



City of Bellevue

2024 Draft Annual Action Plan Community Development Block Grant

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan is a report that outlines how the City of Bellevue (“the City”) intends to spend its Community Development Block Grant (CDBG) entitlement in Program Year 2024. The Annual Action Plan is based on the 2020-2024 Consolidated Plan for Housing and Community Development which identifies the objectives and strategies that will guide the City’s investment. Objectives and strategies are fueled by the City’s goal of building an innovative, vibrant, equitable, and caring community.

2. Summarize the objectives and outcomes identified in the Plan

The broad objectives of the Plan follow the national objectives of the CDBG program:

- Activities benefiting low and moderate-income persons.
- Activities which aid in preventing or eliminating slums or blight.
- Activities meeting community development needs that have a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources do not exist to meet such needs.

The 2020-2024 Consolidated Plan supports projects that meet the national objective of benefitting low and moderate-income persons, and the Annual Action Plan reflects that focus.

3. Evaluation of past performance

In 2023, CDBG funds were used for services to benefit low- and moderate-income Bellevue households and residents:

- Provided low- and moderate-income residents with home repair and home maintenance activities so that individuals and families can remain in their homes free of safety concerns. Services were provided through Sound Generations for minor home maintenance and a partnership between the City and the King County Housing Authority for major home repair. In addition, Habitat for Humanity provided services to Bellevue homeowners for mid-level rehabilitation and home repairs through the City of Bellevue Home Repair Program.
- Congregations for the Homeless provided services to unhoused Bellevue persons identifying as males by providing low -barrier shelter services including day visits and shelter beds through CDBG Public Service funding of the Enhanced Men’s Shelter.
- Microenterprise business assistance was provided to low- and moderate-income residents including existing micro-business owners and Bellevue residents interested in developing a business. Services were provided by 4 Tomorrow and Indian American Community Services, both are BIPOC organizations primarily serving their community members within Bellevue.
- CDBG CV-3 funds were used to provide low- and moderate-income Bellevue residents with emergency subsistence payments for rental assistance and food assistance to prevent, prepare for and respond to the coronavirus.

Annual Action Plan
2024

4. Summary of Citizen Participation Process and consultation process

Summary from the citizen participation section of the plan.

The goal of the citizen participation plan is to maximize opportunities for public comment on the City's use of Community Development Block Grant (CDBG) funds within the context of existing resources and regulatory requirements. The elements of the Plan are as follows.

1. Provide forums in which the public can give comments directly to the City on the use of CDBG funds.
2. Provide the public with timely information about the City's CDBG program and opportunities to comment on the program and use of CDBG funds.
3. Provide special efforts to notify low- and moderate-income households about opportunities for community input by sharing the information with community service providers.
4. Ensure access for persons with physical disabilities or those who have mobility needs.

Two public hearings were held to receive resident input on housing & community development needs and the use of 2024 CDBG funds. The first public hearing was held on June 6th, 2023. The second public hearing will be held on September 19th, 2023. Details of these hearings are included in Section AP-12, Participation.

5. Summary of public comments

Residents of Bellevue and representatives from community organizations attended a public hearing on June 6th, 2023, to address housing and human services needs in Bellevue. On September 19th, 2023, a public hearing was held to receive input on the proposed use of 2024 CDBG funds. A summary of the public comments received on June 6th and September 19th can be found in section AP-12 Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

In summary, Bellevue residents, stakeholders, service providers and others consulted during the citizen participation process support the outcomes and objectives of the 2024 Annual Action Plan and the Consolidated Plan for Housing and Community Development.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BELLEVUE	Parks & Community Services Department

Table 1 – Responsible Agencies

Narrative

The City of Bellevue is the responsible entity for preparing the Consolidated Plan and administration of each grant program and funding source. The Human Services Planner overseeing the administration of CDBG and the Human Services Manager work collaboratively to prepare and administer the Consolidated Plan and Annual Action Plan.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Bellevue consults with multiple entities, including East and North King County cities, the King County Housing Authority, and nonprofit agencies delivering services in Bellevue and the broader Eastside. Bellevue also closely consults with King County and coordinates with the other direct entitlement jurisdictions in King County (Kent, Federal Way, and Auburn) as part of the King County HOME Consortium.

The City of Bellevue carries out homelessness planning and coordination as a regional issue. Bellevue works with King County, the King County Regional Homelessness Authority, the Eastside Homelessness Advisory Committee (made up of consumers, providers, faith groups, and government agencies), our neighboring cities on the Eastside, service providers, and the private sector.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Bellevue Human Services Division meets regularly with other jurisdictions in East, North, and

South King County, and King County Housing Authority to develop strategies and implement plans to improve the quality of service and access for low- and moderate-income residents in the city and throughout the region. The City will continue to collaborate with the King County Regional Homelessness Authority (KCRHA) and will participate in funding review panels for Continuum of Care (CoC), Emergency Shelter Grant and McKinney funding. The Mayor represents the Council on both the Advisory Committee and Steering Committee of King County MIDD (Mental Illness & Drug Dependency), as well as the King County Affordable Housing Committee and the Puget Sound Regional Council Executive Board. The City's Equity and Regional Policy Advisor with Intergovernmental Relations, sits on the Children and Youth Advisory Board of the Bellevue School District. Bellevue Council members are on multiple committees including, the Growth and Management Planning Council, the Association of Washington Cities Federal Legislative Priorities Committee, the Eastside Human Services Executive Board, the King County Flood Control District Advisory Committee, King County Safe Energy Leadership Alliance the Sound Cities Youth Link Board, the Human Services Commission, Bellevue School District Board, Sound Cities Association of Equity and Inclusion Committee, Puget Sound Regional Council Economic Development Board, and more.

