

CITY OF BELLEVUE  
HUMAN SERVICES COMMISSION  
MINUTES

November 7, 2017  
6:00 p.m.

Bellevue City Hall  
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Vice-Chairperson Mercer, Commissioners Kline, Ma, McEachran, Oxrieder, Perelman

COMMISSIONERS ABSENT: None

STAFF PRESENT: Alex O'Reilly, Dee Dee Catalano, Christy Stangland, Department of Parks and Community Services; Arthur Sullivan, ARCH; Megan Adams, Imagine Housing

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:04 p.m. by Chair Villar who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present.

3. APPROVAL OF MINUTES

A. October 3, 2017

Commissioner McEachran called attention to the first paragraph under Staff and Commission Reports and said the first sentence should read "Commissioner McEachran reported that Congregations for the Homeless had a very successful luncheon on October 5."

A motion to approve the minutes as amended was made by Commissioner Oxrieder. The motion was seconded by Commissioner McEachran and the motion carried unanimously.

B. October 17, 2017

A motion to approve the minutes as submitted was made by Commissioner McEachran. The motion was seconded by Commissioner Perelman and the motion carried unanimously.

4. ELECTION OF VICE CHAIR

A motion to open nominations for Vice Chair was made by Commissioner Oxrieder. The motion was seconded by Commissioner Ma and the motion carried unanimously.

Commissioner Oxrieder nominated Commissioner Kline. The nomination was seconded by Commissioner Ma.

Absent additional nominations, a motion was made to close the nominations. The motion was seconded by Commissioner Ma and the motion carried unanimously.

The nomination of Commissioner Kline to serve as Vice Chair carried unanimously.

5. PETITIONS AND COMMUNICATIONS

Ms. Lalita Uppala, 5709 143rd Place, Director of the community program for India Association of Western Washington, reported that the organization has a small grant from the city of Redmond for the Cultural Navigator program. She noted that the number of India Americans from Bellevue have equaled and in some cases surpassed the numbers of those served from Redmond. The needs faced by the India American community closely match the needs being faced by many in community, ranging from requests from women to connect them with volunteering opportunities; senior citizens who are struggling to navigate transportation, healthcare and legal issues. Language is not necessarily a challenge for India Americans, but there are many challenges. The agency is present every Thursday at the North Bellevue Community Center thanks to the city, and at least 150 individuals come seeking assistance every week.

6. STAFF AND COMMISSION REPORTS

Hanna Kimball and Basal Tan introduced themselves as members of the Bellevue Network on Aging.

7. DISCUSSION

A. Affordable Housing, ARCH Overview

Arthur Sullivan with ARCH explained that the entity is technically an interlocal agency. At the recommendation of a task force in Bellevue and a group in Kirkland back in 1991, ARCH was formed to address housing issues. While a government

organization, ARCH is a voluntary organization. The founding members were Bellevue, Redmond, Kirkland King County, but the number of members has grown to include 15 cities in east King County. The organization focuses on housing, primarily affordable housing, and its oversight as an interlocal agency is by the member cities and King County. There is an executive board made up of the chief executives of the member cities. The various city councils must annually approve the ARCH work program and fund the budget.

Mr. Sullivan said ARCH helps cities do what they would normally undertake in the areas of housing and affordable housing, including planning and the development of policies and regulations to implement the policies. Cities can also provide direct assistance in the form of money and the donation of land. Once programs and affordable units are created, effort must be put into making sure they stay affordable; ARCH takes on the role of administrating various programs. Additionally, ARCH talks with the community about housing and affordable housing.

Back in 1991, the task force was asked what formal institutional structure would help the city of Bellevue address its needs for affordable housing. The group looked at a variety of approaches, including forming a housing authority focused only on Bellevue, forming non-profit organizations to take on the task, and broadening the scope beyond just Bellevue. The task force took into account escalating housing costs resulting from Bellevue's conversion from a bedroom community to a city with employment equal to the amount of available housing. Currently, the demand for housing far exceeds the number of jobs, both in Bellevue and in King County as a whole. Additionally, the workforce in Bellevue has steadily increased the diversity of the population.

The task force determined that by working together, jurisdictions could address relatively complex issues and create some efficiencies and consistencies in administration. There was no desire to create a new level of government, rather it wanted to see an organization that would supplement the existing governments and help them in their efforts. At the time, the Growth Management Act was brand new.

Commissioner McEachran asked how jurisdictions that are not currently engaged with ARCH can join the organization. Mr. Sullivan clarified that while ARCH began with only three member cities, all 15 cities in east King County are now members. Cities outside of east King County have asked to join, but they have been encouraged to create their own partnership.

Mr. Sullivan said he is a housing planner first and foremost. He said where a healthy housing market does not exist, dealing with affordable housing will be much more difficult. Most housing is provided by the private sector in the form of market-rate units. It is to the benefit of jurisdictions to have the market do as good a job as absolutely possible. What the market can provide, of course, is predicated on the regulatory procedures that set the conditions for the general housing market. In order to reach the moderate housing targets, the market needs assistance in the form of

incentives, regulations and financial support programs. Meeting low-income targets requires getting the public sector and other players more directly involved in providing direct assistance.

