

Neighborhood Patterns

At least a quarter of residents in every neighborhood speak a language other than English at home. Over half of people age 5 and over in the Crossroads and Bridle Trails neighborhoods speak a language other than English at home. About a quarter of people in Crossroads speak English less than "very well". About 2 in 10 people in Wilburton, Bridle Trails, Factoria, and Lake Hills speak English less than "very well". At least 1 in 10 residents speak English less than "very well" in every neighborhood in Bellevue."[13]

Trends and Projections

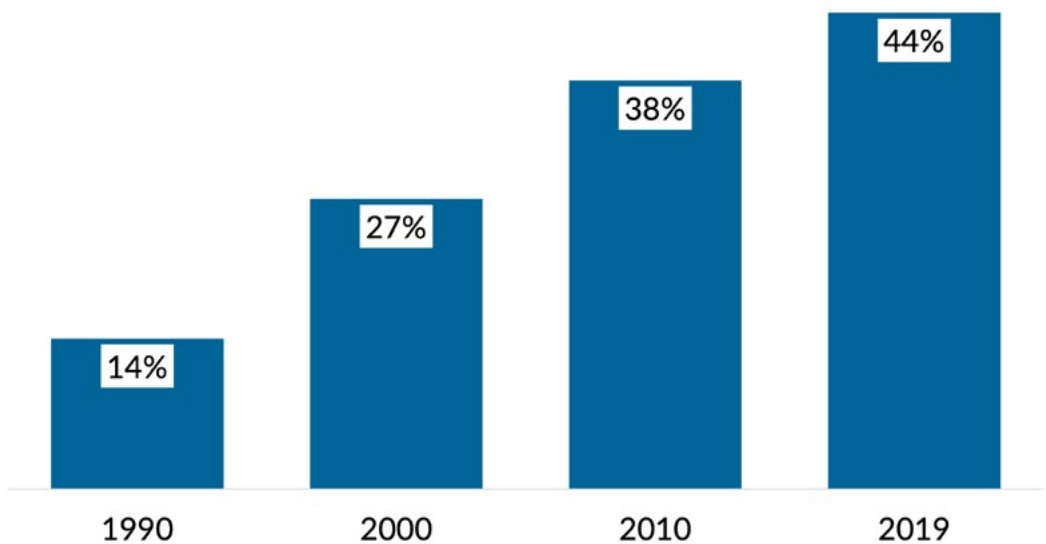**Trends in the Percentage of People who Speak a Language Other than English, 1990 to 2019**

Figure 8 | Sources: U.S. Census Bureau, 1990 Census, 2000 Census and 2010 and 2019 American Community Surveys

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 2019. This trend mirrors national trends where the proportion of people of color has increased from 24 percent to 40 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. [14]

Trends in the Percent of People of Color in the United States, the Western Region of the U.S. and in Bellevue, 1990-2019

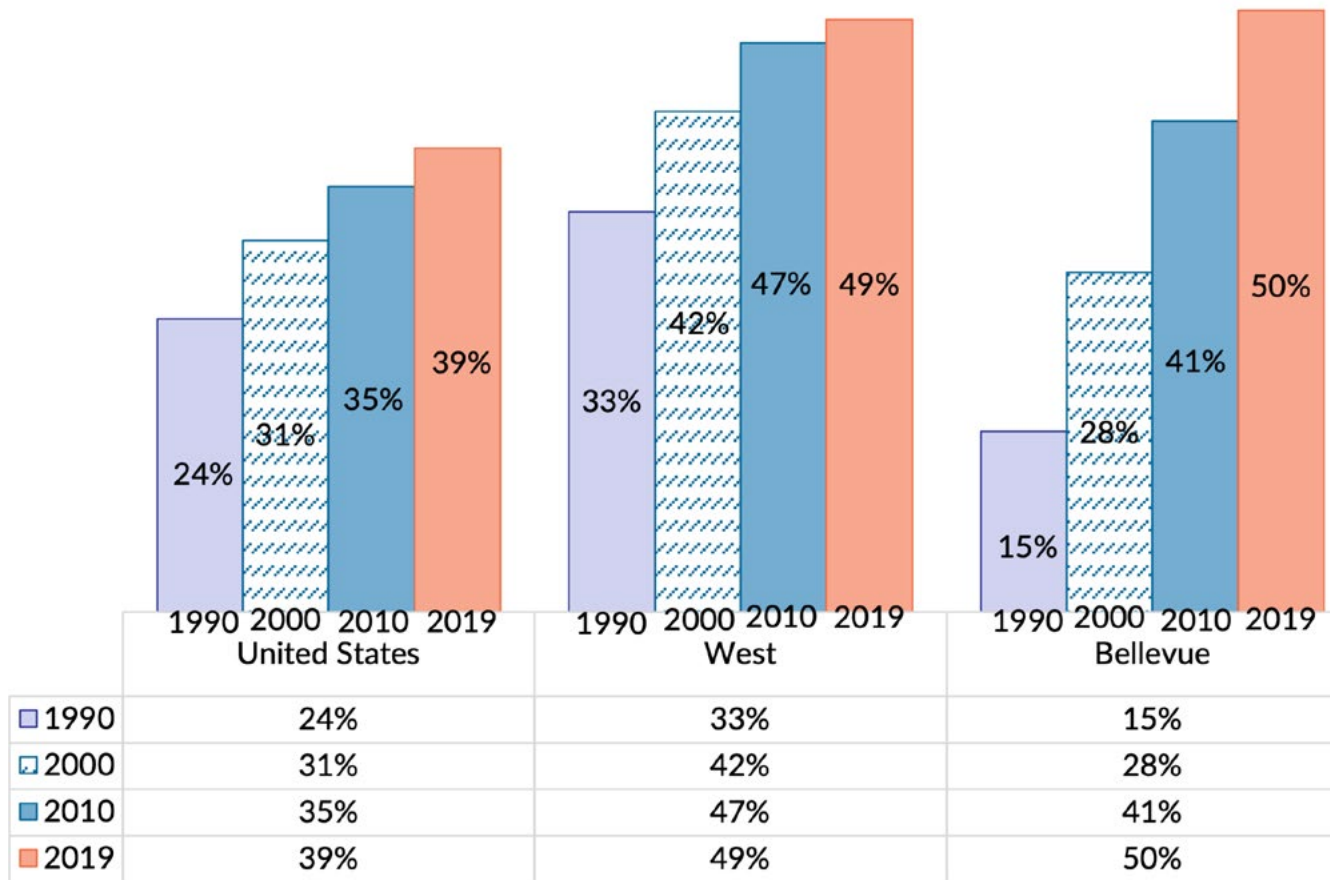|	United States	West	Bellevue
☐ 1990	24%	33%	15%
☐ 2000	31%	42%	28%
☐ 2010	35%	47%	41%
☐ 2019	39%	49%	50%

Figure 9 | Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census and 2019 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 38 percent in 2019.[15]

Within Bellevue's Asian population, Chinese and Asian Indian residents have increased in number the most. The number of Chinese residents has grown from just over 2,600 in 1990 to about 21,000 in 2019. Asian Indians have witnessed similar rates of growth, especially since 2000. Bellevue's Japanese and Korean populations have been relatively stable since 2010.[16]

Population Trends of Bellevue's Largest Asian Populations: 1990 to 2019
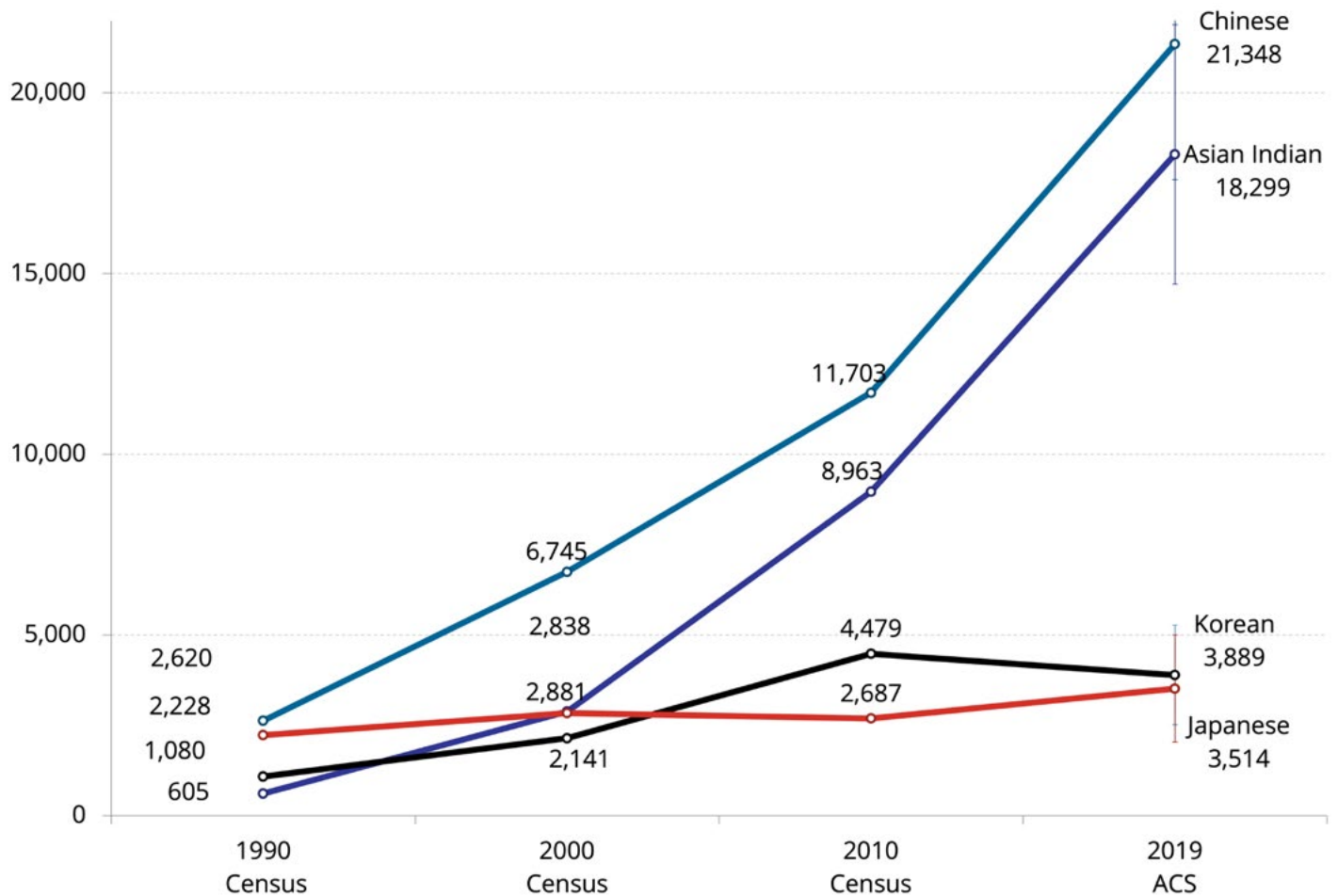
Figure 10 | Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, 2109 American Community Survey

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 2019, 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.[17]