Among the service providers we work closely with are PorchLight (previously Congregations for the Homeless, CFH), Hopelink, IKRON of Greater Seattle, Imagine Housing, The Sophia Way, Asian Counseling and Referral Service, Consejo Counseling and Referral, HealthPoint, Youth Eastside Services, 4 Tomorrow, Indian American Community Services, Eastside Legal Services, Sound Generations, Catholic Community Services, Friends of Youth, Lifewire, Mary's Place, and International Community Health Services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City collaborates with the King County Regional Homelessness Authority (KCRHA) in addressing the needs of people experiencing homelessness. City staff frequently serve on the Continuum of Care application review panels for funding. Because the homelessness crisis is regional in nature, the City collaborates with other eastside cities to address challenges locally and to coordinate with KCRHA. In addition to awarding significant funding to agencies providing services to community members experiencing homelessness, the City has established its own outreach program to ensure that unsheltered community members are connected to resources.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

McKinney-Vento funding for the Emergency Solutions Grant (ESG) are administered by King County Regional Homelessness Authority as the local Continuum of Care (CoC). Staff does work closely with the CoC to develop funding recommendations and policies for these funds.

HMIS is administered by the Continuum of Care lead, King County Regional Homelessness Authority.

2. Agencies, groups, organizations and others who participated in the process and consultations.

Table 2 – Agencies, groups, organizations who participated in the process.

1	Agency/Group/Organization	4 TOMORROW
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided Annual Action Plan draft and given opportunity to comment. Comments will be considered before the City submits a final plan to HUD.
2	Agency/Group/Organization	HOPELINK
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided Annual Action Plan draft and given opportunity to comment. Comments will be considered before the City submits a final plan to HUD.
3	Agency/Group/Organization	KING COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided Annual Action Plan draft and given opportunity to comment. Comments will be considered before the City submits a final plan to HUD.
4	Agency/Group/Organization	PorchLight (formerly Congregations for the Homeless)
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Chronically Homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided Annual Action Plan draft and given opportunity to comment. Comments will be considered before the City submits a final plan to HUD.
5	Agency/Group/Organization	CATHOLIC COMMUNITY SERVICES
	Agency/Group/Organization Type	Services – Homeless Services – Housing Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Chronically Homeless Homelessness Needs – Families with Children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided Annual Action Plan draft and given opportunity to comment. Comments will be considered before the City submits a final plan to HUD.
6	Agency/Group/Organization	YOUTH EASTSIDE SERVICES
	Agency/Group/Organization Type	Services – Children Services – Behavioral Health Children & Youth

What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied Youth Homelessness Needs – Families with Children Behavioral Health – Children & Youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided Annual Action Plan draft and given opportunity to comment. Comments will be considered before the City submits a final plan to HUD.

Identify any Agency Types not consulted and provide rationale for not consulting

The 30-day comment period will serve as outside consulting and approval by the public.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County Regional Homelessness Authority	It overlaps with the goal to Provide Shelter & Services for Homeless by investing in programs that reduce unsheltered homelessness, improve service engagement, health outcomes, and housing stability to serve unsheltered individuals and families.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Bellevue considers the planning efforts of KCRHA's Continuum of Care when developing the Annual Action Plan to align with the goal to reduce unsheltered homelessness, improve service engagement, health outcomes, and housing stability to serve unsheltered individuals and families.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Bellevue Human Services Commission holds two public hearings each year to receive public input on human services needs and the allocation of CDBG funds. This input is considered when drafting the annual action plan and its goals. The following two public hearings were held as part of the public process in creating the 2024 Annual Action Plan:

The public hearing on housing, community development and human services needs was held on June 6th, 2023. The public notice period was May 18th – June 6th, 2023. Four comments were received at the public hearing.

The public hearing on the proposed use of 2024 CDBG funds was held on September 19th, 2023. The public notice period was August 31st – September 19th, 2023. Five comments were received at the public hearing.

The public comment period for the draft 2024 Annual Action Plan was September 8th – October 9th, 2023. No comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing June 6th, 2023. Newspaper, Seattle Times posted 5/18/23. E-mail to broad community service	Non-targeted/broad community	4 people spoke at the public hearing.	Jerry Kroon with Eastside Legal Assistance Program Thanked the Commission for its past funding of the organization, and the city for taking a leadership role on funding human services. The staff were also thanked for the partnerships they have created. Monitoring visits	All comments were accepted.	