Land use regulations help impact the supply, diversity and relative affordability of housing. There are a range of housing type options that affect affordability. One example is very small apartments which on the Eastside have been created in multifamily zones. The market can provide units of that type that reach down to 50 or 60 percent of area median income. Pacific Inn in Bellevue was built in the mid 90s and has studio apartments that the city helped to fund in exchange for them meeting an affordability test. More recently private developers have been providing similar units on their own, particularly in Redmond and Kirkland.

Another example is regulation that specifically allows for encouraging senior housing. Bellevue has programs in which units under a certain size that are targeted to seniors more density is allowed and less parking is required. Bothell took a different approach in creating a senior overlay that has no density cap for senior units, provided the development is built to meet the height and setback requirements. Accessory dwelling units (ADU), sometimes called mother-in-law apartments, are examples of small rental units in single family homes. Almost all jurisdictions in east King County allow ADUs, which can allow seniors to remain in their homes and can help people with limited incomes given that the units are relatively affordable.

A couple of Eastside cities have started permitting cottage housing, which are multiplexes in single family neighborhoods. There are projects in both Redmond and Kirkland, though the market for them has not taken off due in large part to the strong market for large homes.

Commissioner Perelman asked why more micro apartments are not being built in Bellevue. Commissioner Mercer said she had the same question about cottage housing. Mr. Sullivan said both are part of the city's housing strategy. The other cities that have done it have granted developers significant reductions in parking. In Bellevue, where significant reductions in parking are allowed, there must be an affordability test. Bellevue has seen the construction of a number of studio apartments, but not the micro units.

Mr. Sullivan said land use incentives is the second strategy and tool. Under the tool, developers are incentivized to provide a percentage of units in a development at certain affordable rates in exchange for increased density in one form or another, reduced parking, increased height or permit fee waivers. In the 90s the city had regulations on the books that required the inclusion of affordable units in developments. The approach was in place for about four years before being replaced with a voluntary approach that is used in different ways in different neighborhoods. There are currently voluntary measures in place citywide that involve a one-to-one ratio, which is difficult for the current economics. In Bel-Red, Eastgate and downtown, there are base densities and the ability to get more density through the provision of

affordable housing. In Bel-Red, almost all projects are using the provision. There are now eight cities on the Eastside that have some form of rezone, mostly in their urban centers, that includes a linkage to affordable housing. Some have used the Bel-Red approach, but several have used a mandatory approach, including Redmond, Kirkland, Newcastle, Sammamish and Issaquah, and affordability ranges from 35 percent of area median income up to 80 percent of area median income through the programs.

Over the last five years, the impact of having an increased number of jurisdictions implementing programs has been a significant increase in the number of a wide range of affordable units, both ownership and rental. For 2017, close to 300 units will be created, which is far more than the 50 units or so created annually over the last few years. Kirkland has put together two different incentive programs, a density bonus and a property tax exemption, to achieve units at 50 percent of area median income.

Mr. Sullivan said ARCH in its administration role has developed covenants that are nearly identical city to city. The covenants require affordability for as long as the building exists. Contracts are signed, the building must submit reports annually, and information must be submitted on the rents being charged and the incomes of the residents of the units. ARCH is currently monitoring between 4000 and 5000 units in east King County for ongoing affordability.

Commissioner Perelman asked how people find out if apartment complexes offer affordable units. Mr. Sullivan said one way is by looking on the ARCH website where all of the units are listed. Given the current numbers, it could be that outreach efforts should be increased to places like the school districts. New large ownership projects having more than four or five affordable units must include in their marketing materials information about having homes priced at a certain level.

Ms. O'Reilly said human services staff get calls all the time about affordable housing and the callers are immediately given the phone number for ARCH. The Bellevue Network on Aging works collaboratively with ARCH to annually update the section for senior housing.

Commissioner Ma asked if ARCH's five staffers are able to keep up with the administrative work load. Mr. Sullivan said ARCH employs a very efficient administrative approach. The budget is determined and paid for by the member cities, and it would be up to them to determine whether or not additional staff are needed.

Mr. Sullivan said direct assistance is the third city strategy or tool. It is the tool used to reach all income levels, with a focus on 60 percent of area median income or less. Since ARCH began, a total of 3369 units have been achieved through direct funding, land donation and fee waivers. The units are consciously distributed between family, senior, homeless and special needs housing using specific long-term goals. While generally on the mark for each category, ARCH is ahead on providing homeless units

but behind on providing special needs housing. The data is checked from time to time, and the obvious conclusion is that the needs have not changed much relative to the various housing types. Of the nearly \$48 million allocated by ARCH since its inception, 40 percent has come from city general funds; 20 percent has come from federal CDBG funds; and 40 percent has come in the form of donated land, fee waivers and repayments of loans and grants. An additional \$450 million of other public and private funds have also flowed into projects.

The Eastside is a high-market area. That makes it very difficult to find opportunities. The value of having jurisdictions work together allows for pursuing the best opportunities wherever they are located. The approach also allows all cities regardless of size to provide assistance and to have an impact. The cooperative approach allows for leveraging other funds, to learn from each other, and to find efficiencies in administration. From the perspective of funders, the cooperative approach leads to stable organizations, the ability to grow and mature, better developers and owners, and overall more affordable housing.