Trends in the Percentage of Black or African Americans, Hispanics/Latinos and People of Two or More Races in Bellevue: 1990 to 2019
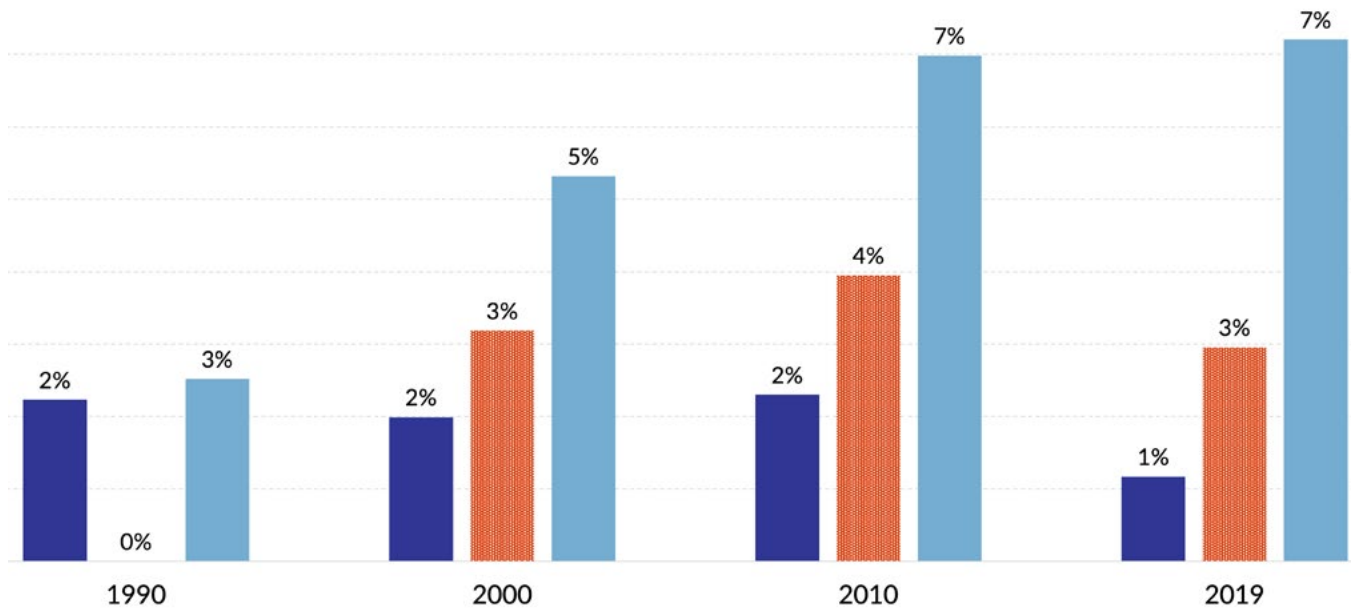
Figure 11 | Source: U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, 2019 American Community Survey.

Bellevue's cultural diversity is likely to be a permanent characteristic of the population into the future. The population has been about half people of color since about 2015. However, the cultural background of residents continues to change. Trends indicate that the number of residents of Chinese and Asian Indian ancestry will likely continue to grow, and the trend toward more diverse language groups continues as well.

Age Diversity

Existing Snapshot

In 2019, Bellevue residents early in their career, ages 18 to 44, were the city's largest age cohort at 41 percent. The next largest age cohort was Bellevue residents late in their career, 45 to 64, at 24 percent, children under the age of 18 were 21 percent of the population and older adults, 65 years and older, were 14 percent.[18]

Bellevue Age Distribution, 2019
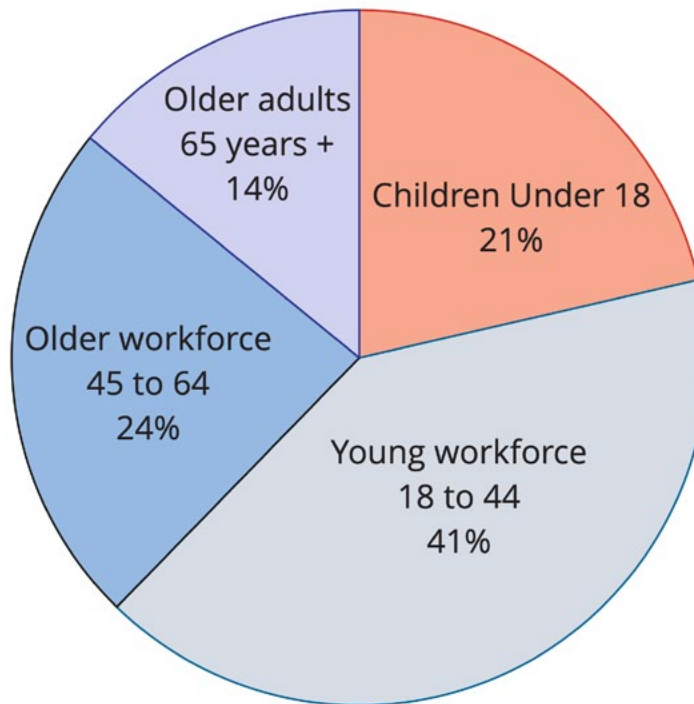
Figure 12 | Source: U.S. Census Bureau, 2019 American Community Survey, table DP05.

Bellevue's median age in 2019 was 36.5 years. Because Bellevue's estimate has such a large margin of error (1.7 years), it is not statistically different from the median age of the U.S. (38.5), Washington State (37.9), King County (36.9), or Seattle (34.7).

Bellevue currently has a very similar age distribution as King County. Its age distribution, however, differs markedly from that of Seattle, which has an even larger share of the population in the young working age cohort.

Age Distribution Comparisons, 2017

	United States	Washington	King County	BELLEVUE	Seattle
■ 65 years and over	16%	16%	13%	14%	12%
■ 45 to 64	25%	25%	25%	24%	22%
▨ 18 to 44	36%	38%	42%	41%	51%
■ Under 18	22%	22%	20%	21%	15%
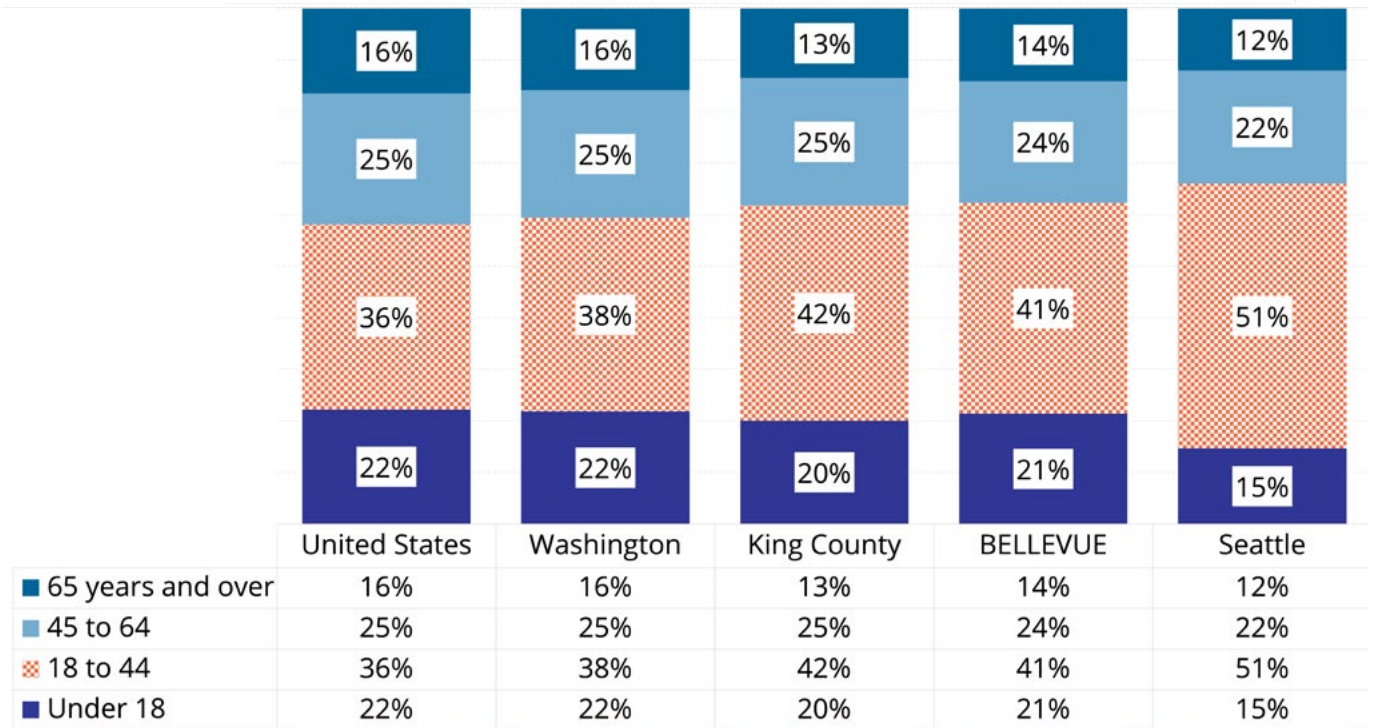
Figure 13 | Source: U.S. Census Bureau, 2019 American Community Survey.

Neighborhood Patterns

About a quarter of residents in the Somerset, Cougar Mountain / Lakemont, Northeast Bellevue, and West Lake Sammamish neighborhoods are under 18. BelRed, Downtown, Northeast Bellevue, Northwest Bellevue, and West Lake Sammamish have the largest share of their residents in the older adult cohort, 65 years and over. Crossroads and Downtown stand out with over half of their population in the young working-age cohort, 18 to 44. And Factoria and Somerset have over a third of their populations in the older working age cohort, 45 to 64.[19]

Characteristics

Age by Gender

While gender is a spectrum that includes transgender people and those who identify as neither male nor female, the sources referenced in this chapter reported data by male and female and did not report data encompassing the entire gender spectrum.