	providers. Posted on website		conducted by the staff is clearly evidence of a partnership. The single largest issue facing the social service agencies funded by the city is pandemic burnout. People are hearing on the news that the pandemic is over, but the lasting aftereffects are just starting to be seen. Through the pandemic, ELAP averaged about 350 phone calls per month; as of January 2023, that number has increased to 750 and continues to escalate. The clear need is for eviction protection as federal funding goes away. Dale Hoover with Sound Generations said the organization deals with food insecurity, transportation, social work programs and wellness. The agency is the consummate provider of meals to senior citizens		
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				throughout the state, King County and Bellevue. In Bellevue, about 112 people are provided with food on a weekly basis. It is anticipated that the number of clients will be rising. With regard to transportation, the agency is doing a pilot program with Bellevue, Kirkland and Redmond. Thus far, 1130 trips have been made for folks who are 55 and over and those who have disabilities. Numerous letters of appreciation for the service have been received. There is a need to add another bus or two in the area. Regarding the minor home repair program, it was noted that every church and every fraternal organization in Bellevue has been visited to apprise them of the service that is available to Bellevue residents in		
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				need of home repairs. Pathways is the information and assistance arm. In Bellevue alone 125 people have been contacted, many of whom are surprised to learn all that is available to them at no charge. Donna Lurie, board president of NAMI Eastside which serves all of East King County said there are 535,000 people living in East King County, and if one in five have a mental health condition, that is over 100,000 people. Thanks to funding received from the city, the agency has served 1069 individuals between 2020 and 2022. In 2022, 355 middle school and high school students were served by the NAMI In the Schools programs. About a hundred Bellevue residents have attended the education programs,		
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				70 residents have attended the support groups, and 31 have received referrals to behavioral health providers and other resources in 2023. The Housing Stability Program provides specialized support groups and education for individuals and families living in Bellevue that experience homelessness, with a focus on building skills to address trauma and coping. The Women In Transitional Housing support group trains support group facilitators. NAMI Eastside can help fill the gaps where there are not professional behavioral health providers. People are trained to be facilitators for family and peer support groups. Those support groups and mental health classes can help people in the gap while they are		
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				waiting for professional behavioral health specialists. The agency partners with many community organizations to provide culturally relevant and appropriate behavioral health support. Indian American Community Services and NAMI Eastside jointly operate a support group for Indian American Community Services members. The same is true for Centro Cultural Mexicano where Spanish language support groups are offered. Youth ambassador clubs that build empathy have also been started. Lisa Flotland with the King County Sexual Assault Resource Center, a Bellevue resident and survivor of sexual assault, reported having received therapy and legal advocacy from the agency as a client. The speaker reported having		
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				been sexually assaulted repeatedly by a high school teacher at 16 and 17 years of age and having suffered silently without telling anyone about it. One day a call was made to the 24-hour King County Sexual Assault Resource Center resource line and overnight Lisa was connected with a number of experts, including a therapist who helped process the trauma, and a legal advocate who helped understand the complicated and intimidating legal system. The legal advocate provided personal support for the entire four-hour interview with the private investigator hired by the school district. Ultimately the teacher's teaching license was surrendered. Now having become an advocate, Lisa's story can now be used for the good		
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				of others with like experiences. King County Sexual Assault Resource Center served more than 5000 individuals in 2022, half of whom were children and youth. The need continues to grow, with an increase of 11 percent of Bellevue residents requesting services between 2021 and 2022. The Commission was asked to continue its support for the services.		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing September 19th, 2023 Newspaper Public Notice for public comment period on community development & human service's needs: Posted in Seattle Times August 31 st - September 19 th , 2023. City of Bellevue Press Release Posted September 1 st , 2023. E-mail to broad community members and service providers	Non-targeted/broad community	A total of five people responded to the public hearing. Four people spoke at the public hearing and one person submitted a written comment via email.	Jan Starr, ED of Backpack Meals for Kids submitted a written comment. During the 2022-2023 school year, we saw a 40% increase in the children needing a pack of food to take home for the weekend. Some of this increase may be due to our ability to get the word out of the availability. However it seems clear that the need for food continues to be high among many in the City. Over 1,000 children received a pack of food from Backpack Meals for Kids. Word from teachers and Family Connections staff told us that children absolutely need this. We know that it helps the child in many ways to grow and achieve. Jesenia Davila , Bellevue resident - voiced appreciation for the		

