



City of Bellevue

DRAFT 2027 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 2027. The Annual Action Plan is based on the 2025-2029 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 2025-2029 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 2026, CDBG funds were used for services to benefit low- and moderate-income Bellevue households and residents:

- Provided low- and moderate-income residents with home rehabilitation, repair and home maintenance activities so that individuals and families can remain in their homes free of safety concerns. Services were provided through a partnership between the City and the King County Housing Authority for major and minor home repair through the City of Bellevue Home Repair Program.
- Porchlight provided services to unhoused Bellevue persons by providing low -barrier shelter services, including day visits and shelter beds through Public Service funding of the Shelter. The City provided CDBG Public Services funding to support operations of the 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, Indian American Community Services, Centro Cultural Mexicano, and Upwards serving community members within Bellevue.

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 comments 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 and public hearings in which the public can give comments directly to the City on the use of CDBG and Human Services 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 and human services needs and the use of 2027 CDBG funds. The first public hearing was held on June 1st, 2026. The second public hearing will be held on October 5th, 2026. 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 1st, 2026, to address housing and human services needs in Bellevue. On October 5th, 2026, a public hearing was held to receive input on the proposed use of 2027 CDBG funds. A summary of the public comments received on June 1th and October 5th 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 2027 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, Annual Action 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.

Annual Action Plan Public Contact Information

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

1. Introduction

The City of Bellevue used a mixed methods approach in consultation that included input from community members, human services providers, and entities, including East and North King County cities, the King County Housing Authority (KCHA), and nonprofit agencies delivering services in Bellevue and the broader Eastside.

In 2025 the Human Services Needs Update gathered data with multiple methods:

Fourteen Subject Matter Expert (SME) interviews were held with providers working across housing, behavioral health, childcare, legal services, financial assistance, and other key sectors.

Data was collected at eight focus group meetings with 118 individuals participating relevant to human services particularly those with lived experience and historically underrepresented populations. A citywide community survey gathered responses from 535 Bellevue residents on service needs, satisfaction levels, and barriers to access services within Bellevue. 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.

In 2027, the City will begin its next Human Services Needs Update, building on the multi-method approach used in 2025 and continuing to center the voices and experiences of Bellevue residents who access human services. Data collection will include Subject Matter Expert interviews with service

Annual Action Plan

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providers, focus groups with providers and community members, including individuals with lived experience, and a citywide community survey. Paper survey options will also be available to improve accessibility. Together, these methods will provide rich and diverse quantitative and qualitative data to identify emerging human services needs, barriers to accessing services, and gaps in the community.

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 (KCRHA), the Eastside Homelessness Advisory Committee (made up of consumers, providers, faith groups, and government agencies), A Regional Coalition for Housing (ARCH), 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, the King County Housing Authority, A Regional Coalition for Housing (ARCH), PorchLight, Sophia Way, Hopelink, Lifewire, Friends of Youth, and other nonprofit developers 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 participate in funding review panels for the Continuum of Care (COC), Emergency Shelter Grant and McKinney funding.

In partnership with ARCH, through the Housing Stability Program (HSP), City of Bellevue invests capital funding into targeted affordable and supportive housing developments in Bellevue that serve the city's most marginalized residents. The program also provides funding for essential support onsite services that promote long term housing stability and improve overall quality of life.

Bellevue Fire CARES (Community Advocates for Referral and Education Services), an internal referral and case management service is utilized by the Bellevue Fire and Police departments to connect the community to resources that can better meet their needs, including unhoused persons. The City has also added a crisis mental health response team, CCAT (Community Crisis Assistance Team), that pairs law enforcement with social workers to provide emergency response to individuals in crisis when a traditional law enforcement response may not be the best means of addressing a situation, including in circumstances where an individual experiencing homelessness in crisis is involved.

Bellevue also receives opioid settlement funds resulting from national settlements with companies involved in opioid manufacturing, distribution, and marketing. In partnership with Fire CARES, Bellevue Human Services has contracted with five community-based agencies to provide culturally and linguistically responsive opioid prevention, education, outreach, and connections to care. The initiative focuses on reaching youth, adults, and families, particularly communities that may experience language, cultural, or other barriers to accessing services. The five contracted agencies are Ethiopian Community in Seattle, Youth Eastside Services, Rwandan Community Association, Issaquah Cultural Circle – The Circle, and BIGHUG.