While the median age for Bellevue's population as a whole was 36.5, the median age for males was lower at 34.2 than the median age for females at 38.6. Because they have such large margins of error, the difference is not statistically significant. However, in looking at Bellevue's age population pyramid, which shows the distribution of the population in five-year age increments by gender, it is clear that men outnumber women in the young working age cohort (18 to 44). The proportion of males in Bellevue at 51 percent was slightly higher than the proportion of females at 49 percent.
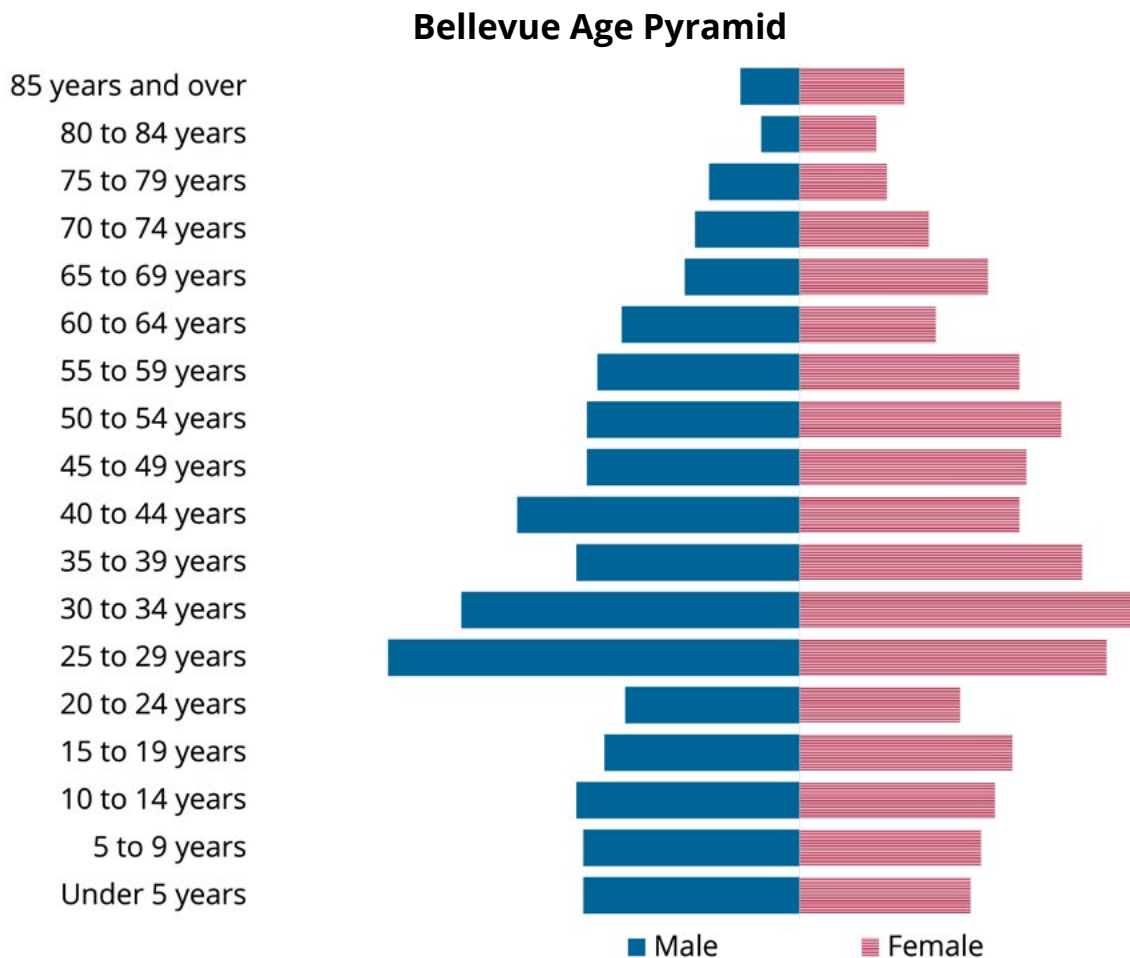
Bellevue Age Pyramid

Figure 14 | Source: U.S. Census Bureau, 2019 American Community Survey, table S0101.

Age by Race/Ethnicity

Age also differed by race and ethnicity. At the high end, Bellevue's White population had a median age of 46.7 in 2015-2019. In contrast, Bellevue's multi-racial population had a median age of 19.2. Median ages of other racial and ethnic population groups in Bellevue were in the lower to mid-thirties.[20]

Median Age by Race/Ethnicity Comparisons, 2015-2019
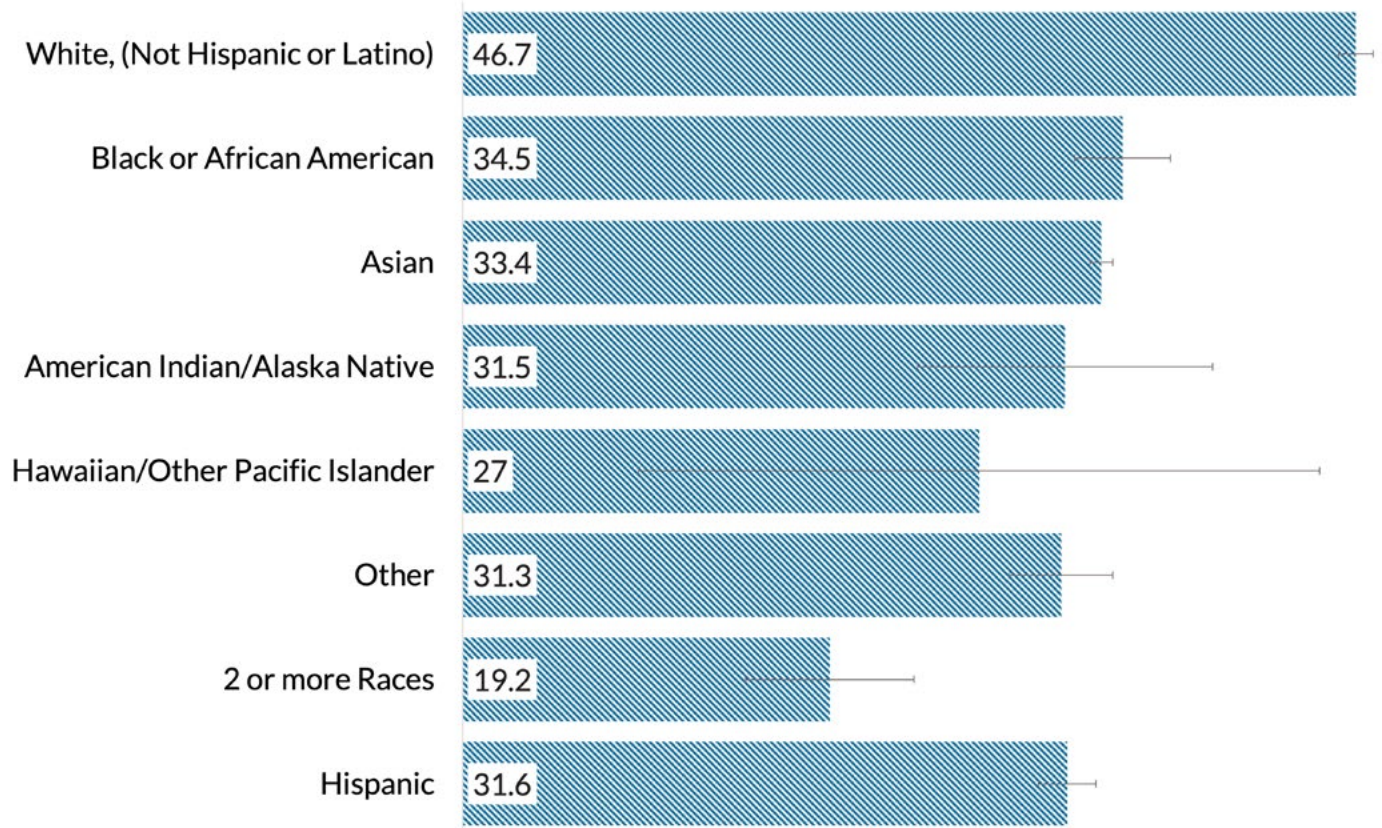
Figure 15 | Source: U.S. Census Bureau, 2015-2019 American Community Survey

Bellevue's children had the highest percentage of people of two or more races at 9 percent, whereas Bellevue's young workforce had the highest percentage of Asians at 42 percent. Bellevue's residents 45 to 64 years of age were less racially/ethnically diverse with White residents comprising 63 percent of their population. Bellevue's older adults, 65 years and over, were the least racially/ethnically diverse with 74 percent of their population being White.[21]

Age Distribution by Race/Ethnicity, 2015-2019

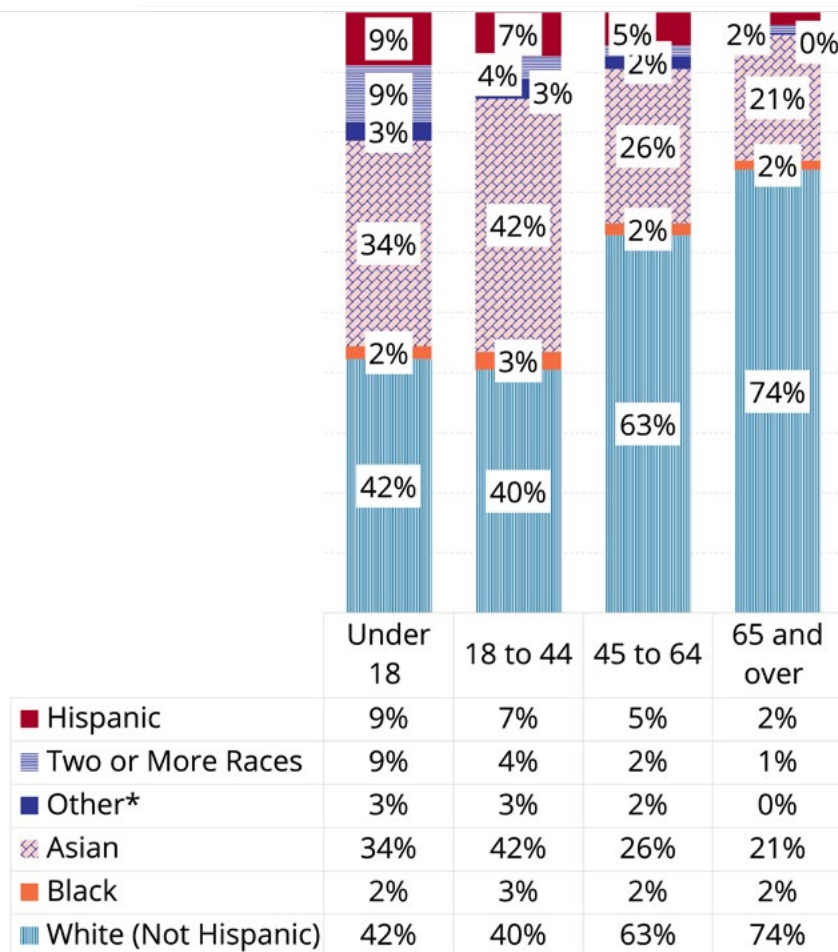|	Under 18	18 to 44	45 to 64	65 and over
■ Hispanic	9%	7%	5%	2%
▦ Two or More Races	9%	4%	2%	1%
■ Other*	3%	3%	2%	0%
▨ Asian	34%	42%	26%	21%
■ Black	2%	3%	2%	2%
▥ White (Not Hispanic)	42%	40%	63%	74%

Figure 16 | Source: U.S. Census Bureau, 2015-2019 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, most neighborhoods were filled with new homes occupied by first-time home buyers and nearly 57 percent of its households were married-couple families with children. Over 41 percent of its population was 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 were 65 years or older.