				microenterprise programs. It is said that a leader is the one who knows the way, makes a way and shows the way. That is what 4Tomorrow and microenterprises has done for many. They have shown the way and have helped many to be able to learn about the accountability they have toward their companies. It is not just a company with a name, it comes with responsibility. The program has helped to resolve problems and doubts. From realizing estimates to an elevator pitch, from how to begin or start up a company, to driving that company to success. One phrase that marked the path to the secret to change is to focus all energies not on fighting against what is old but instead towards constructing something new. The microenterprise experience was unique and made the recipients feel like part of the team and showed them a lot of respect with every comment made. Luisa Fonseca - voiced being		
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				very grateful for the program called Hope for Tomorrow. The members went from zero to having their own clients. The program helped the recipients to gain the confidence to know there will always be good and bad things, but that they will always come through. They showed the way with the help of accountants and with other aid. Now there is more work, and the recipients can be confident that having gone through the program they can be more secure. The program people were with the recipients the whole time. They helped with the microenterprise but also in the personal lives of the recipients. The program has improved mental health by making it known there is hope to keep moving forward. The recipients can persevere with a lot of work and a lot of effort. The whole team is to be thanked for being with the recipients at any hour. Having recently lost a son who passed away, 4Tomorrow helped work		
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				through the sorrow. They help channel motivation toward the microenterprise through art classes, and with good mental health all can persevere. Jessica Shell, repair project manager for Habitat for Humanity Seattle/King County, said the organization's partnership with Bellevue began in June. Three projects have already been completed and more are in process or in the pipeline. Habitat has worked previously in King County, in Federal Way, Skyway, White Center, South Seattle and Renton, and is now able to expand into Bellevue. The program offers a wide array from minor home repairs to critical home repairs. With Bellevue's funding specifically, the missing middle can be addressed, allowing for smaller projects to be accomplished. Katherine Fluentes, community impact senior manager with Upwards, formerly known as WeeCare, the largest and fastest growing child care network in the nation partnering with		
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				municipalities and local governments to address the child care crisis, noted that currently in Bellevue there are approximately 25,911 women not participating in the workforce given the estimated child care capacity gap of over 3631 slots. The equates to several thousand families struggling to find affordable child care. Child care can be a significant barrier to entry into the workforce, especially for women. Many working parents struggle to balance their job responsibilities with the demands of caring for their children, and in the absence of affordable and quality child care options, many are forced to choose between working and staying home. According to the data from the Bureau of Labor Statistics, as of January 2022 the labor force participation rate for women ages 25 to 54 in the Bellevue area was 74.9, while the rate for men in the same age group was about 89 percent. The gap is even wider for mothers with young children; for women		
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				with children under the age of six the participation rate was only 61 percent, compared to men at 93 percent. The statistics highlight the significant impact of child care on a mother's ability to participate in the workforce. Lack of available and affordable child care can limit a women's employment options and decrease women's earning potential, contributing to gender inequality in the workforce. The Covid-19 pandemic only exacerbated the challenges. Addressing the challenges is critical to making sure all Bellevue families have the opportunity to participate in the workforce and reach their full economic potential. The organization's BOOST program helps communities prioritize working families by increasing child care capacity through various supply building efforts, by decreasing the cost of child care by expanding operational capacity, and by improving access for families through the WeeCare centralized network. The original CDBG application request was for \$420,000 to		
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				support 7 microenterprise child care providers, creating more than 21 new jobs and supporting more than 800 low- and moderateincome families. The Commission has recommended reducing the funding amount, which would decrease the total number of eligible participants from 70 to 26 providers, which is only 24 percent of the active child care providers in Bellevue that need support.		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments received	Summary of comments not accepted and reasons	
3	Public Notice for public comment period on 2024 Draft CDBG Annual Action Plan September 8 th -October 9 th ; Posted in Seattle Times Newspaper August 31 st , 2023. City of Bellevue Press Release Posted September 5th, 2023. E-mail to broad community members and service providers. Posted on website	Non- targeted/broad community	No comments were received.	N/A	N/A	

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

The City of Bellevue anticipates having the following funding sources available over the fourth year of the Consolidated Plan (2023):

- CDBG - \$865,525 in the annual entitlement, \$150,000 in estimated program income and approximately \$299,000 in prior years resources. The prior years resources include \$100,000 from a cancelled 2023 activity, all unexpended funds from 2021 and 2022 closed projects that are reprogrammed into 2024 projects. All unexpended funds are reprogrammed to 2024 projects, the City followed it's Citizen Participation Process.
- Human Services Fund (General Fund allocation of the City of Bellevue)
- Housing Stability Program Funds (General Fund allocation of the City of Bellevue)
- American Rescue Plan Act (Federal fiscal recovery funds of the City of Bellevue)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	\$865,525	\$134,475	\$299,000	\$1,314,525	\$0	2024 formula allocation, estimated 2024 program income and prior year resources. Prior years resources are from remaining unspent funds and cancelled activities.

General Fund	public - local	Public Services	\$5,048,562	\$0	\$0	\$5,048,562	\$0	The City allocates resources to human services through its General Fund.
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	Sales and Use Tax	Public Services	1,833,639	0	0	1,833,639	0	Funding source is 1/10 th of 1% sales and use tax made allowable by House Bill 1590.
ARPA	Coronavirus State and Local Fiscal Recovery Funds (SLFRF)	Public Services	6,856,667	0	2,843,334	9,700,001	0	From the 2 nd tranche of the City of Bellevue's SLFRF funds

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds do not require a match. CDBG funding for public services and public facility projects is a portion of the total funding required. Other funding is secured for those projects, and CDBG can serve as leverage.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

2024 Contingency Plan

This Contingency Plan guides 2024 Community Development Block Grant (CDBG) funding if the actual entitlement award plus 2024 program income is greater or lesser than the estimated \$1,000,000.

INCREASE IN ENTITLEMENT AND PROGRAM INCOME

If the actual amount of the entitlement award plus 2024 program income is greater than the estimated amount of \$1,000,000 the additional funds will be allocated as follows:

Step 1. If the increase in the entitlement and program income for Public Services is less than the federal statutory spending cap, the Public Services award will be increased to include up to \$34,011 or the maximum 15% whichever is less.

Step 2. If the increase in the entitlement and program income for Planning and Administration is less than the federal statutory spending cap, the additional funds will be added to Planning not to exceed the 20% cap or \$20,000 whichever is less.

