



# City of Bellevue 2019 Community Development Block Grant Annual Action Plan

## 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 2019. The Annual Action Plan is based on the 2015-2019 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, 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/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 2015-2019 Consolidated Plan supports projects that meet the national objective of benefiting low/moderate-income persons, and the Annual Action Plan reflects that focus.

#### 3. Evaluation of past performance

In 2018, CDBG funds were used to benefit many low-income Bellevue households and residents:

- Provided 72 low- and moderate-income individuals with home repair and home maintenance activities so that residents can remain in their homes free of safety concerns. Services were

provided through Sound Generations for minor home maintenance and a partnership between the City and King County Housing Authority for major home repair.

- 271 immigrants and refugees received resettlement services, including case management, social services, vocational English language courses, pre-employment and employment services, individual and family acculturation programs, and citizen services. These services were provided by Jewish Family Service.
- 30 individuals were placed in unsubsidized employment, and over 8,800 hours of training were provided to low- and moderate-income residents served through CDBG Public Service funding of Jewish Family Service Refugee and Immigrant Service Center in Bellevue

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

1. Provide forums in which the public can give comments directly to the City on the use of CDBG funds.
2. Provide the general 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.
4. Ensure access for persons with physical disabilities or mobility impairments.

Two public hearings were held to receive citizen input on housing & community development needs and the use of 2019 CDBG funds. 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 February 2, 2018 to address housing and human services needs in Bellevue. On September 5, 2018, a public hearing was held to receive input on the proposed use of 2019 CDBG funds and general fund human services funds. Summary of the public comments received can be found in section AP-12 Participation.

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

N/A

## **7. Summary**

In summary, Bellevue residents, stakeholders, service providers and others consulted during the citizen participation process support the outcomes and objectives of the 2019 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**

**Consolidated Plan Public Contact Information**

Alex O’Reilly, Human Services Manager, 425-452-6452, [aoreilly@bellevuewa.gov](mailto:aoreilly@bellevuewa.gov)

Denise Catalano, CDBG Coordinator, 425-452-6165, [dcatalano@bellevuewa.gov](mailto:dcatalano@bellevuewa.gov)

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

### **1. Introduction**

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

The City of Bellevue carries out homeless planning and coordination as a regional issue. Bellevue works with All Home, the Eastside Homelessness Advisory Committee (made up of consumers, providers, faith groups, and government agencies), our neighboring cities on the Eastside, King County, service providers, United Way, 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(l)).**

The City of Bellevue Human Services Division meets regularly with other jurisdictions in East, North, and South King County, and King County Housing Authority to develop strategies and implement plans to improve the quality of service and access for low-income residents in the city and throughout the region. Additionally, the City works with Public Health Seattle/King County on services to vulnerable populations. The City will continue to participate in All Home committees and will participate in funding review panels for Continuum of Care (CoC), Emergency Shelter Grant and McKinney funding. Staff also participates on the King County MIDD (Mental Illness & Drug Dependency) Advisory Committee.

Among the service providers we work closely with are Congregations for the Homeless, Hopelink, Imagine Housing, The Sophia Way, Asian Counseling and Referral Service, Consejo Counseling and Referral, HealthPoint, and International Community Health Services.

Coordinated Entry for All (CEA) was approved by the All Home Board in March 2015. CEA provides a single point of entry for all homeless populations. Housing providers, funders and government agencies provide support to this program. The City encourages homeless service and housing providers under contract with the city to participate in Coordinated Entry and Bit Focus, the Seattle/King County Homeless Information Management System (HMIS) program.

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

The City works closely with All Home and King County in addressing the needs of people experiencing homelessness. City staff serve on All Home's Funders Alignment Committee and provide support to elected officials on the Coordinating Board. Bellevue staff also works closely with other cities' staff who attend the Coordinated Entry for All Policy Committee and the System Performance Committee. The CDBG Coordinator was also a member of the United Way Ending Homelessness Impact Council. Staff will also track the allocation of funds and services to be provided by the King County Veterans, Seniors & Human Services Levy.

**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 City does not receive ESG funds. ESG funds are administered by King County and All Home as the local Continuum of Care, and staff works closely with County staff to develop funding and policies for these funds, including serving on application review committees.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Eastside Homelessness Advisory Committee
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided Annual Action Plan draft and given opportunity to comment. Comments were considered before the City submitted a final plan to HUD.
2	<b>Agency/Group/Organization</b>	HOPELINK
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided Annual Action Plan draft and given opportunity to comment. Comments were considered before the City submitted a final plan to HUD.