As the city matured so did its residents, creating a more diverse 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 began to increase again after the steady decreases since 1990, and in 2019, this cohort was 39 percent of the population. 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 into the older adult cohort, the proportion of people over 65 within Bellevue is expected to increase. 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
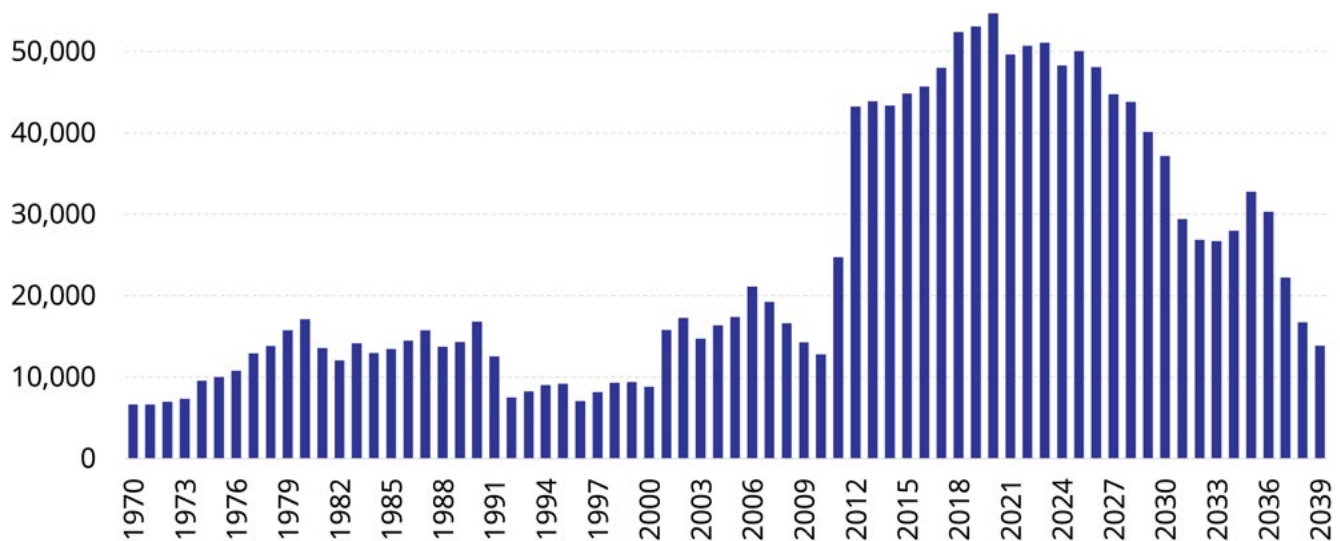

Figure 17 | Source: Washington State Office of Financial Management, Forecasting and Research Division, State Population Forecast 2010-2040, November 2018.[24]

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 69 percent of Bellevue's population 16 years and over were in the labor force in 2019. For men age 20 to 64, about 91 percent were in the labor force. Only 75 percent of women in the same age bracket were in the labor force. Women with children under six years old were less likely to be in the labor force (63 percent) than those whose children at home were all age six to 17 (79 percent).[25]

About 50 percent of people with incomes below the poverty level were in the labor force, yet 43.2 percent of them were unemployed. About 57 percent of people with any disability were in the labor force, yet about 18 percent of them were unemployed.

In1990, labor force participation in Bellevue was 73. Since 2010, labor force participation has hovered between 65 and 69 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 158,805 total /145,145 covered 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 Covered Employment, 2020

City	Covered Employment
Seattle	637,913
Bellevue	145,145
Tacoma	112,299
Redmond	97,941
Everett	91,154
Kent	74,255
Renton	67,806
Kirkland	52,621
Auburn	48,189
Tukwila	45,180
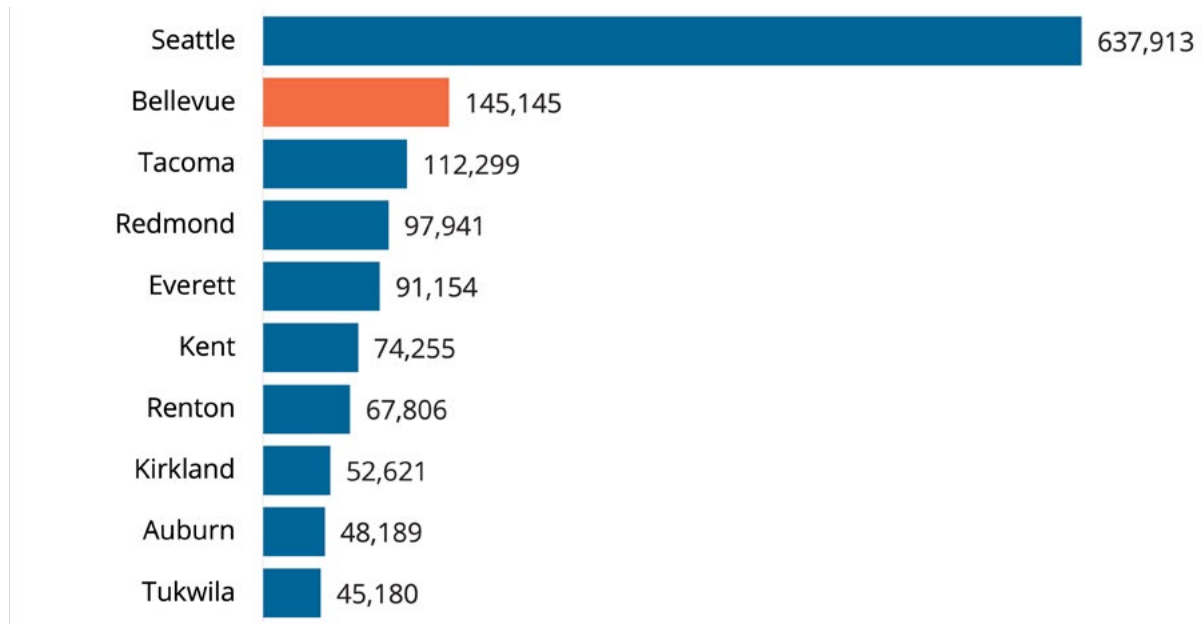
Figure 18 | Source: Puget Sound Regional Council, 2020 Covered Employment Estimates by Jurisdiction

Despite fluctuations in economic cycles, the number of jobs in Bellevue has grown at an average annual rate of 1.2 percent since 2000. Currently, Bellevue's rate of job growth is on target 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 targeted rate of job growth could change.

Job estimates to 2020 and projections to 2035

Year	Jobs
1970	21,000
1980	42,000
1990	89,910
2000	127,416
2010	127,718
2020	155,031
2035	192,800
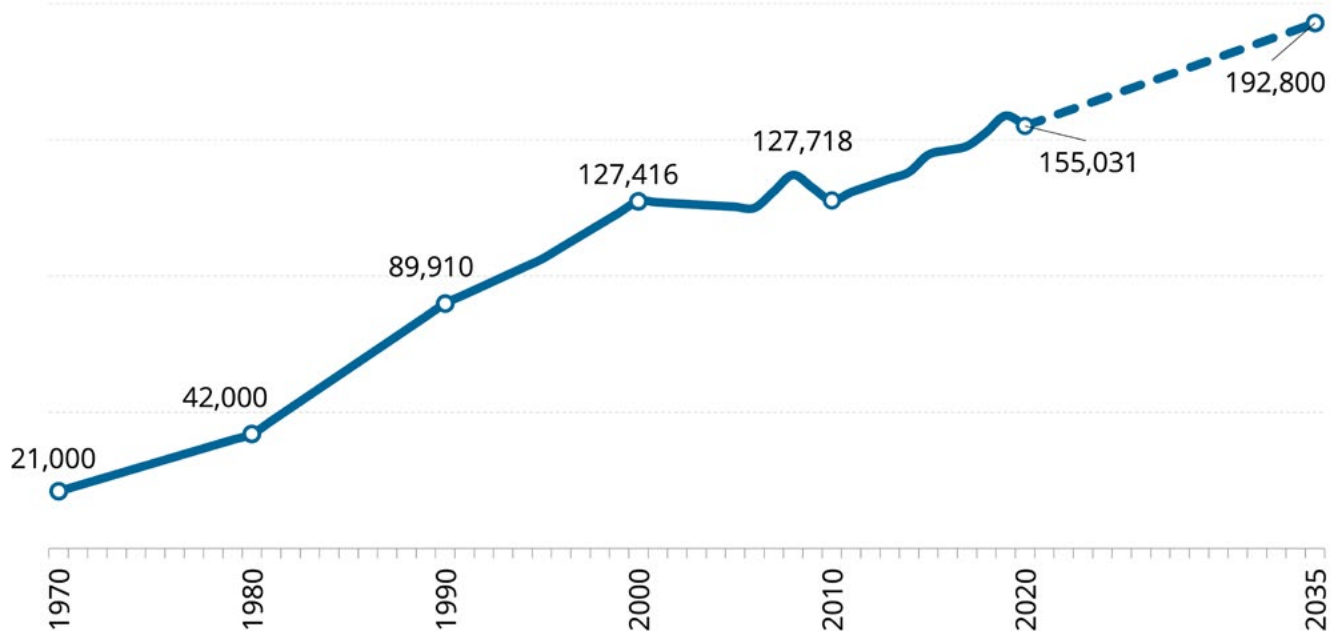
Figure 19 | Source: Puget Sound Regional Council, 2020 All Job Estimates, Bellevue & Major Employment Centers

Industry Shifts

Beginning in the 1990s, the service sector began to make up a larger and larger share of total employment. This was mainly caused by the growing information industry, one of several industries that make up the service sector in Bellevue. In 2020, the Service sector had about 61 percent of jobs in Bellevue, up from 53 percent in 2000 and 46 percent in 1995.[27]

Citywide 2020 Employment by Major Industrial Sector
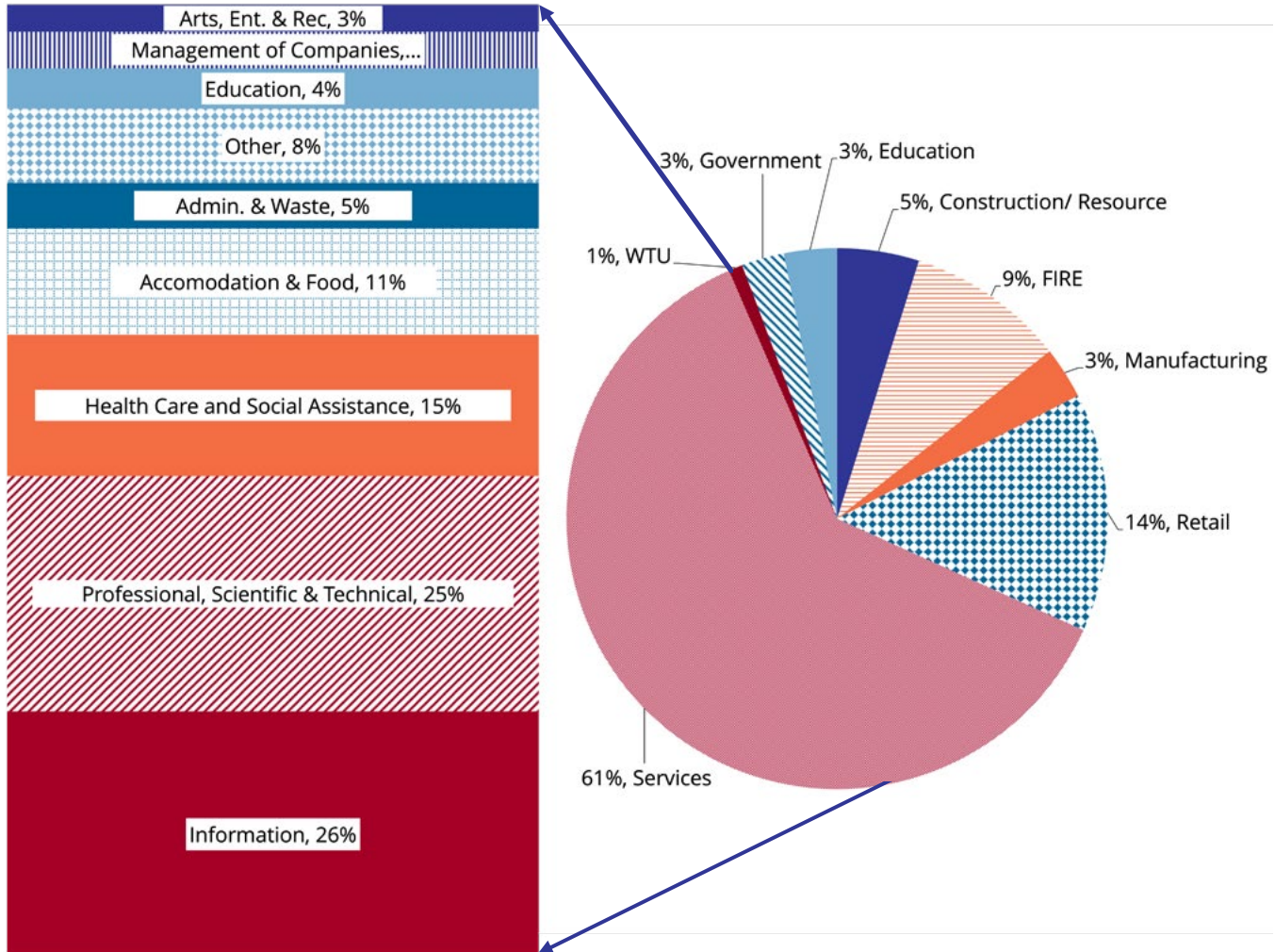