Step 3. If any additional funds are available, they will be added to the Major Home Repair Program.

DECREASE IN ENTITLEMENT AND PROGRAM INCOME

If the actual amount of the entitlement award plus 2024 program income is less than the estimated amount of \$1,000,000 the reduction will be allocated as follows:

Step 1. If the reduction in the entitlement amount causes the award for Planning and Administration to exceed the federal statutory spending cap, the award will be reduced to a level that is within the compliance of the cap.

Step 2. If the reduction in the entitlement amount causes the award for Public Service activities to exceed the federal statutory spending cap, the award will be reduced to a level that is within compliance of the cap.

Step 3. If additional reductions are required, the Microenterprise Assistance Programs will be reduced by up to \$10,000 for each activity or an equal percentage of the total allocation not to exceed 10% per activity, whichever is greater.

Step 4. If additional reductions are required, the Major Home Repair award will be reduced by an amount not to exceed \$50,000.

CANCELLATION OF PROJECTS AND REALLOCATION OF FUNDS

Should it be necessary to cancel a project, the funds can be reallocated to another currently funded project. If no other funded project can expend the funds, then the funds will be recaptured to be allocated in a future program year or can be allocated to new projects in the current program year contingent upon City Council approval and the requirements of the Citizen Participation Plan. Currently funded contracts can be amended to increase the funded amounts if additional funds are available, additional services can be provided, and the funds can be spent in a timely manner.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Enhance Community & Economic Development	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Community & Economic Development	CDBG: \$531,000 General Fund: \$0	Public service activities Low/Moderate Income Clientele: 60 Persons Assisted
2	Preserve & Improve Access to Affordable Housing	2020	2024	Affordable Housing Homeless		Affordable Housing	CDBG: \$428,000 General Fund: \$0	Homeowner Housing Rehabilitated and minor home maintenance and repair: 30 Household Housing Units
3	Provide Shelter and Services for Homeless	2020	2024	Homeless		Make Homelessness Rare, Brief & One-Time.	CDBG: \$140,000 General Fund: \$244,789 ARPA: \$340,275	Public Service Activities Homeless Person overnight Shelter: 62 residents served

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Enhance Community & Economic Development
	Goal Description	Funds will be used to support local non-profit BIPOC organizations to reach Bellevue residents with an emphasis on culturally specific populations with services open to all. They will provide outreach and business training and educational courses to low and moderate-income residents who are microenterprise business owners or planning to develop a microenterprise business. Participants will receive business education that includes marketing, finance, business plans, small business resiliency, and more. In addition, funds will be used to support low- and moderate-income Bellevue home-based childcare providers to grow and develop their businesses improving the quality of childcare and access to resources by providing coaching on best practices and the use of technology, simultaneously supporting families in accessing quality, affordable childcare.
2	Goal Name	Preserve & Improve Access to Affordable Housing
	Goal Description	Funds will be used to provide low- and moderate-income Bellevue households with zero interest deferred loans and a limited number of grants for major and moderate home repairs such as roofing, siding, gutter, electrical and plumbing. Funds will be used to provide low- and moderate-income Bellevue households with maintenance and minor home repairs such as plumbing, minor electrical, carpentry, disability access, and more.
3	Goal Name	Provide Shelter and Services for people experiencing Homelessness
	Goal Description	Funds will be used to provide support for 24/7 enhanced men's shelter and services to people experiencing homelessness including onsite resources for individuals to rebuild their lives and obtain stable income and housing.

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City devotes at least 80% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals.

#	Project Name
1	COB Major Home Repair Program 24
2	COB Major Home Repair Admin 24
3	Microenterprise Business Assistance Program 24
4	CDBG Administration 24
5	CDBG Planning 24
6	Sound Generations Minor Home Repair 24
7	PorchLight-Enhanced 24/7 Men's Shelter 24

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City devotes at least 90% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals.

The City prioritizes the maintenance of our affordable housing stock, including maintaining the ability of low- and moderate-income households to remain in their homes in our community which over time becomes increasingly unaffordable relative to the region. This comes in the form of home rehabilitation through the City of Bellevue Major Home Repair (KCHA and Habitat for Humanity) enabling households to safely occupy their homes and age in place. In addition, maintenance and minor repairs are provided by Sound Generations focusing on older adults and people with disabilities while offering these essential services to all qualifying Bellevue residents.

CDBG will support the needs of people experiencing homelessness in the community by providing funding for a 24/7 Enhanced Men's Shelter to provide public services to benefit persons experiencing homelessness in Bellevue. This will be provided by PorchLight through the 24/7 enhanced men's shelters (EMS).

Economic development, via microenterprise assistance, is also a priority, and these services will be provided by 4 Tomorrow, Centro Cultural Mexicano, and Upwards (formerly WeeCare). 4 Tomorrow and Centro Cultural Mexicano are BIPOC organizations who offer services to all with a focus on culturally specific services to the community to address the inequities and challenges of potential and existing small BIPOC business owners within Bellevue. Upwards provides support for low- and moderate-income home childcare providers to strengthen and grow their businesses. While the priority is to serve low- and moderate-income business owners, a small percentage of those served may be above 80% AMI due to the higher cost of living in the region.