Mr. Sullivan pointed out that in addition to new construction, preservation is a key strategy. Preservation can involve the purchase and conversion of existing market-rate housing to affordable units at different levels of affordability. It can also involve preserving privately owned but federally assisted housing.

Megan Adams said Imagine Housing is a developer, owner and manager of affordable housing projects, and noted that the organization works closely with its Supportive Services Department. She shared with the Commission an outline of the development process and said it is long and taxing and requires a lot of partners along the way. Imagine Housing began in a corner of St. Andrew's Lutheran Church in 1989 and has grown to where it is currently.

Ms. Adams said projects are financed with money from ARCH, King County, the state Housing Trust Fund and tax credits awarded by the Washington State Housing Finance Commission. The development process begins with a feasibility study that looks at where land is available, the history of the land, the needs in the community, what public funders are looking to fund, and the capacity to fund on a chosen site. If deemed feasible, the next step is to gain control over the land. Once that is secure the process of preparing applications begins, by which time there have been conversations with ARCH, King County and often the state to make sure everyone is on board.

Commissioner Perelman asked about the two projects that are in the works. Ms. Adams said there is a 91-unit senior project entirely affordable at 60 percent of area median income. Construction on that project is nearly done. The other project has 63 units and will begin construction in December. The organization has an ambitious goal of 500 units, which would double the current portfolio. Currently 1200 individuals are being served and the desire is to double that number within five years, all on the Eastside.

Commissioner Perelman asked what Imagine Housing supplements the skills ARCH brings to the table to make development happen. Ms. Adams said the developer must consciously act every day in reaching out to supportive services, asset management, ARCH and King County to discuss details as they arise. Developers generally do not talk to their asset managers, but that is partly why Imagine Housing works more as a community. Mr. Sullivan added that ARCH serves on the government side in the role of planning and financing; Imagine Housing serves as the developer and operator and is in it for the long haul.

Returning to the flow chart, Ms. Adams explained that if an application for funding is awarded, an additional application is made for tax credits. If those credits are awarded, loans are sought from the market and from groups that will buy the tax credits. The negotiations are extremely important. Mr. Sullivan added that each public funder will have its own agenda and vision of what it wants, which makes the puzzle even more challenging to navigate. Unless and until every piece is in place, a project does not move to the next step. One of the most important roles ARCH plays is the dynamic of getting other funders to say yes. Once ARCH sees a project is good and believes it should go forward, the organization helps traverse the maze with other funders. Ms. Adams pointed out that support from ARCH is key in convincing other funders to come on board.

Ms. Adams explained that the entitlement and permitting process is a very long step that overlaps most of the other steps. The step is followed with the process of financial closing, which entails aligning all of the funders and all of the contractors. After closing there is a transfer of funds to various groups and construction can begin. Construction can take up to two years depending on the size of the project. Prep and occupancy follows construction and involves opening the wait list, hiring staff and leasing the units. The wait list is always longer than the number of units, which means the asset management team must reject some applicants. Once up and running the long-term operations phase is ushered in. As buildings get older, refinancing loans is usually an option.

Commissioner Perelman asked if any of the loans are forgivable in time. Ms. Adams said permanent loans are hard debts that must be paid back no matter what. The public funders loans are soft debts and are generally contingent on cash flow. Depending on negotiations, those loans can be deferred for 15 years or may require payment right away.

Commissioner Perelman asked if it has become more difficult to secure funding for affordable housing projects over time. Mr. Sullivan said the biggest shift has been away from smaller projects to larger projects. Imagine Housing no longer wants to address projects of less than 50 units. Development with transit-oriented development is a far more expensive building type than was around 25 years ago. The move to larger projects means there are fewer projects competing for essentially the same resources.

Commissioner Kline asked what the relationship is like with private developers. Ms. Adams said the relationships are not always bad and there are good people out there who are developers. To be fair, developers take on extremely large loans, which represents a huge risk for them. It only makes sense for them to secure the projects with the least amount of risk involved, and that generally means wanting the highest rents possible. One of Imagine Housing's largest projects in the pipeline that is currently seeking funding is partnered with a market-rate developer. Their preferences are often complex, and most of them have specific missions in mind. The trick is in identifying the market-rate developers who have missions that are similar to those of Imagine Housing.

Mr. Sullivan said there are two words he always keep in mind in doing the work he does. The first is stability. Stability is critical to working with and respecting the needs of the community. In working with the development community, the word is risk. The efforts to preserve affordable housing units have required working with owners. Understanding their world is critical. There are a wide range of players that affect housing in the community, ranging from neighbors to landowners and bankers. More times than not, their primary mission and value is contrary to the concept of affordable housing, which makes it difficult to get people to say yes. Agreements cannot be reached by ignoring their primary values, rather it is necessary to learn how to work with their primary values and get them to realize your project will not harm them and may in fact enhance them. When it comes to developing affordable housing on the transit-oriented development sites in the city, it is going to be necessary to be very good at conveying value to market-rate developers. They usually want to help, but they must deal with their risk issues.