3	<b>Agency/Group/Organization</b>	KING COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided Annual Action Plan draft and given opportunity to comment. Comments were considered before the City submitted a final plan to HUD.
4	<b>Agency/Group/Organization</b>	CONGREGATIONS FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs – Chronically Homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided Annual Action Plan draft and given opportunity to comment. Comments were considered before the City submitted a final plan to HUD.
5	<b>Agency/Group/Organization</b>	CATHOLIC COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services – Homeless Services – Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs – Chronically Homeless Homelessness Needs – Families with Children Homelessness Needs - Veterans Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided Annual Action Plan draft and given opportunity to comment. Comments were considered before the City submitted a final plan to HUD.
5	<b>Agency/Group/Organization</b>	YOUTH EASTSIDE SERVICES
	<b>Agency/Group/Organization Type</b>	Services – Homeless Services – Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs – Unaccompanied Youth Homelessness Needs – Families with Children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided Annual Action Plan draft and given opportunity to comment. Comments were considered before the City submitted a final plan to HUD.

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

N/A

**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	Overlaps with the goal to provide decent and affordable housing to residents.

**Table 3 - Other local / regional / federal planning efforts**

## **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 taken into account 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 2019 Annual Action Plan:

The public hearing on housing, community development and human services needs was held on February 21, 2018. The public comment period was February 5 – February 21, 2018. Two written comments were received:

#### **1. International Community Health Services** submitted the following comments:

##### *Health and Human Service Needs*

*As mentioned previously, ICHS opened our Bellevue Clinic in May 2014. The market assessment we conducted several years ago indicated that the documented needs of Bellevue-Eastside residents warranted a community health clinic nearly double the size of our current clinic. Access to affordable, culturally and linguistically competent health care continues to be a need, particularly with Bellevue's increasing population with more diversity. Additionally, though many more residents are now covered with implementation of the Affordable Care Act, there remains a need to address health care literacy and health insurance navigation support provided by community health workers for residents who may have limited to no experience navigating the U.S. health care system. Mental health and oral health have been flagged as priority health issues among ICHS patients served at our Bellevue Clinic.*

*The human service needs that have been identified by our Bellevue Clinic staff include services accessible in a language other than English, access to affordable housing, access to healthy food, and legal services.*

## **Barriers to Services**

*ICHS is keenly aware that language and cultural barriers are significant for many Bellevue and Eastside residents in accessing needed health and human services. Additionally, transportation to and from health and human services appointments can be a challenge for many residents. ICHS has observed that many health and human services' providers are priced out of Bellevue, forcing these organizations to buy or lease sites in areas that are removed from employment hubs, affordable residential housing, and transportation options.*

*With these needs, barriers, and trends, we respectfully recommend that the City consider policies and focused investments that promote and support the development of conveniently located and affordable multi-generational, multi-service facilities hubs for non-profits that can provide services in a culturally and linguistically appropriate manner. These hubs can be co-located with affordable housing and other public projects such as libraries, community centers, and other public service access points as Bellevue manages growth throughout the City and as part of its efforts to develop a sustainable major City.*

### **2. Jewish Family Service** submitted the following comments:

*Increased free/low cost legal services, particularly immigration services*

*Build more affordable housing for residents who can no longer afford market rate housing and to maintain diverse population*

The public hearing on the proposed use of 2019 CDBG funds was held on September 5, 2018. The public comment period was August 20 – September 5, 2018. No comments were received outside of the public hearing.