The prioritization of these services and projects is based on the City's biennial needs assessment

process, called the Needs Update. The Needs Update over the past decade continually identifies affordable housing and homelessness as high needs in our community, along with access to needed human services such as business management and skills training and childcare. The Needs Update is supported through CDBG Planning allocations.

Finally, overall administration of these projects is supported by CDBG funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Bellevue (COB) Major Home Repair Program 2024
	Target Area	None
	Goals Supported	Preserve & Improve Access to Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$273,000
	Description	The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The Eligible Activity is Rehabilitation of Single-Family Residence, 570.202(a)(1). Process no-interest deferred loans and grants allowing low- and moderate-income Bellevue homeowners to make life and safety-related repairs to their homes.
	Target Date	03/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low- and moderate-income households will benefit from this program.
	Location Description	Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved.
2	Planned Activities	Process loans and grants allowing low- and moderate-income Bellevue homeowners to make life and safety-related repairs to their home.
	Project Name	City of Bellevue (COB) Major Home Repair Admin 2024
	Target Area	None
	Goals Supported	Preserve & Improve Access to Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$125,000
	Description	The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The Eligible Activity is Administration for Rehabilitation of Single-Family Residence, 570.202(a)(1.) Provide deferred and no-interest loans and grants to assist low- and moderate-income homeowners to make health and safety related improvements to their homes. This project is for the administration of the Major Home Repair program.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from this program.
	Location Description	Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved.
	Planned Activities	Administrative support to provide deferred and no-interest loans and grants to assist low- and moderate-income homeowners to make health and safety-related improvements to allow them to stay in their homes.
3	Project Name	Microenterprise Technical Assistance & Support 2024
	Target Area	None
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$531,000
	Description	The National Objective for this project is LMC (Low/Mod Income Ltd. Clientele), 570.20(a)(2). The eligible activity is Microenterprise Assistance, 570.201(o)(1)(ii). Provides technical assistance and support to low- and moderate-income persons desiring to start a microenterprise business and existing microenterprise businesses.
	Target Date	03/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 low and moderate-income persons will benefit from this program.
	Location Description	Funding is available citywide. Three organizations will carry out these activities either in person or virtually at various locations that are accessible to participants.

	Planned Activities	Provide technical assistance to low-mod income residents developing a microenterprise business or to existing low- and mod-income microenterprise business owners in Bellevue. Provide a variety of courses and trainings geared to starting and operating a successful microenterprise business including but not limited to business basics classes, assistance with obtaining business licenses and small business loans, small business resiliency, marketing and outreach, and support the participants to successfully carryout a business plan that enhances community development specifically geared towards the BIPOC community and childcare providers.
4	Project Name	CDBG Administration 2024
	Target Area	None
	Goals Supported	N/A
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$75,000
	Description	The Eligible Activity is Administration & Planning, 570.206. Funds are used to administer the CDBG program for the City of Bellevue.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	450 110 th Ave NE, Bellevue WA 98004
	Planned Activities	Funds are used to administer the CDBG program for the City of Bellevue.
5	Project Name	CDBG Planning 2024
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$125,000
	Description	The Eligible Activity is Administration & Planning, 570.206. Provides resources to adequately plan for and anticipate human services needs for Bellevue residents. In addition to supporting the development of the Bellevue Human Services Needs Update, Strategic Plan, and Community Development Block Grant, Planning funds are used to support regional human services planning efforts and provide technical assistance to build the capacity of non-profit agencies
	Target Date	12/31/2024
6	Project Name	Sound Generations Minor Home Repair 2024

Target Area	N/A
Goals Supported	Preserve & Improve Access to Affordable Housing
Needs Addressed	Affordable Housing
Funding	CDBG: \$30,000
Description	The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The eligible activity is Rehabilitation of Single-Family Residence, 570.202(a)(1). Provides low-cost electrical, plumbing, carpentry, and other minor repair activities to Bellevue homeowners who are low-income, elderly or disabled.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 households will benefit from this program
Location Description	Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved.
Planned Activities	Provides plumbing, electrical, carpentry, and other maintenance activities to Bellevue residents who are low-income, elderly, or disabled.
7 Project Name	PorchLight Enhanced Men's Shelter 2024
Target Area	N/A
Goals Supported	Provide Shelter and Services for the Homeless
Needs Addressed	Prevent Homelessness
Funding	CDBG: \$140,000 General Fund: \$244,789 ARPA: \$340,275
Description	The National Objective for this project is LMC (Low/Mod Limited Clientele), 570.208(a)(2). The Eligible Activity is Public Services, 570.201(e). The Enhanced Men's Shelter Program (operated by PorchLight) provides 24/7 shelter and support specifically to men experiencing homelessness. Individuals access safe shelter with on-site resources needed to rebuild their lives and obtain stable income and housing. This is the only low-barrier Eastside shelter dedicated to serving an average of 125 men experiencing homelessness every day.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	Approximately 125 residents experiencing homelessness will benefit from this program every day with an average of 800 – 1000 men each year. This is an estimated number as the day-to-day numbers change and it is difficult to predict how many unduplicated individuals will obtain these services.

Location Description	Services will be provided at Porchlights Men's Enhanced Shelter at 13620 SE Eastgate Way, Bellevue WA 98005.
Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG assistance will not be specifically directed to any particular areas. The City of Bellevue does not exhibit specific areas of either significant low-and moderate-income or people-of-color concentration. The city is diverse ethnically.