Commissioner McEachran thanked Mr. Sullivan for his presentation that highlighted the amount of collaboration needed in bringing affordable housing to fruition. He said having the fuller picture will serve the Commission well in moving into another funding cycle.

## 8. DISCUSSION

### A. Human Services Funding Process Rating Tool

Grant Coordinator Dee Dee Catalano sought from the Commissioners their thoughts on what they believed would and would not be useful in scoring or otherwise rating applications. She allowed that different cities use different rating tools, and pointed out that all of them are currently in the process of revamping them. The upcoming funding cycle will involve a new application with a new vendor called WizeHive.

Ms. Catalano said it was clear after the debriefing session undertaken following the previous funding cycle that there were many things the Commission did not like about the rating tool that had been used.



Commissioner Mercer said it was her recollection that because of the way the points were awarded on the scoring sheet, everything was equal and the final numbers really meant nothing.

Commissioner Oxrieder said she recalled being very relieved during the last cycle when the Commission as a whole decided not to use the scoring sheet.

Ms. Catalano said some cities use their rating tools as simply a first swipe intended to generally highlight the good, bad and otherwise applications. The tool is generally used to rank applications but is not used for making funding decisions.

Commissioner Ma agreed with keeping it simple, and with not necessarily publishing the rating numbers generated by individual Commissioners.

Ms. Catalano asked if a rating based on something other than numbers would be helpful.

Commissioner McEachran said it is necessary to live through a funding cycle in order to understand the process. He said the practice of breaking up the Commission into teams to review the applications creates a good mentoring system and an approach that goes beyond mere quantifying. Collaboration among the Commissioners is always at a very high level, and the reflective approach used bodes well for being good stewards of the city's dollars. He said the rating tool as used in the past has not been helpful or a good use of time.

Commissioner Mercer pointed out that the rating sheet was handed to the Commission during the last funding cycle. If a rating sheet were to be used during the upcoming cycle, the Commission would need to take the time necessary to review and revise the scoring sheet to where everyone agrees with it and how it will be used. She said if there is no appetite to take that approach, the tool will not be at all useful. Previously, the Commission had a deeper conversation on the application and trying to get to a joint set of metrics, only to realize that when the agencies tried to tell their stories, the metrics did not line up, leading to the use of random metrics rather than what was needed to outline their programs.

Ms. Catalano said the change in vendor has thrown things for a loop. For one thing, there will be no opportunity to change the questions on the application. There will be opportunity for the Commission to include supplemental questions, but not on the application.

Commissioner McEachran said he liked the notion of mentoring and suggested it would be helpful for the staff to provide the Commissioners with some of the grant requests from the previous funding cycle, possibly a really good one, a really difficult one, and one where the Commission was just not sure what to do with it, and use them as case studies. Ms. O'Reilly said she would make that happen and said she would include the staff reports. Commissioner McEachran said he also retains the

meeting minutes for every funding cycle and refers back to them to highlight some of the questions raised based on the goals and the data from the Needs Update.

Ms. O'Reilly stated that during the two meetings in January the Commission will work through a process that will create the narrative in the supplemental. The Commission will at that time suggest several focus areas.

Commissioner McEachran suggested including the chapter from the Comprehensive Plan on Housing and Human Services.

Commissioner Kline said a rating tool could be useful if it included a simple yes, neutral or no approach. She added that it would have to be developed with the application in hand. It would take time to create and use the tool, however. Ms. Catalano suggested there will not be time in which to create such a tool because the application and its format is being finalized because of the new vendor. It might be possible to work on a rating tool during the next cycle when the new format is finalized.

Commissioner Mercer said any rating tool would need to be simpler, tied to the actual application, and subject to a discussion of how it should be weighted.

## 9. OLD BUSINESS

Human Services Planner Christy Strangland informed the Commissioners that the first copy of the reformatted Needs Update was received by staff earlier in the day. Staff is working through the process of reviewing it and making some edits relative to formatting and correcting typos. The document will be finalized on November 15 and go out in the mail on November 16. There are two infographs that will not be ready for inclusion in the first release. Additionally, the overview and the homelessness chapter have not yet been created; copies of them will be made available to the Commission as soon as they are ready. The final copy of the Needs Update will be ready to be mailed out in mid-December, and will be presented to the Council in January.

Ms. Strangland updated the Commissioners with regard to touring Jewish Family Services on November 13. She said she is still in the process of scheduling a tour of Hero House in early December and Eastside Legal Assistance Program in January.

Ms. Strangland said the memo regarding Councilmember Robinsons' questions has not been finalized. Once it is completed, the Commissioners will be provided with copies.

With regard to the training on the Open Public Meetings Act and on public records, Ms. Strangland said she had information available for the Commissioners who had not been able to attend the session. She said one of the biggest things the Commissioners need to avoid is replying to all where emails are circulated because that could be considered a quorum.

Ms. Catalano informed the Commission that the city passed the CDBG timeliness test. She also informed the Commission that the 2018 CDBG funding recommendations were presented to the City Council on November 6. A few questions were asked but there were no concerns voiced. The Council will act to approve the recommendations at a future meeting. Next year, unallocated funds will be brought to the Commission for a funding recommendation. There will be unspent funds due to \$400,000 in 2017 program income which needed to be spent on eligible activities first before the entitlement from HUD could be spent.