The City also works closely with approximately 20 other physical and behavioral health agencies, providing services to the Bellevue community.

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.

Bellevue staff facilitate the Eastside Homelessness Advisory Committee (EHAC), which convenes providers, other local government staff, and community members working to address homelessness, and works closely with King County Regional Homelessness Authority (KCRHA). Bellevue employs two Homelessness Outreach Administrators who work directly with individuals experiencing homelessness, helping them to find housing and other vital services, a Community Response Coordinator who works to engage and educate the public on matters regarding homelessness, and a Homelessness Outreach Program Manager who oversees this work and manages the contract for a City-funded Safe Parking program designed to serve individuals living in their vehicles in Bellevue.

Bellevue also contracts with a local nonprofit agency to contact unsheltered community members to provide them with referrals and services. Bellevue funds day centers for adult men, women, families, and young adults through their general funds.

The City funds emergency shelters for men, women, young adults, and families experiencing homelessness through general fund dollars. The City also funds transitional housing and the above-mentioned safe parking program through general fund dollars. The City funds a local shelter with both general fund dollars and CDBG public services funds.

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

The King County Consortium consults with member jurisdictions (including Bellevue), stakeholders and the public, and works with the Joint Recommendation Committee (JRC) to allocate ESG funds. Funding awards are made on a competitive basis through biannual funding rounds advertised publicly and conducted through the King County Department of Procurement. All projects adhere to the Homeless Management Information System (HMIS) operating standards, and all reporting and evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

The King County Consortium has improved the efficiency and accountability of HMIS. HMIS staff are also King County staff, which strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the Coordinated Entry for All (CEA) system. Using HMIS as the platform for the system allows continued and substantial improvement in the amount and accuracy of data reported.

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

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

1	Agency/Group/Organization	King County Regional Homelessness Authority (KCRHA)
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bellevue staff attend KCRHA planning meetings and coordinate with KCRHA on regional homelessness issues. Bellevue follows KCRHA's homelessness strategy.
2	Agency/Group/Organization	Eastside Homelessness Advisory Committee (EHAC)
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Homelessness Needs – Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bellevue's staff meet with members of the Eastside Homelessness Advisory Committee each month to gather input of the needs of people experiencing homelessness. Through consultation Bellevue continues to work closely with homeless service providers. Anticipated outcomes are that Bellevue continually receives information on the evolving needs of service providers to move people from homelessness to housing, particularly around funding, siting, and other city-related admin that impacts how services are provided.
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
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	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. The City continues to partner with KCHA via the Bellevue Home Repair Program.
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.

Revisit above in IDIS – add agencies from ConPlan

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. All Eastside agencies that are funded by Bellevue Human Services are provided the opportunity to comment on the draft Annual Action Plan during the comment period. Eastside cities are provided with the draft Annual Action Plan and encouraged to provide comments as well.

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	Bellevue's Strategic Plan goals are aligned with the goals of KCRHA.

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 2027 Annual Action Plan:

The public hearing on housing, community development and human services needs was held on June 1, 2026. The public notice period was May 14th – June 1st, 2026. Eleven comments were received at the public hearing and fourteen written comments were received by email.

The public hearing on the proposed use of 2027 CDBG funds was held on October 5th, 2026. The public notice period was posted for September 17th – October 5th, 2027. Three comments were received at the public hearing.

The public comment period for the draft 2027 Annual Action Plan was October 12th – November 12th, 2026. 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 1st, 2026 . Newspaper, Seattle Times posted 5/14/26. E-mail to broad community service providers. 5/14/26	Non-targeted/broad community	11 people spoke at the public hearing. 11 people submitted written comments	Representatives from Twenty-Four Human Services providers either spoke at the Public Hearing or submitted written comments: An attachment with all comments will be provided with the submittal of the Annual	All comments were accepted.	

	Posted on City of Bellevue website			Action Plan submitted to HUD.		
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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 October 5th, 2026 Newspaper Public Notice for public hearing on community development & human service's needs: Posted in Seattle Times September 17, 2026. City of Bellevue Press Release Posted September 17th, 2026. E-mail to broad community members and service providers	Non-targeted/broad community	Three people spoke at the Public Hearing.	The comments will be included as an attachment with the Annual Action Plan submittal.	All comments were accepted.	