While there are areas of the city where low- and moderate-income proportions are slightly higher than average when contrasted with the rest of the city, the differences are not significant enough to warrant specific assignment of resources to one area to the exclusion of others. In Bellevue, low- and moderate-income residents can be found in census tracts across the city, and projects funded through CDBG are available to such residents wherever they reside in our community.

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, in Bellevue, low- and mod-income residents can be found in census tracts across the city, and projects funded through CDBG are available to such residents wherever they reside in our community.

Discussion

AP-75 Action Plan Barriers to Affordable Housing – 91.420,91.220(j)

Introduction

The City partnered with the King County Consortium to develop an Analysis of Impediments to Fair Housing (AI) in 2019. This group evaluated the barriers to fair housing choice, affordability, accessibility, and availability. Currently in 2023 and ongoing through 2024, the City will continue to partner with the King County Consortium to develop the Analysis of Impediments to Fair Housing in addition to the 2025-2030 Consolidated Plan. The City has participated with interviews as part of the development process for the AI.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

On July 5, 2022, and January 17, 2023, Council prioritized the following five “Next Right Work” actions to further increase housing production and affordable housing opportunities:

1. **Remove barriers to micro-apartments.** In June of this year, Council adopted the land use code amendment updating micro-apartments standards that remove barriers to and encourage the development of micro-apartments.

2. **Allow higher FAR or density for certain residential uses to incentivize residential over commercial developments.** On December 12, 2022, Council initiated this item in two phases. Early this year, Council adopted Phase 1, an Interim Official Control (IOC) focused on Downtown Land Use Districts. The IOC intends to increase the production of residential units and affordable housing Downtown by adjusting the FAR exemption to allow additional FAR when affordable housing is provided. The IOC will also provide greater development flexibility to projects meeting affordable housing thresholds.

Phase 2 will include a permanent LUCA for Downtown and targeted mixed-use land use districts within the City. Phase 2 will utilize the Environment Impact Statement (EIS) being completed with the Comprehensive Plan Periodic Update. This LUCA is anticipated to begin after the Final EIS is released and is scheduled for completion in early 2024.

3. **Reduce permit review and inspection fees for affordable housing projects.** On July 17, 2023, the City adopted an ordinance amending the 2023 Development Services Fees to establish the Affordable Housing Permit Review and Inspection Fee Reduction Program.

4. **Encourage Detached Accessory Dwelling Units (DADUs), Accessory Dwelling Units (ADUs), and duplex, triplex, quadplexes, including a mechanism for separate ownership.** On July 17, of this year, the City adopted an amendment to the Land Use Code removing barriers to, and encouraging production of, attached accessory dwelling units (ADUs) and allow for separate ownership. The second phase of this action, removing barriers to DADU production, will be considered with the Comprehensive Periodic Plan Update.

5. **Simplify the permitting process and expedite permitting for affordable housing.** On January 17, Council initiated two categories for this item: internal process improvements; and code improvements. Internal process improvements are suited to expedite permitting for affordable housing projects and to use as pilots for future deployment. Code improvements will focus on implementing previous Council decisions on Unit Lot Subdivisions to spur townhouse

development and amend the City's Environmental Procedures Code to maximize SEPA categorical exemptions to decrease the number of projects subject to the SEPA process.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions taken by the City are based on the Council-approved Comprehensive Plan and Affordable Housing Strategy.

Actions planned to address obstacles to meeting underserved needs

The following policies are from the Human Services Element of the City's Comprehensive Plan:

- Build public awareness and engage the community in an informed and collective response by assessing and planning for human services needs. [Bellevue Comprehensive Plan Policy HS-1]
- Identify opportunities and develop strategies that are preventive in their approach to human services needs. [Bellevue Comprehensive Plan Policy HS-3]
- Maintain the City's role as a human services planner and facilitator by engaging service providers and community organizations in dialogue regarding the functioning of the present service systems, emerging needs, and the building of a complete system of services. [Bellevue Comprehensive Plan Policy HS-5]
- Ensure culturally competent service delivery that respects the dignity of individuals and families and fosters self-determination and self-sufficiency. [Bellevue Comprehensive Plan Policy HS-11]

Actions planned to foster and maintain affordable housing

The following policies are from the Housing Element of the Comprehensive Plan:

- Work cooperatively with King County, A Regional Coalition for Housing (ARCH) and other Eastside jurisdictions to assess the need for, and to create affordable housing. [Bellevue Comprehensive Plan Policy HO-22]
- Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing. [Bellevue Comprehensive Plan Policy HO-26]
- Explore all available federal, state, and local programs and private options for financing affordable housing. [Bellevue Comprehensive Plan Policy HO-28]
- Ensure that all affordable housing created in the city with public funds or by regulation remains affordable for the longest possible term. [Bellevue Comprehensive Plan Policy HO-30]
- Encourage preservation, maintenance, and improvements to existing affordable housing.