Ms. O'Reilly said the vacant Commission seat has been advertised through the City Clerk's office. The 17 applications received have been bound into a book for Councilmember Robinson, Commissioner Mercer and staff to review. A decision will be made about which applicants to interview and then Councilmember Robinson will make the final decision. Hopefully the new Commissioner will be appointed in time for the first meeting in January.

10. NEW BUSINESS

Ms. O'Reilly commented that the Commission used to have a liaison from the police department attend meetings fairly regularly. Major John McCracken has been tapped to serve as the new liaison and he will attend the November 21 meeting to introduce himself and to talk briefly about some of the programs and innovations happening in the police department.

11. PETITIONS AND COMMUNICATIONS – None

12. ADJOURNMENT

A motion to adjourn was made by Commissioner Kline. The motion was seconded by Commissioner McEachran and the motion carried unanimously.

Commissioner Mercer adjourned the meeting at 8:08 p.m.

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Secretary to the Human Services Commission

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Date

\_\_\_\_\_  
Chairperson of the Human Services Commission

\_\_\_\_\_  
Date

CITY OF BELLEVUE  
HUMAN SERVICES COMMISSION  
MINUTES

November 21, 2017  
6:00 p.m.

Bellevue City Hall  
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Commissioners Kline, Ma, McEachran, Oxrieder, Perelman

COMMISSIONERS ABSENT: Chairperson Mercer

STAFF PRESENT: Alex O'Reilly, Dee Dee Catalano, Christy Stangland, Department of Parks and Community Services; Councilmember Robinson

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:03 p.m. by Vice Chair Kline who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Perelman, who arrived at 6:13 p.m., and Chair Mercer who was excused.

3. PETITIONS AND COMMUNICATIONS – None

4. STAFF AND COMMISSION REPORTS

Commissioner Oxrieder noted that along with Commissioner Kline she visited Jewish Family Services and learned particularly about their refugee and immigrant services. She said she had not previously realized that the bulk of the work done by the agency is conducted in Seattle. She said the two of them also visited and participated in an ESL class, and learned about the job placement services offered by the agency.

Commissioner Kline added that they met with the director of immigrant and refugee services, who is based out of South King County, and with the employment services director. The latter mentioned that Jewish Family Service recently launched a pilot program focused on job placement for highly skilled immigrants. The organization also tried offering a coding program but admitted there are kinks to be worked out.

Commissioner Oxrieder said the agency representatives allowed that transportation is a challenge for their clients. They are talking to Uber about making some kind of deal. Commissioner Kline added that the agency has received some free passes from Uber and is working with the Uber person who oversees outreach efforts.

Councilmember Robinson asked what percentage of the refugees served by the agency are from the Eastside or from Bellevue. Human Services Planner Christy Stangland said the majority of clients served at the Jewish Family Service Eastside location are from the Eastside. There are large refugee and immigrant populations in Kent and Seattle and that is why the services are more robust in those areas.

Councilmember Robinson commented that Expedia has an employee that works with the transition team specifically to help refugees transition into jobs with the company. She added that the city applied for the federal tech hire designation that provides funding for coding programs. The approach requires creating an alliance with tech companies in Bellevue, including Expedia and others, who must agree to give the individuals priority for hiring if shown to be capable. The city's tech hire program has not yet been launched.

Commissioner Kline added that Jewish Family Service mentioned they have relationships with virtually all of the hospitality type organizations on the Eastside and make placements with them. From the comments made, it sounded as if the agency is not able to keep with the demand. She said she encouraged Jewish Family Service to make contact with Bellevue College and seek to partner with that organization.

Commissioner McEachran said the faith community in which he participates annually promotes what is called Commitment Sunday. This year the executive directors from Congregations for the Homeless, Sophia Way, Imagine Housing and Lifewire were invited to attend and speak to their missions. Councilmember Robinson attended as well. The amazing exchange took place in the fellowship hall and included about a hundred attendees. The four executive directors had never before collectively shared the overlaps of their missions and the exchange was very valuable and was evidence of the power of collaborative impact.

Commissioner McEachran also noted that for the past ten years Congregations for the Homeless has been provided with office space at no cost by his faith community. Now that the city has provided the organization with new executive office space, the space at the church is available to another organization. He said it appears Eastside Pathways may take over the space.

Councilmember Robinson reported that on November 20 the Council passed three ordinances, all having to do with the homeless population. The first was a parking ordinance that does not allow parking for more than a 24-hour period in one spot. The second ordinance prohibits the unlawful dumping of sewage, which has been an issue with some RVs. The third ordinance prohibits camping on all city owned

properties and public easements, and establishes a date for when that will go into effect. The ordinances are part of the big picture of dealing with homelessness. Given that the city has put restrictions on where homeless persons can be on their own, it is incumbent upon the city to find a place where they can be. There is a clear need to create a program that will address the overall needs of the homeless population.