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 2027 Draft CDBG Annual Action Plan October 12 th through November 12th, 2026; Published in Seattle Times Newspaper October 12th, 2026. Draft 2027 CDBG Action Plan Published on City website October 8th, 2026.	Non- targeted/broad community		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 third year of the Consolidated Plan (2027):

- CDBG - \$900,000 in the annual entitlement, \$100,000 in estimated program income. In addition, the city estimates \$105,750 prior years funds available for allocating from prior year program income, and unspent prior years funds.
- Human Services Fund (General Fund allocation of the City of Bellevue)
- Housing Stability Program Funds (General Fund allocation of the City of Bellevue)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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	\$900,000	\$100,000	\$105,750	\$1,105,750	\$2,000,000	Estimated 2027 formula allocation, estimated 2027 program income and prior year resources. Prior years resources are estimated from remaining unspent funds.
General Fund	public - local	Public Services	\$5,402,422	\$0	\$0		\$17,067,238	The City allocates resources to human services through its General Fund.

								Projections for the remainder of the Consolidated Plan are based on the 2027 general fund with an approximate three percent increase each year.
Housing Stability Program	Public - local	Public services	\$1,644,077	0	0	\$1,644,077	\$5,180,600	General Fund Allocation through Human Services biennial funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HSP 1590	Public-local	Public Services Housing	\$12,088,392	0	0	\$12,088,392	\$37,000,000	Funding source is 1/10 th percent of Bellevue sales and use tax made allowable by House Bill 1590.

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

General fund human services dollars and HSP funds will leverage CDBG funds by allowing more Bellevue residents to be assisted. Bellevue has no matching fund requirements.

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

2027 Contingency Plan

This Contingency Plan guides 2027 Community Development Block Grant (CDBG) funding if the actual entitlement award plus 2027 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 2027 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 estimated 2027 entitlement amount and the Planning and Administration is less than the federal statutory spending cap, the Planning and/or Administration award amount can be increased by up to \$10,000 or the maximum 20% cap whichever is less.

Step 2. If there is an increase in the estimated 2027 entitlement, Public Service activities may be increased not to exceed the 15% cap.

Step 3. If additional funds generated from Program Income are available, they will be added to the Bellevue Home Repair Program.

DECREASE IN ENTITLEMENT AND PROGRAM INCOME

If the actual amount of the entitlement award plus 2027 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 15% per activity, whichever is greater.

Step 4. If additional reductions are required, the Bellevue 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 or activity, the funds can be reallocated to another currently funded project or activity. If no other

funded project or activity can expend the funds, then the funds will be recaptured to be allocated in a future program year or the additional funds can be allocated to new projects in the current program year contingent upon the Human Services Commission 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.

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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	Preserve & Improve Access to Affordable Housing	2027	2029	Affordable Housing Public housing	N/A	Affordable Housing	CDBG: \$500,000	Homeowner Housing Rehabilitated: 20-25 units
2	Provide Shelter and Services for Homeless	2027	2028	Homeless Public Housing		Shelter and Services for Unhoused Persons	CDBG: \$157,000	Public Service Activities Homeless person overnight shelter: 100 persons assisted
3	Enhance Community and Economic Development	2027	2028	Non-Housing Community Development Non-Homeless Special Needs		Community and Economic Development	CDBG: \$258,750	Public services activities other than Low/Moderate Income Housing Benefit: 75 persons assisted Businesses assisted: 75

Table 6 - Goals Summary

Goal Descriptions

1	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 a broad scale of home repairs and rehabilitation such as roofing, electrical and plumbing. In addition, funds will be used to provide low- and moderate-income Bellevue households with maintenance repairs such as plumbing, minor electrical, carpentry, disability access, and more.
2	Goal Name	Provide Shelter and Services for people experiencing Homelessness
	Goal Description	Funds will be used to provide support for operations of a shelter. Services provided include onsite resources drop in visits and shelter beds for people experiencing homelessness.
3	Goal Name	Enhance Community and Economic Development
	Goal Description	Funds will be used for micro-enterprise business assistance. This will include providing technical assistance, training, classes on licensing, business education cohorts including marketing, finance, creating a business plan and general support for low- and moderate-income business owners with 5 or fewer employees.