[Bellevue Comprehensive Plan Policy HO-27]

- Provide financial assistance to low- and moderate-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar programs. [Bellevue Comprehensive Plan Policy HO-6]

The City of Bellevue's Affordable Housing Strategy

On June 4, 2017, the Bellevue City Council adopted an Affordable Housing Strategy. Significant progress has been made in the six years since its adoption:

- A total of 2,174 affordable housing units and 100 shelter beds have been funded or built.
- Pipeline affordable housing (estimated at around 787 units) includes affordable units on public land in BelRed at the Sound Transit Operations and Maintenance Base Transit-Oriented Development site and 130th Avenue Station, , pipeline affordable units using the City's Multifamily Tax Exemption (MFTE) program, and use of the Downtown and BelRed land use incentive programs.
- Affordable units/beds achieved to date (2,174units) plus current pipeline (787 units) indicates that the 10-year goal of 2,500 units will be achieved within the next few years few years.

The City is also continuing work on the following ongoing projects:

- The City Council adopted permanent legislation to respond to recent amendments in RCW 35A.21.430 to allow Permanent Supportive Housing and Transitional Housing in all Land Use Districts where residential dwellings and hotels/motels are allowed, and to allow Emergency Housing and Emergency Shelter in all Land Use Districts where hotels/motels are allowed.
- The City is working in partnership to develop affordable housing on suitable public lands in proximity to transit hubs (OMFE transit-oriented development, 130th Station). Amazon recently announced a financial partnership at the OMFE site to create 235 units of affordable housing. The new apartments, funded through \$42.5 million in low-rate loans and grants from Amazon, are targeting residents who earn 30-80 percent area median income and construction is anticipated to occur in 2024.
- The City Council adopted Phase 2 of Action C-1 of the Affordable Housing Strategy, which includes City-initiated map and policy amendments and Land Use Code provisions for affordable housing on properties owned by religious entities meeting certain criteria (e.g., near arterials with frequent transit service).
- Staff completed and published a community engagement guide for supportive housing developers to use. This is based on the supportive housing best practices work in 2021.
- The City updated the City's Housing Needs Assessment in 2022.

The Housing Needs Assessment will provide a more current representation of the affordable housing need within the City, assist with future affordable housing actions, and inform the scope for the update of the City's Land Use and Housing Elements as part of the Comprehensive Plan Periodic Update which is scheduled for 2024. Bellevue 2044, as it's called, will guide Bellevue's development through 2044.

Actions planned to reduce lead-based paint hazards

All existing housing units built prior to 1978 and assisted with CDBG funds through our Home Repair Program will be subject to lead-based paint hazard inspection procedures required by 24 CFR Part 35. The City offers a special grant within the Home Repair Program to assist homeowners in minimizing or abating lead-based paint hazards in their homes. The City will continue to work with other home repair programs in Western Washington and staff from the Washington State Department of Commerce Lead Program to learn about any new rules regarding the training and certification in safe work practices for area contractors. The City will also encourage contractors to attend Safe Work Practices training sessions for local renovation and remodeling contractors, as provided by King County. Lead paint testing, as required by HUD, is also conducted as needed, and an Environmental Review is completed on each home prior to funding.

Actions planned to reduce the number of poverty-level families

In an effort to reduce poverty and increase the quality of life of Bellevue residents, the City devotes at least 80% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals. In addition, the City invests a portion of its General Fund to additional human services programs.

The City's goal in human services funding, as stated in the Comprehensive Plan, is to create a community in which all members can meet their basic physical, economic and social needs and the opportunity to enhance their quality of life.

Actions planned to develop institutional structure

The City will continue to invest in developing and maintaining affordable housing for low- and moderate-income individuals, through its support of the Eastside's housing trust fund. The City adopted House Bill (HB) 1590 to increase the acquisition and development of affordable housing. The City will continue to work with private partners (e.g., nonprofit organizations and housing developers, and willing for-profit business concerns when they emerge) and our public partners, including our peer jurisdictions in North, East, and South King County, King County Housing Authority, and King County to continue investing in and building a support service network that overcomes the aforementioned gaps and addresses our priority needs.

The City continues to work with community-based coalitions, networks, and committees such as the Alliance of Eastside Agencies, the Eastside Homelessness Advisory Committee, the Eastside Human Services Forum, King County Regional Homelessness Authority, the Bellevue Network on Aging, and many others wherein we staff or hold leadership positions. Together, we work with community organizations and other units of government to continue to develop the institutional and service structure of our community.

Actions planned to enhance coordination between public and private housing and social service agencies

The City maintains close relationships with the King County Housing Authority, Imagine Housing, the YWCA, Attain Housing, Catholic Community Services, Plymouth Housing, Lifewire, Hopelink and other private nonprofit housing developers in Bellevue and on the Eastside. The City works with them side-by-side along with ARCH to plan projects and scope the support services that will be needed to support the households residing in housing once the project is complete. This requires coordination between nonprofit affordable housing developers, ARCH, and the network of support services in our community. These parties meet to strategize the best ways to develop affordable housing that comes with support services needed to promote the long-term stability and success of residents.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$134,475
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$134,475

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. The year covered that includes this annual action plan is 2024.	90. %

Discussion

The amount of program income that will have been received but not reprogrammed is difficult to project. All the program income comes from the Home Repair Program and is dependent on the real estate market (e.g., homeowners selling their homes). We will not know the exact amount of 2024 program income until the end of the year.