Answering a question asked by Commissioner Oxrieder, Councilmember Robinson allowed that some faith communities are looking at ways to provide safe parking places for people who are living in their cars. The parking ordinance approved by the Council is intended to address the RV campers who have resisted assistance and outreach efforts. Many in that group are dumping sewage in the gutters and sidewalks along with used needles.

Commissioner McEachran pointed out that the city funds those who at night reach out to the homeless, and he asked if those persons are aware of the change the ordinances will bring about, which could give the outreach workers opportunity and an in when offering help. Councilmember Robinson said Congregations for the Homeless was involved in the development of the ordinance. The Council was focused on being humane while at the same time incentivizing people to make good decisions. The outreach workers say it takes 12 contacts or more to get a homeless RV person to agree to accept help; it is not enough just to knock a time or two.

Councilmember Robinson reported that quite a number of qualified persons had applied to fill the vacant Commission seat. She said in making the appointment she focuses first on those candidates from underrepresented neighborhoods, followed by a review of their qualifications and experiences. Staff are also asked to weigh in. The list of applicants has thus been narrowed down to three who will be interviewed between Thanksgiving and Christmas.

Councilmember Robinson said she does not make her selections based on diversity alone. Commissioner Ma commented that there is some bias toward persons of privilege given that often those of lower income status do not have the time needed to serve on the Commission. Councilmember Robinson agreed and said there have been applicants who in the past have experienced in their own lives the need for human services and who have worked past those challenges. She allowed that for those who are still struggling, their energies are primarily focused on just getting by.

## 5. DISCUSSION

### A. Presentation on Veterans, Seniors and Human Services Levy

Human Services Manager Alex O'Reilly said the King County Veterans, Seniors and Human Services Levy was approved by the voters on November 7 by a fairly high margin. She allowed that human services staff are busy tracking the various initiatives and efforts in the county and she asked Grant Coordinator Dee Dee Catalano to provide an overview.

Ms. Catalano said the levy, which originated in 2005 and was renewed in 2011, for the first time now includes seniors. The levy rate has now doubled from five cents per thousand dollars of assessed valuation to ten cents, which means in 2018 there will be about \$52.3 million to spend in a three-way split. Of the funds going to seniors, half will go to seniors who are also veterans until 75 percent of the veterans who are homeless have achieved some level of housing stability, or until \$24 million of the non-veteran dollars is spent to house homeless senior veterans.

Ms. O'Reilly said she asked how the number of seniors who are veterans will be determined. The explanation given was that the Homeless Management Information System (HMIS) data, which is drawn from shelter and transitional housing system, will be used to make the determination. She said she did not know how persons in low-barrier shelters do not have to give any information about themselves might get counted as senior veterans. Christy Stangland said it was her understanding that the shelters do ask for that information. Ms. O'Reilly said the HMIS database lists about 380 persons who have identified themselves as veterans and that was the number used to calculate the allocation percentages. Every state that receives federal funding is mandated to have HMIS databases.

Ms. Catalano clarified that once 75 percent of the 380 senior veterans in the HMIS database are housed, the senior dollars will no longer be split and will be freed for allocation to all seniors. The transition plan outlines how the 2018 funds will be spent. The current levy expires at the end of 2017 and the focus is on making sure dollars for currently funded programs will not suddenly stop. Accordingly, the current programs will continue to be funded until RFPs are put out for the new levy relative to funding the five major investment areas. In the first year of the levy, 50 percent of the total funds in all three areas must be spent on housing stability, which can include keeping people in their homes by preventing evictions and foreclosures. Dollars will also be available for senior centers, which as defined can include community centers that provide services to seniors.

Commissioner McEachran said he has been hearing from his contacts the need for more dollars for sustainability. He said some agencies, including Imagine Housing, are working to develop social impact investment portfolios as a way of keeping up with the needs. It will take some time to develop the process and system for distributing the levy dollars and actually serving those for whom the dollars are meant.

Ms. O'Reilly said the transition plan is being worked on, as is the implementation plan, both of which will need approval from the King County Council. When King County staff come to the Commission in February, the details will be more fleshed out. Because the city's funding cycle begins in March, with applications due in April, agencies that are likely to receive levy funds may not know by then how much if any of the levy funds they will receive, thus they may make application to the city for funding.

Councilmember Robinson asked if a caveat could be attached to any funding from the city stating that should an agency receive levy funds later they must return what was allocated from the city. Ms. O'Reilly said did not know if that could be done.

Commissioner Kline said the agencies most likely to fall into that category would be those working with seniors. There are oversight measures in place for veterans and vulnerable populations, so it can be assumed that to some degree allocations to those areas will be business as usual. Ms. O'Reilly said that is yet to be determined given that the governance structure will be changed.

Commissioner Oxrieder pointed out that part of the reason for adding seniors to the levy was due to the huge loss of United Way funding. She asked if there is any sense of how much will be gained over what was lost and what types of services will be covered. Commissioner Kline allowed that there has been a gap in place given that the United Way funding stopped more than a year ago, and the new levy funds will not kick in for a while yet. She added that in reviewing applications, the Commission will need to make a point of asking the question of agencies. It is doubtful it will be apparent in the applications themselves.