Figure 20 | Source: Puget Sound Regional Council, 2020 All Job Estimates, Bellevue & Major Employment Centers

In 2020, 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 2019, about 67 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 15 percent in 2019.[28]

Trends in Occupation, 1990 to 2019

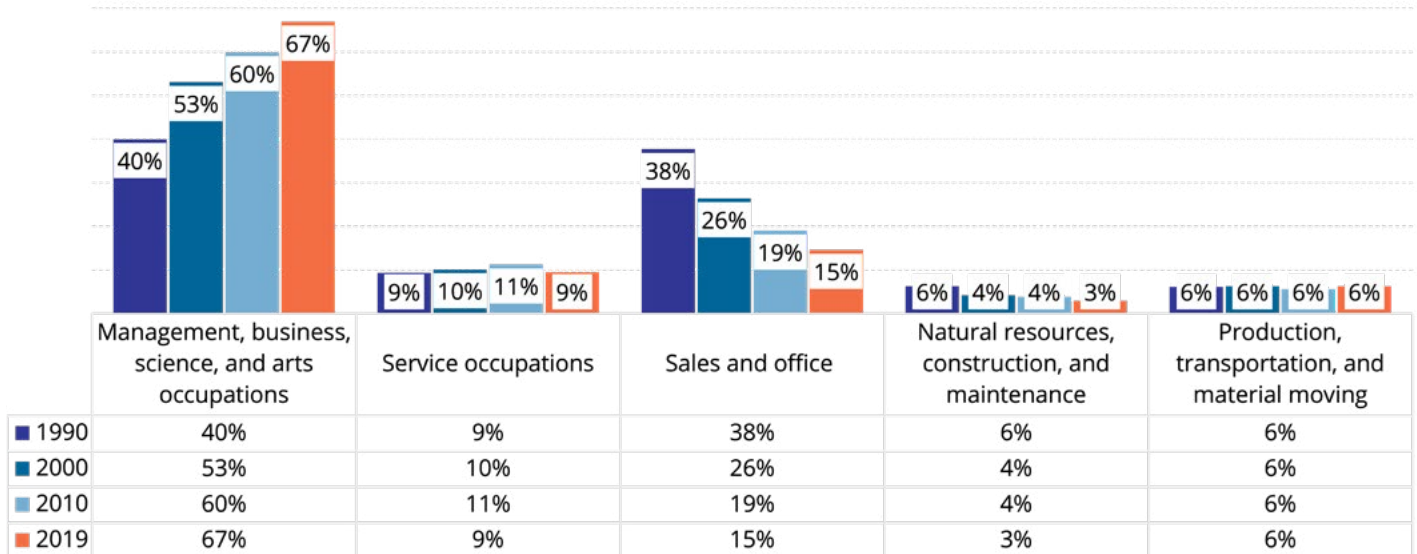|	Management, business, science, and arts occupations	Service occupations	Sales and office	Natural resources, construction, and maintenance	Production, transportation, and material moving
■ 1990	40%	9%	38%	6%	6%
■ 2000	53%	10%	26%	4%	6%
■ 2010	60%	11%	19%	4%	6%
■ 2019	67%	9%	15%	3%	6%

Figure 21 | Source: U.S. Census, 1990 Census, 2000 Census, 2010 and 2019 American Community Survey

Not all the shift in occupations can be attributed to the shift in industry. As shown in the chart above comparing occupations of workers who work and live in Bellevue, a higher proportion of workers who live in Bellevue work 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.

Neighborhood Patterns

About 1 in 5 workers in Factoria and were employed in Service occupations. About 1 in 5 workers were employed in Sales and Office occupations in Northwest Bellevue, Newport, Cougar Mountain/Lakemont, Eastgate and West Bellevue. Almost 4 in 5 people were employed in Management, Business, Science and the Arts in Downtown and about three-quarters of workers in Bridle Trails were employed in that occupation group. About 1 in 10 people were employed in Production, Transportation and Material Moving occupations in Lake Hills and Wilburton. Very few workers in any neighborhood are employed in Natural Resources, Construction and Maintenance Occupation but the neighborhood with the most was Lake Hills at about 5 percent.[29]

Comparison of Occupations of Workers who Work and Live in Bellevue, 2013-2019

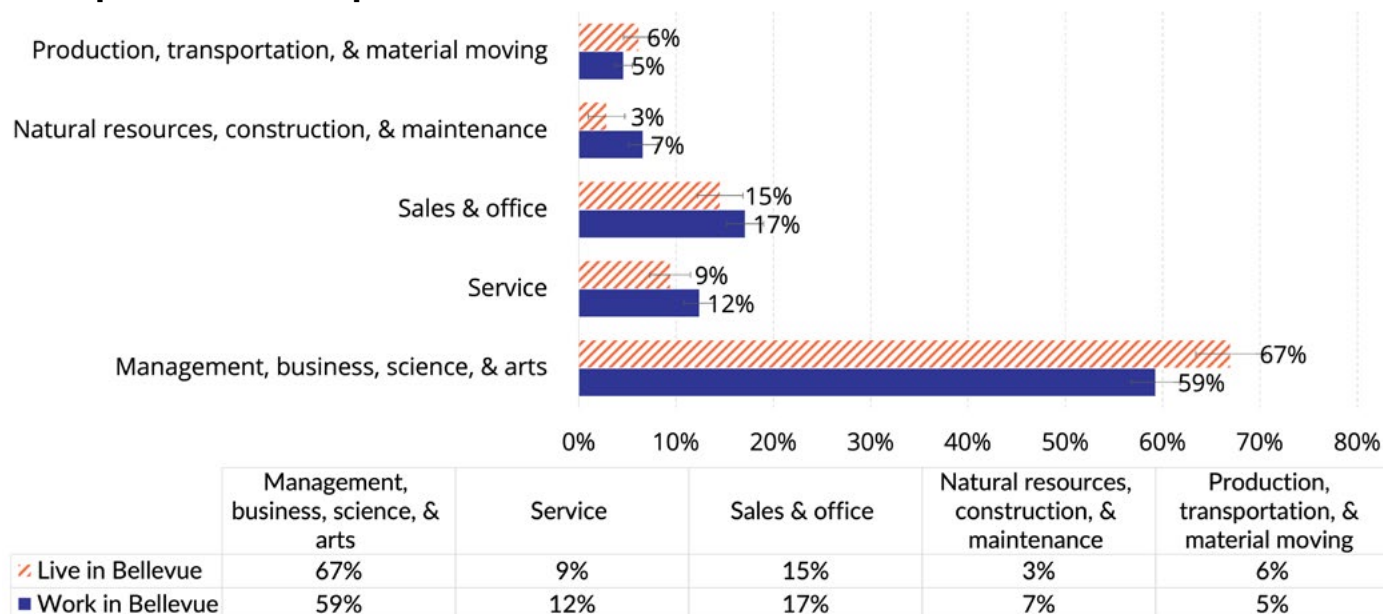|	Management, business, science, & arts	Service	Sales & office	Natural resources, construction, & maintenance	Production, transportation, & material moving
Live in Bellevue	67%	9%	15%	3%	6%
Work in Bellevue	59%	12%	17%	7%	5%

Figure 22 | Source: U.S. Census Bureau, 2015-2019 American Community Survey, Tables S0802 and S0804

Earnings

Median earnings of Bellevue residents who work were higher than those in the county and state for all occupations except for Natural Resource, Construction and Maintenance occupations. Yet, earnings varied significantly by occupation in 2019. Full-time workers in Management, Business, Science, and Arts occupations had median earnings of $122,482 compared to median earnings of $39,051 for full-time workers in Service occupations.[30]

Comparisons of Median Earnings by Occupation, 2019

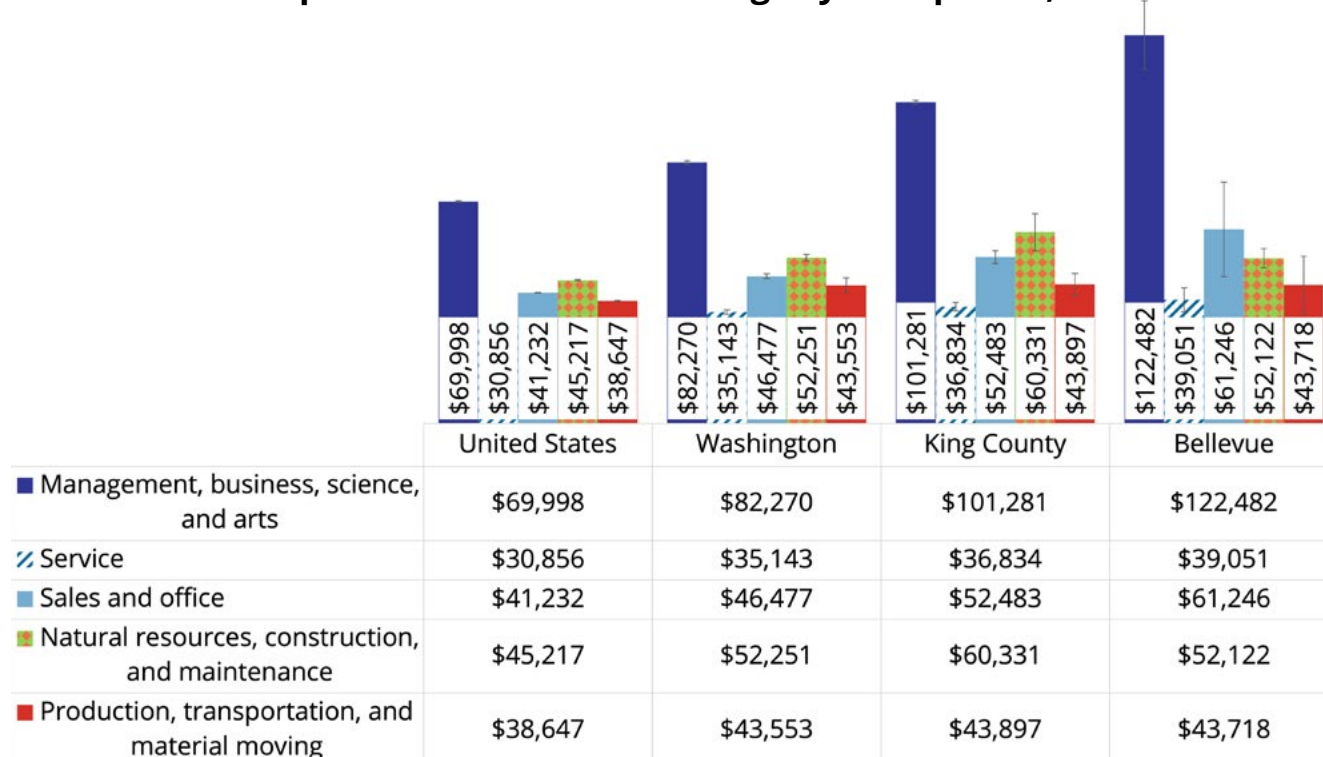|	United States	Washington	King County	Bellevue
Management, business, science, and arts	$69,998	$82,270	$101,281	$122,482
Service	$30,856	$35,143	$36,834	$39,051
Sales and office	$41,232	$46,477	$52,483	$61,246
Natural resources, construction, and maintenance	$45,217	$52,251	$60,331	$52,122
Production, transportation, and material moving	$38,647	$43,553	$43,897	$43,718