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

In 2027 the City of Bellevue will be funding the following projects: The Bellevue Home Repair Program which provides a variety of home repair and rehabilitation projects to low- and moderate-income Bellevue homeowners. The Home Repair Program has been serving Bellevue residents since 1978 and focuses primarily on health and safety repairs to help homeowners stay in their homes. In addition, the city will be funding micro-enterprise business assistance activities to support low- and moderate-income business owners and developers to build and grow their businesses. This is a priority for Bellevue under the enhance community and economic development goal. The city also uses funds for administration and planning including the 2027-2028 Human Services Needs Update. The city will continue to fund general operations of a low barrier shelter with Public Services funding.

#	Project Name
1	COB Home Repair Program with KCHA 2027
2	COB Home Repair Admin 2027
3	Microenterprise Business Assistance 2027
4	CDBG Administration 2027
5	CDBG Planning 2027
6	PorchLight Shelter 2027

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 has become increasingly unaffordable relative to the region. This comes in the form of home rehabilitation and maintenance through the City of Bellevue Home Repair Program enabling households to safely occupy their homes and age in place.

In addition, CDBG will support the needs of people experiencing homelessness in the community by providing funding for general operations of a 24/7 Enhanced Shelter to provide public services to benefit individuals experiencing homelessness in Bellevue. This includes providing drop-in day services and overnight shelter and support services to unhoused individuals.

The City enhances economic development with CDBG funds via microenterprise business assistance to Bellevue low- and moderate-income microbusiness owners or microbusiness developers. Three agencies offer these services to the community to address the challenges of potential and existing small business owners within Bellevue. 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 Human Services needs assessment process, called the Needs Update and the Human Services Strategic Plan. 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.

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AP-38 Project Summary

Project Summary Information

1	Project Name	City of Bellevue (COB)Home Repair Program 2027
	Target Area	None
	Goals Supported	Preserve & Improve Access to Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$380,000
	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	12/31//2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20-25 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) Home Repair Admin 2027
	Target Area	None
	Goals Supported	Preserve & Improve Access to Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$120,000
	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 Home Repair program and direct service delivery costs.

	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 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 Business Assistance & Support 2027
	Target Area	None
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$258,750
	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 people desiring to start a micro-enterprise business and existing micro-enterprise businesses.
	Target Date	09/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 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.
4	Project Name	CDBG Administration 2027
	Target Area	None
	Goals Supported	N/A
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$100,000
	Description	The Eligible Activity is Administration & Planning, 570.206. Funds are used to administer the CDBG program for the City of Bellevue.
	Target Date	12/31/2026
	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 2027
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$90,000
	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	12/31/2027
6	Project Name	PorchLight Shelter (Public Services)

Target Area	N/A
Goals Supported	Provide Shelter and Services for the Homeless
Needs Addressed	Prevent Homelessness
Funding	CDBG: \$157,000 General Fund: \$2,466,275
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 Shelter Program provides 24/7 shelter and support to individuals experiencing homelessness. Individuals access safe shelter with on-site resources needed to rebuild their lives and obtain stable income and housing.
Target Date	12/31/2027
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 individuals 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 the shelter located at 13620 SE Eastgate Way, Bellevue WA 98005
Planned Activities	This is a Public Services activity and funds will be used for the overall operations of the Enhanced Shelter.

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 specific areas. The City of Bellevue does not exhibit specific areas of either significant low-and moderate-income or minority concentration.

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	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

In December of 2024, Bellevue kicked off its year-long process of updating the city's Affordable Housing Strategy – a seven-year plan aimed at producing or preserving a target of 5,700 affordable units over the next 10 years. Bellevue's Affordable Housing Strategy (AHS) is intended to substantially increase the city's affordable housing stock over the next ten years. The primary purpose of the AHS is to improve affordable housing opportunities throughout the city consistent with City Council Priorities, Comprehensive Plan guidance and Economic Development Plan Strategies.

Actions 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:

The Affordable Housing Strategy Update is expected to be adopted in Q1-2026. The update will identify the next set of near- and mid-term actions to help the city achieve the new affordable housing target and meet other affordable housing priorities.