Ms. Catalano said the county is currently engaging the community to gain input about how to define success in the areas of housing stability, financial stability, social engagement and healthy living. The outreach effort includes community meetings in various cities and an online survey that is currently live. Commissioner Perelman urged the staff to include a link to the survey on the city's website to enable getting the word out about the survey.

Christy Stangland said she has attended quite a few of the community engagement events put on by King County and found most of them to have fairly large turnouts. Commissioner Ma voiced concern over the county only getting data from the seniors who show up for the meetings. There are other senior populations, especially those from immigrant and refugee communities, that are far less likely to attend and participate in meetings. Ms. O'Reilly said she would be happy to circle back and ask King County staff about their particular efforts to reach the immigrant and refugee communities as well as other senior populations.

## 6. DISCUSSION

### A. Final Discussion 2017-2018 Human Services Needs Update

Ms. O'Reilly noted that the city's graphics artist has been working with staff to develop infographics for the Needs Update. She said several of the infographics have been completed, but not all of them yet.

Christy Stangland commented that the Needs Update document remains a work in progress. Typos are still being found and corrected, and some formatting still needs



to be done. Missing from the document is an update to the community profile section; new data was released in September and the city's demographer wants to include the most up-to-date information. The chapter on homelessness was only recently completed; the delay was intended to make sure all the work in the city regarding homelessness is fully reflected. The new updated sections will be mailed out on December 15. The complete draft that will be forwarded to the Council for approval will be sent out toward the end of December or early in January.

Christy Stangland called attention to the funding criteria and the focus areas from the previous supplemental. Ms. O'Reilly said the document is part of what the agencies see when applying for funding.

Christy Stangland asked the Commissioners to take a few minutes to voice what they have noticed to be new or increasing needs. The issues included health insurance if the Affordable Care Act is done away with; the opioid crisis and behavioral healthcare; dental care; homelessness prevention; affordable housing; transportation generally and innovative programs to fill the transportation gap for accessing services; and financial stability.

Ms. O'Reilly said one option would be to take the headlines from the human services section of the Comprehensive Plan and use them as an outline for a conversation regarding focus areas.

Commissioner McEachran said the increasing demand for services, funding, complexity of service provision, access to services and the human services continuum pretty much covers it from the 20,000-foot level.

Commissioner Ma suggested that financial stability cuts across a number of topics. Transportation is a cost, as is housing, and finding ways to reduce costs in those areas would make it more possible to maintain basic needs. Ms. O'Reilly agreed and noted that increased education and training in order to obtain a livable wage job also falls into that category. Jewish Family Service is doing a great job educating folks so that they can increase their capacity to find higher wage jobs. Similar programs offered by Hopelink and Bellevue College are also funded by the city. The Commission could elect to increase funding in that area.

Commissioner Kline said she did not have the feeling that there is a shortage of funding in the jobs training area as there is in providing emergency assistance.

Commissioner Ma commented that the senior exemption for property tax is huge for many seniors, as is the Home Repair Program. He said it would be good if the Commission could find industries in the area that have a need, like hospitality or tech, and specifically chose to fund agencies that provide training for those jobs. Commissioner Kline allowed that that is already happening to some degree, including through the coding program referenced by Councilmember Robinson. The program offered by Jewish Family Service is unique in that it takes immigrants and refugees

who are already highly trained in their home countries and helping them find jobs by gaining the language or other skills they need to gain employment that pays a good wage. Commissioner Ma said he was thinking of Bellevue College and other school programs that might funnel students toward jobs in specific sectors where there are specific needs.

Christy Stangland said the YWCA has a program called Bank Works that takes that tack. The eight-week intense course enjoys a very high job placement rate.

Commissioner McEachran pointed out that the city's economic development staff recently gave a presentation to the Wilburton CAC in which they stated that only 36,000 of Bellevue's residents actually work in Bellevue; more than 100,000 commute into the city every day to work. The challenge lies in determining where to deliver the goods. Commissioner Kline said it certainly comes back to the issue of collaboration given the need to have someone with access to the population that needs the help and who can connect them with the services that exist. The training programs exist, the challenge lies in connecting the programs with those who need the training. Transportation is often the missing link.

Commissioner Oxrieder asked if the Commission could choose to put out the word that it is looking for programs that bring all the pieces together in ways that have not previously been done that would enable folks to obtain better paying jobs and be able to afford to live in Bellevue. Ms. O'Reilly said that approach could be shaped into a focus area.

Commissioner Perelman pointed out that the previous focus areas continue to be top priorities, namely children and families, older adults and persons with disabilities living independently in the community, employment training, and housing to address homelessness. Transportation is certainly a continuing need, as is the current opioid epidemic. Ms. O'Reilly agreed with the notion of adding a bullet point on the opioid crisis. There is only one adult treatment program that serves Bellevue residents, Therapeutic Health Services, which the Commission funded at nearly their full request during the last funding cycle. Commissioner Perelman added that going into the next funding cycle the Council should ask every applicant if they are in the running for funds from the veterans, human services and seniors levy as a way of making the city's dollars go farther.