Figure 23 | Source: U.S. Census Bureau, 2019 American Community Survey, Table S2412

In 2019, over half of Bellevue's residents who worked full-time had relatively high earnings at or above $100,000 annually. Another 28 percent had moderate earnings between $50,000 and $100,000, and the remaining 20 percent of residents working full-time had relatively low earnings of less than $50,000.[31]

Earnings Distribution of Full Time Workers, 2019

$1 to $24,999 or loss
4%

$25,000 to
$49,999
16%

$50,000 to
$74,999
17%

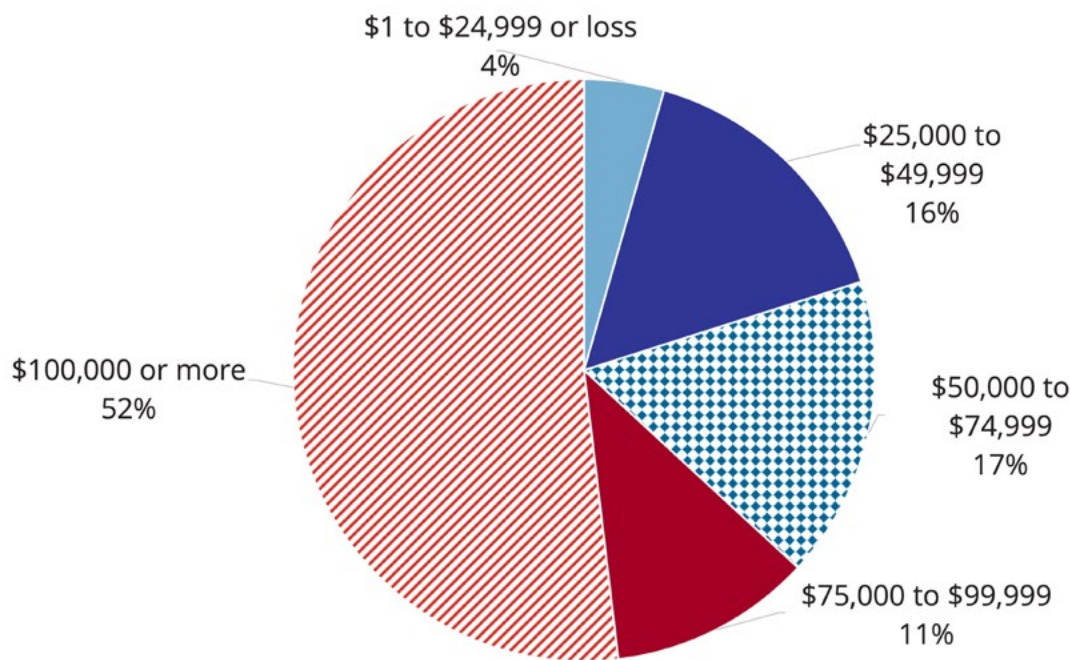$75,000 to $99,999
11%

$100,000 or more
52%

Figure 24 | Source: U.S. Census Bureau, 2019 American Community Survey, Table S2001

Median earnings varied by educational attainment with residents who did not graduate from high school having median earnings of about $46,000 and those with a graduate or professional degree having median earnings of about $100,000 annually.[32]

Median Earnings by Educational Attainment, 2019

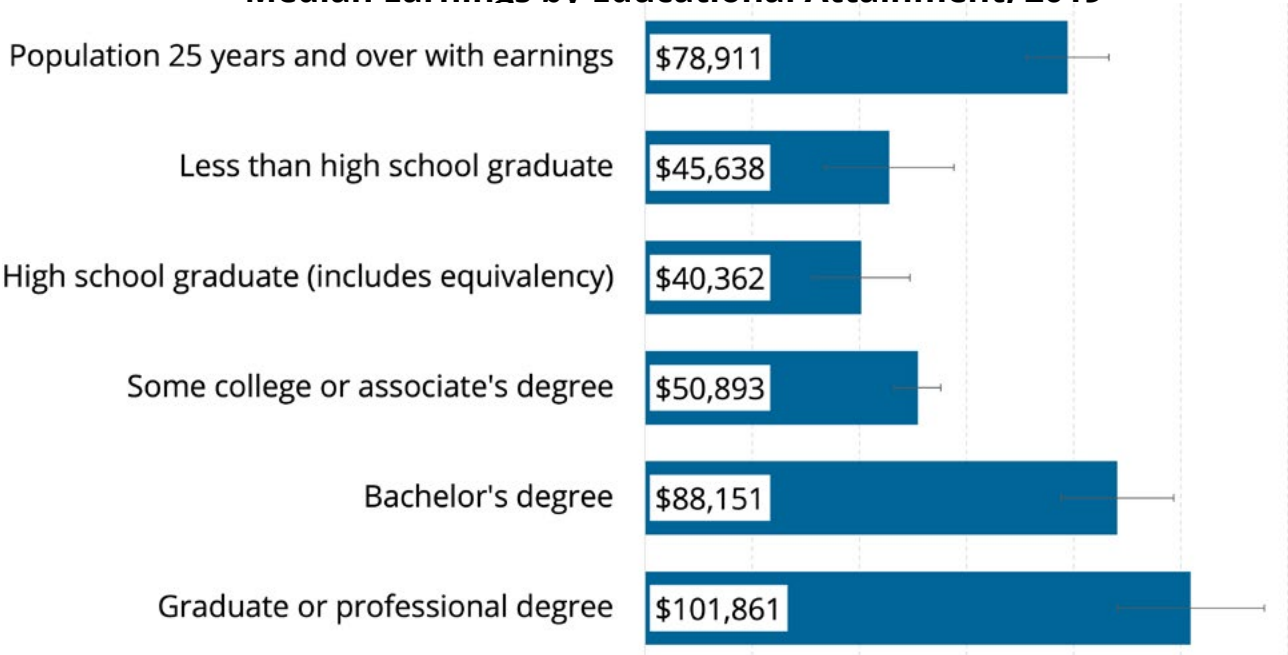|	
Population 25 years and over with earnings	$78,911
Less than high school graduate	$45,638
High school graduate (includes equivalency)	$40,362
Some college or associate's degree	$50,893
Bachelor's degree	$88,151
Graduate or professional degree	$101,861

Figure 25 | Source: U.S. Census Bureau, 2019 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 71 percent in 2019. 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 about 36 percent in 2019.[33]

Bellevue Educational Attainment Distribution Trends, 1970 to 2019

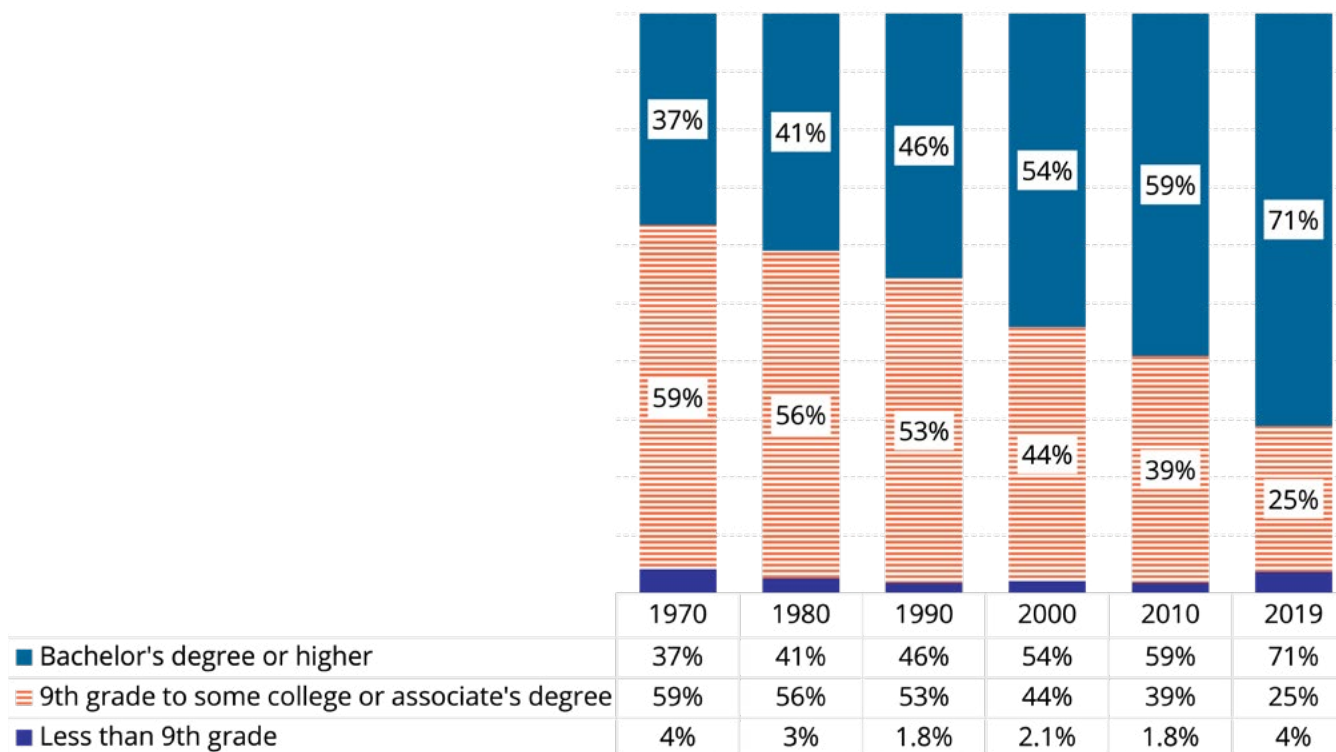|	1970	1980	1990	2000	2010	2019
■ Bachelor's degree or higher	37%	41%	46%	54%	59%	71%
☰ 9th grade to some college or associate's degree	59%	56%	53%	44%	39%	25%
■ Less than 9th grade	4%	3%	1.8%	2.1%	1.8%	4%

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 2019 American Community Surveys.