- 1. Allow higher FAR or density for certain residential uses to incentivize residential over commercial developments.**
 - a. Housing Opportunities in Mixed Use Areas (HOMA) Land Use Code Amendment (LUCA)
 - b. BelRed Look Forward Comprehensive Plan Amendment (CPA) LUCA
- 2. Detached Accessory Dwelling Units (DADUs), Accessory Dwelling Units (ADUs), and duplex, triplex, quadplexes, including a mechanism for separate ownership.**
 - a. Phase 2: DADUs, Duplex, Triplex and Quadplex LUCA
- 3. Simplify the permitting process.**
 - a. State Environmental Policy Act (SEPA) categorical exemptions Bellevue City Code Amendment (BCCA)
 - b. Unit lot subdivision BCCA
- 4. Leverage City resources for affordable housing development and preservation.**
 - a. Establish an Affordable Housing Fund program to help reduce the cost for affordable housing developers and housing providers.
 - b. Make city-owned surplus properties available for affordable housing development.
 - c. Update the Multi-Family Tax Exemption program to incentivize market rate developers to participate in the production of affordable rental housing.
- 5. Create a permissible land use code specific to affordable housing development.**
- 6. Propose Land Use Code Amendments to support affordable housing goals.**
 - a. Amend the land use code to provide a density bonus to land owned by nonprofit organizations for the development of affordable housing.

b. Amend city code to identify standards for safe parking as a Homeless Services Use to prevent homelessness.

7. **Ensure people have access to housing information.** Create a City of Bellevue housing dashboard that reports on affordable housing performance metrics and housing resources.

DRAFT

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]

Actions planned to foster and maintain affordable housing

Bellevue completed a major update to its Comprehensive Plan in 2024 that included significant revisions and additions to the Housing Element. The policy changes were driven by changes in state law that direct cities who plan to plan for and accommodate housing for households at all income levels and to identify and address past actions that resulted in racially disparate impacts, displacement and exclusion in housing. The following policies are from the Housing Element of the Comprehensive Plan:

- HO-30. Substantially expand funding sources for affordable housing.
- HO-33. Address the need for households, through funding, regulations, policies, procedures and other mechanisms.
- HO-41. Provide financial assistance to households with extremely low-, very low-, low- and moderate-incomes for maintaining or repairing the health and safety features of their homes.
- HO-45. Ensure that all affordable housing created in the city with public funds or by regulation remains affordable for the longest possible term.
- HO-49. Provide incentives and work with diverse partners, including philanthropic organizations, to build permanent affordable housing and meet housing need, especially in areas of highest need.
- HO-58. Pursue available federal, state and local programs and private options for financing the creation and preservation of affordable housing in the city.
- HO-60. Work cooperatively with King County, A Regional Coalition for Housing (ARCH) and other regional and statewide organizations and jurisdictions to assess the need for, and to create, affordable housing.

Bellevue adopted its first Affordable Housing Strategy in 2017 which set a goal of building or preserving 2,500 units of affordable housing in ten years. Significant progress has been made in the years since its adoption.

- A total of 2,560 affordable housing units and 190 shelter beds were built, preserved, or within the development pipeline between 2017 and 2023. Total investment in affordable housing capital projects by the City of Bellevue during this period was over \$27 million.
- As of the end of 2024, the city achieved the 10-year goal of producing or preserving 2,500 affordable units.
- As part of the 2025 Affordable Housing Strategy update, the city established a new 10-year affordable housing target to build or preserve 5,700 affordable units, including 2,780 units affordable to those making at or below 30% AMI.

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

- Facilitating the development of affordable housing on two city-owned sites as part of Transit-Oriented Development in Wilburton and BelRed neighborhoods.
- Expanding the city's affordable housing programs as part of the Wilburton, BelRed, and Housing Opportunity in the Mixed Use Areas (HOMA) land use code updates and updating the City's Multi-Family tax Exemption (MFTE) program.
- Supporting faith-based property owners in developing affordable housing through the C-1 Phase 1 & 2 program which allows affordable multifamily housing development on faith owned properties that meet certain criteria.
- Facilitating the 2027 annual Housing Stability Program funding round, in partnership with Parks and Community Services and ARCH.

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 Eastside's housing trust fund. The City adopted a sales tax authorized by House Bill (HB) 1590 to increase the acquisition and development of affordable housing and the provision of behavioral health and housing-related services. 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.	\$100,000
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:	\$100,000

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 2027.	80. %

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 2027 program income until the end of the year.