Commissioner Kline said it could be stated that the Commission is looking at an expansion of services. Christy Stangland said that is happening across the whole funding world. Some organizations will only fund innovative new ideas; that certainly was the approach utilized by United Way in its last funding cycle. Commissioner Kline clarified that she was thinking more along the lines of expanding existing programs, not necessarily seeking out new programs.

Commissioner Ma commented that some of the opioid crisis is the result of physicians prescribing the drugs. He suggested focusing on health services for low-

income individuals to prevent them from getting into a cycle of opioid addiction. He added that in fact many low-income families avoid seeking healthcare services because they cannot afford it. Services that provide basic medical coverage might help to stem the tide of addictions.

With regard to job training programs, Commissioner Perelman said there have been programs funded previously by the Commission that did not meet with great success. One program was focused on training immigrants and refugees on how to open and operate a business, but the technology used did not mesh with the realities of business in Bellevue. She said it is a good path to follow, but some research should be done to see if there are better examples out there.

Commissioner Ma voiced support for the continuum of services for children, youth and families. He said he would like to see agencies participating in the local schools on things like the cradle to career concept. Ms. O'Reilly said Eastside Pathways has at least two collaboratives that work with different age groups within the school district that might be worth researching.

Commissioner Kline said she would like to see mention made of the need for legal services. Ms. Catalano noted that she had met earlier in the day with staff from Eastside Legal Assistance Program and learned that civil legal aid is particularly understaffed in East King County.

Ms. O'Reilly pointed out that the Commission has several roles, one of which is funding. Other roles include planning and convening. While the Commission cannot fund everything, it can exert some influence from a planning perspective so that agencies can know what the Commission sees as the needs. Transportation is an issue in point around which the Commission can work throughout the year with the transportation department, with the Bellevue Network on Aging, and with economic development.

Christy Stangland noted that additional conversations with the Commission on determining focus areas are planned for upcoming meetings.

Commissioner Perelman referred to the draft Needs Update and said she appreciated having the highlights and the comparisons of the continuum from year to year, but suggested it is too much information to really drive decisions. She said it could be done in a third of the pages. Ms. O'Reilly said what is needed is a good conversation about the purpose of the report. The feedback received from agencies over the years has been that they like having the data available in order to do their work. Additionally, over the years people have asked to have things added to the report, and they have been accommodated. A smaller document is provided when going out to make presentations in the form of an executive summary. She allowed that going forward it would be a good idea to have a full discussion about who the audience is, what they still need, and how the document can be drafted to meet the

needs of all who use the document. There may also be in the future an interest in jurisdictions working together to produce the document.

## 7. OLD BUSINESS

Ms. O'Reilly reminded the Commissioners that from time to time the Commission cannot meet on Tuesday because the Council meets on that day following a Monday holiday. She said the Commission has traditionally moved its meetings to Thursday, but could also meet on Wednesday. In 2018 there are only four occasions when the Commission's meeting will be bumped to a day other than Tuesday, and for the Wednesdays of those weeks, room 1E-120 is available.

There was consensus in favor of moving the Commission's Tuesday meetings to Wednesday on weeks in which there is a Monday holiday.

With regard to receiving the Commission packets electronically rather than by hard copy, Ms. O'Reilly said there is no city requirement for hard copies and no prohibition that would prevent receiving the materials electronically. She said the packets will be delivered either electronically or in hard copy but not both.

There was consensus in favor of receiving the packets electronically.

Ms. O'Reilly reported that the Commission's new liaison to the police department, Major McCracken, had intended to attend the meeting but was at the last minute unable to do so. She said going forward he will be asked to bring speakers to the Commission to address topics such as human trafficking; the diversity affinity groups that serve in an advisory capacity to the police department; the ways in which the police department works with people experiencing homelessness; and how the police department works with the fire department.

Commissioner McEachran noted that the Bellevue Police Department has received the highest rating given to any police department and he said he would like to hear from Major McCracken what the department has done to achieve that recognition.

Commissioner Oxrieder said she would like to hear accounts of encounters with homeless persons as well as persons with mental health issues.

Christy Stangland followed up with the Commissioners on the tour of Hero House, which she noted was tentatively scheduled for December 7. She said the other available dates were November 28 and December 4. There was consensus to seek a date in January instead.

Christy Stangland said she has been in touch with the representative for the India Association of Western Washington (IAWW) about setting up a tour of their facility who said lunch on November 30 would be the best time. Three Commissioners indicated they could attend on that date.

Ms. O'Reilly said Lalita Uppala with the IAWW contacted her about sitting down to discuss how the agency has used the funding it received from the city. She said that could occur at a Commission meeting in January, or as an element of touring their facility.

The Commissioners were reminded of the annual Christmas party with the Parks and Community Services Board on December 5.

- 8. NEW BUSINESS – None
- 9. PETITIONS AND COMMUNICATIONS – None
- 10. ADJOURNMENT

A motion to adjourn was made by Commissioner McEachran. The motion was seconded by Commissioner Perelman and the motion carried unanimously.

Commissioner Kline adjourned the meeting at 8:03 p.m.

\_\_\_\_\_  
Secretary to the Human Services Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson of the Human Services Commission

\_\_\_\_\_  
Date