In 2019, 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, seven percent had graduated from high school, and about five percent had less than a high school education.[34]
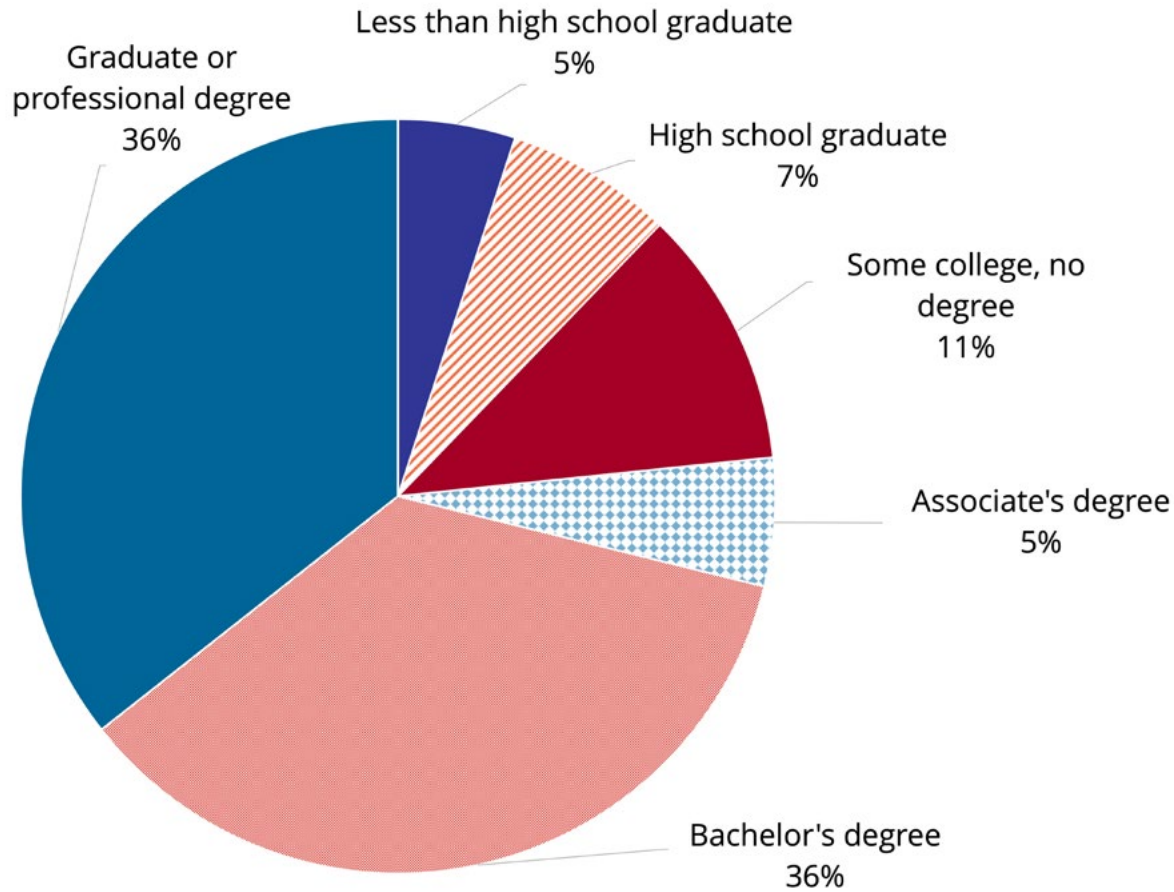
Educational Attainment Distribution, 2019

Figure 27 | Source: U.S. Census Bureau, 2019 American Community Survey

Neighborhood Patterns

At least half of residents age 25 or older in all neighborhoods had a bachelor's degree or more education. More than 75 percent of residents age 25 and older in Bridle Trails, Downtown, and Somerset had bachelor's degrees or more. In contrast, more than seven percent of residents age 25 and older in Lake Hills, Factoria and Crossroads had not graduated from high school.[35]

Household Income

Bellevue continues to have a disproportionate share of households with high incomes. In 2019, 31 percent of Bellevue's households had incomes of $200K or more compared to 21 percent of all households in King County, and 11 percent in Washington state. Forty-one percent of Bellevue households have a household's income between $75K and $200K, similar to King County (42 percent) However, in Bellevue has a lower proportion of households with household income under $75K, 28 percent compared to 37 percent in the county.[36]

In 2019, about a fifth of Bellevue's households had incomes less than $50K. About another fifth had incomes between $50K and $100K and the remaining 62 percent of households had incomes of $100K or more.

Comparisons of Household Income Distribution, 2019

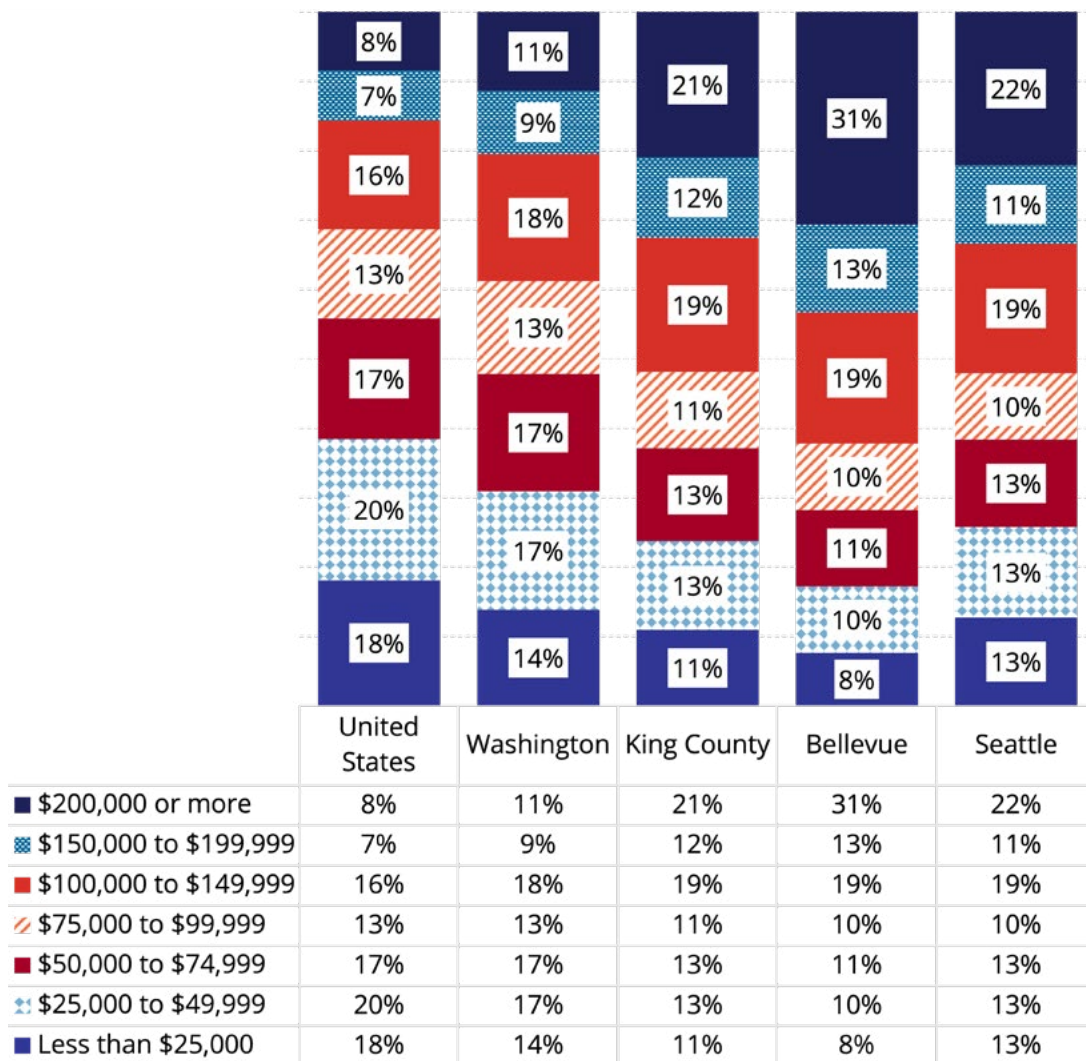|	United States	Washington	King County	Bellevue	Seattle
$200,000 or more	8%	11%	21%	31%	22%
$150,000 to $199,999	7%	9%	12%	13%	11%
$100,000 to $149,999	16%	18%	19%	19%	19%
$75,000 to $99,999	13%	13%	11%	10%	10%
$50,000 to $74,999	17%	17%	13%	11%	13%
$25,000 to $49,999	20%	17%	13%	10%	13%
Less than $25,000	18%	14%	11%	8%	13%

Figure 28 | Source: U.S. Census Bureau, 2019 American Community Survey, Table DP03

Neighborhood Patterns

Downtown and Northwest Bellevue had per capita incomes of over $85,000. Per capita income was lowest in Crossroads, Lake Hills and Factoria, all under $50,000. Average household income was highest in Cougar Mountain/Lakemont, Somerset, and Northwest Bellevue and lowest in Crossroads and BelRed.[37]

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 2019 the estimate was back down to about six percent.[38]

In 2019, about 7.9 percent of children, 7.5 percent of adults 65 years and over, and 14.6 percent of female single-parent families were in poverty.[39]

Households

Household Growth

As of April 1, 2021, an estimated 64,295 households were located in Bellevue housing units. By 2035, 70,300 households are projected to be living within the city of Bellevue.[40]

Household Types

From 2010 to 2019, all household types except single-parent households grew in number. However, as a percent of all households, only married couple households with children grew slightly. All household types have remained relatively stable as a percent of all households since 2010. The one exception is single-parent families, which have had a small but steady decline in the city as a percent of all households since 1980.[41]

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. Bellevue also had a lower share of 2+ person non-family households than the state, county, or the City of Seattle.[42]

Household Type Distribution Comparisons, 2019

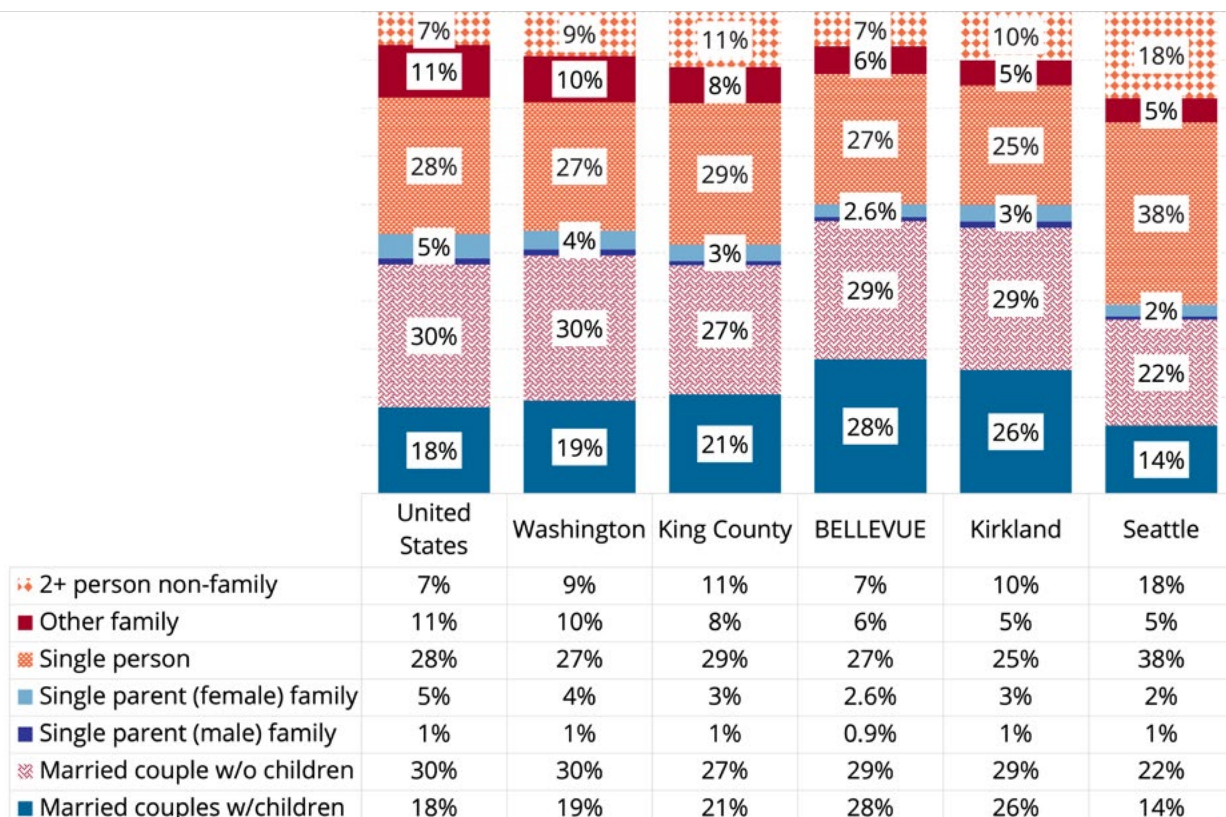|	United States	Washington	King County	BELLEVUE	Kirkland	Seattle
⋯ 2+ person non-family	7%	9%	11%	7%	10%	18%
■ Other family	11%	10%	8%	6%	5%	5%
▓ Single person	28%	27%	29%	27%	25%	38%
▪ Single parent (female) family	5%	4%	3%	2.6%	3%	2%
▪ Single parent (male) family	1%	1%	1%	0.9%	1%	1%
▓ Married couple w/o children	30%	30%	27%	29%	29%	22%
■ Married couples w/children	18%	19%	21%	28%	26%	14%

Figure 29 | Source: U.S. Census Bureau, 2019 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 2019 it was estimated to be 2.47. This reversal in average household size was unforeseen; a contributing factor may be growth in Bellevue's foreign-born population, who on average have a larger household size than Bellevue's US born* population.[43] (*US born includes those born outside the US with US citizenship.)

Bellevue's average household size is about the same as King County's and the state's but smaller than the nation's average household size. It is much larger than the City of Seattle's.[44]

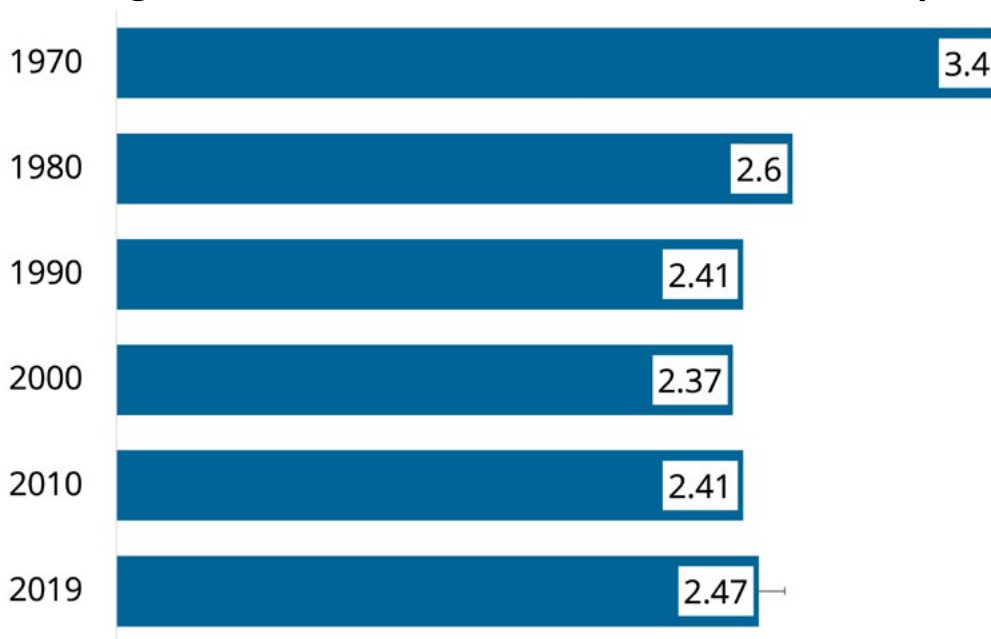## Average Household Size Trends, 1970-2019 and Comparisons, 2019

Figure 30 | Source: 1970, 1980, 1990, 2000, 2010 Census and 2019 American Community Survey

Tenure

About 50 percent of Bellevue's households owned their own home in 2019 and 50 percent rented. Owner households were larger on average than renter households containing 2.68 people per household compared to 2.27 people for renter households.[45]

In 2019, about 68 percent of Bellevue's households had moved into their units since 2010 with 40 percent having moved in since 2017. Another 16 percent had moved in during the 2000s, eight percent in the 1990s, nine percent before 1990.[46]

Recently, much of Bellevue's new housing construction has been in rental units. The percentage of households renting in Bellevue has therefore increased. Most new multi-family units have been studios and one-bedrooms, many of which are rental units. Most new single-family units have been four-bedrooms and larger, leaving a gap in new construction of family-sized units for both the rental and ownership markets.

Neighborhood Patterns

The neighborhood with the highest percent of renter-occupied housing units were BelRed at over 90% renter-occupied. Crossroads and Downtown both have high renter occupancy with over 80% of units occupied by renters. On the flip side, over 90 percent of units in Somerset are owner-occupied. Cougar Mountain/Lakemont, Newport, and Northeast Bellevue also had over

80% of units occupied by owners. While these extremes are good to note, also important to this discussion is that an equal number of neighborhoods are very close to the city's over 50-50 split between owner and renter occupied units.[47]

Housing Value, Cost and Affordability

In 2019, 41 percent reported the value of their housing unit was one million dollars or more and about 45 percent of owner households reported the value of their housing unit fell between $500K and $1M. About another 10 percent reported the value of their unit was between $300K and $500K and two percent reported the value of their unit was less than $300K.[48]

In 2019, households with a mortgage were paying a median of $3,126 on housing a month and about 28 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 $1,033 and 15 percent were paying 30 percent or more of their incomes on housing. Median gross rent in Bellevue in 2019 was about $2,119 and 38 percent of renters were paying 30 percent or more of their incomes on housing.[49]

As job growth continues in Bellevue, demand for housing will increase, pushing prices higher if the increase in housing units does not keep pace with the job growth. 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.

- Increased job growth will result in greater demands for housing, which could lead to cost escalations and increasing housing unaffordability if job growth is not balanced by housing growth. If housing costs increase, workers in occupations with lower earnings will continue to be less likely to be 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 will be 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 requires 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 disabilities, 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 increased 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 further increase.

- Further 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, 2021 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

2   Population estimates prior to 2000 are from the City of Bellevue with decade points from the U.S. Census Bureau's decennial censuses. Estimates from 2000 on are from State of Washington Office of Financial Management. Official population estimates are for April 1st of the specified year. Forecast is from the Land Use element of the City of Bellevue's Comprehensive Plan adopted in July 2015, page 37. https://bellevuewa.gov/sites/default/files/media/file/2019-07/Land%20Use%20August%20 2019%200519.pdf

3   Land Use element of the City of Bellevue's Comprehensive Plan adopted in July 2015, pages 38 and 39. https://bellevuewa.gov/sites/default/files/media/file/2019-07/Land%20Use%20August%202019%20 0519.pdf

4   IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2019 American Community Survey, Table DP02.

5   U.S. Census Bureau, 1990 Census, 2000 Census and 2010 and 2019 American Community Surveys, Table DP02.

6   "Immigrant Population Growing Faster Than Natives in Many Metro Areas," Governing Magazine, March 26, 2013 by Mike Maciag, https://www.governing.com/blogs/by-the-numbers/international-migration-immigrant-population-growth-data-for-metro-areas.html.

7   Source: U.S. Census Bureau, 2019 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, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and DP05.

9   U.S. Census Bureau, 2019 American Community Survey, Table DP05.

10 Ibid, Tables B01001A-I.

11 U.S. Census Bureau, 1990 Census, 2000 Census and 2010 and 2019 American Community Surveys, Table DP02.

12 Personal communication, Bellevue School District, 2020-2021 school year.

13 Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and C16001.

14 U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census and 2019 American Community Survey, Table DP05.

15 Ibid.

16 U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, and 2019 American Community Survey, Table C01015.

17 U.S. Census Bureau, 1990 Census, 2000 Census, 2010 Census, and 2019 American Community Survey, Table DP05.

18 U.S. Census Bureau, 2019 American Community Survey, Table DP05.

19 Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and DP05.

20   U.S. Census Bureau, 2015-2019 American Community Survey, Tables B01002B-I.

21   U.S. Census Bureau, 2015-2019 American Community Survey, Tables B01001A-F.

22   IPUMS-USA, University of Minnesota, www.ipums.org and U.S. Census Bureau, 2019 American Community Survey, Table DP05.

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.

24   Washington State Office of Financial Management, Forecasting and Research Division, State Population Forecast 2010-2040, November 2018.

25   U.S. Census Bureau, 2019 American Community Survey, Table S2301.

26   Puget Sound Regional Council, 2018 Covered Employment Estimates by Jurisdiction and 2018 PSRC All Job Estimates, Bellevue & Major Employment Centers.

27   Puget Sound Regional Council, 1995 Covered Employment Estimates by Jurisdiction, 2000 and 2018 PSRC All Job Estimates, Bellevue & Major Employment Centers.

28   U.S. Census, 1990 Census, 2000 Census, 2010 and 2019 American Community Survey, Table DP03.

29   Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and DP03.

30   U.S. Census Bureau, 2019 American Community Survey, Table S2412.

31   U.S. Census Bureau, 2019 American Community Survey, Table S2001.

32   Ibid.

33   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 2019 American Community Surveys, Table DP02.

34   U.S. Census Bureau, 2019 American Community Survey, Table DP02.

35   Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and DP02.

36   U.S. Census Bureau, 2019 American Community Survey, Table DP03.

37   Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and DP03.

38   U.S. Census Bureau, 1990 Census, 2000 Census, and 2010 and 2019 American Community Surveys, Table DP03.

39   U.S. Census Bureau, 2019 American Community Survey, Table DP03.

40   State of Washington Office of Financial Management, April 1, 2021 Housing units. https://www.ofm. wa.gov/washington-data-research/population-demographics/population-estimates/april-1-official-population-estimates; projection from the Land Use element of the City of Bellevue's Comprehensive Plan adopted in July 2015, page 37. https://bellevuewa.gov/sites/default/files/media/file/2019-07/Land%20Use%20August%202019%200519.pdf

41   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 2019 American Community Surveys, Table DP02.

42   U.S. Census Bureau, 2019 American Community Survey, Table DP02.

43   U.S. Census Bureau, 1970, 1980, 1990, 2000, 2010 Census and 2019 American Community Survey, Table DP02.

44   U.S. Census Bureau, 2019 American Community Survey, Table DP02.

45   U.S. Census Bureau, 2019 American Community Survey, Table DP04.

46   U.S. Census Bureau, 2019 American Community Survey, Table DP02.

47   Calculated based on housing unit data from the King County Assessor parcel table and estimates from the U.S. Census Bureau, 2015-2019 American Community Survey, Tables B25024, B25032, B25033, and DP04.

48   U.S. Census Bureau, 2019 American Community Survey, Table DP04.

49   Ibid.