The public comment period for the draft 2019 Annual Action Plan was December 21, 2018 – January 20, 2019. No comments were received.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing February 21, 2018	Non-targeted/broad community	6 people spoke at the public hearing.	Mr. Valdespina, HERO House, discussed the need for housing for those with mental illness; Jerry Kroon, Eastside Legal Assistance Program, discussed the need for low-income civil legal aid; Ruchi Charekar, India Association of Western Washington, discussed the need for services for the South Asian community; Karina Wiggins, Friends of Youth, discussed the need for housing for	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	URL (If applicable)
				homeless youth; Shannon Rae, Solid Ground, discussed the need for funds for housing stability to prevent homelessness; Regina Alexander, City of Bellevue Probation Division, discussed collaboration with human services.		
2	Public Hearing September 5, 2018	Non-targeted/broad community	17 people spoke at the public hearing.	Kathy Fleming, Attain Housing; discussed providing homeless prevention services; Debbie Lacey, ERIC, discussed engaging the immigrant and refugee communities to determine their needs and how to meet them; Wendy	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	URL (If applicable)
				<p>Davis discussed the need for supportive housing for adults with developmental disabilities; Cristina Wheatley, Kindering Center, discussed the need for services for children with special needs; Rachel Krinsky, LifeWire, discussed the overlap between family homelessness and domestic violence; Judy Faast Hopelink, discussed the need for services to help families become stable and exit poverty; Kailey Fiedler-Gohlke, HERO House</p>		

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)
				<p>Northwest, discussed the need for services for adults with mental illness; Kim Rettig, a client of HERO House, discussed how the services have helped her; Karen Koenig, Old Friends Club, discussed the need for services for caregivers of people living with Alzheimer's; Paul Padilla discussed how the services of Old Friends Club have helped him care for his wife; Theresa Curry Almuti, Solid Ground, discussed their Housing Stability Program and how it prevents</p>		

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)
				<p>homelessness; Karina Wiggins, Friends of Youth, discussed the need for shelter and transitional housing for homeless youth; Josh Terlouw, Congregations for the Homeless, discussed the need for a year-round shelter for men experiencing homelessness; Angela Murray, The Sophia Way, discussed how the need for services is increasing for homeless women; Alma Gonzalez, NISO, discussed the need for a process to help smaller organizations apply for funding; Derek</p>		

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)
				Delvalle, Imagine Housing, discussed the need for both housing and supportive services for families experiencing homelessness; Kristine Burkett, Salvation Army, discussed the need for emergency assistance funds for low-income clients.		
3	Public Notice for public comment period on 2019 Annual Action Plan February 5 – February 21, 2018.	Non-targeted/broad community	No comments were received.			
4	Public Notice for public comment period August 10 – Sept. 5, 2018.	Non-targeted/broad community	Comments are outlined in Section 2 above.			

**Table 4 – Citizen Participation Outreach**

## 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 last year of the Consolidated Plan (2019):

-CDBG

-Human Services Fund (General Fund allocation of the City of Bellevue)

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$764,373	\$300,000	\$96,963	\$1,161,336	\$0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	3,600,000	\$0	\$0	\$3,600,000	\$3,600,000	The City allocates resources to human services through its General Fund. This is currently about \$3.6 million per year.

Table 5 - Expected Resources – Priority Table

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

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

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan N/A**

**CONTINGENCY PLAN:**

The Contingency Plan guides funding levels for 2019 Community Development Block Grant (CDBG) projects if the actual amount of the entitlement award from the US Department of Housing and Urban Development (HUD), program income, and other funds available for CDBG expenditures is greater or less than the estimated \$1,862,890 budget. It also provides for the City to execute contracts for approved projects using the available CDBG fund balance as early as January 1, 2019 absent the 2019 grant agreement from HUD, provided procedures are consistent with CDBG regulations and the City’s Citizen Participation Plan has been followed.

**GREATER AMOUNT THROUGH ENTITLEMENT AND OTHER FUNDS AVAILABLE FOR CDBG EXPENDITURE**

If the actual amount of the entitlement award from HUD in 2019 plus program income and other funds available for CDBG expenditure is greater than the estimated amount of \$1,862,890, the additional funds may be allocated as follows:

**Planning & Administration**

If the increase in funding results in additional funds available under the Planning and Administration spending cap, then more funding can be allocated to Planning and Administration up to the cap if staff determines it can be spent during the program year.

**Public Services**

If the increase in funding results in additional funds available under the Public Services spending cap, then more funding can be allocated to existing Public Services projects up to the cap if they can demonstrate the need and capacity to expend both awarded and any additional funds during 2019.

**Capital Projects**

Additional funds may be awarded to the Major Home Repair program if the project can expend both awarded and any additional funds in a timely manner. This determination may occur at any time upon conferring with Major Home Repair staff.

Should additional funds remain, funds may be awarded to the LifeWire Housing for Low-Income Domestic Violence Survivors project if they can demonstrate that the project can expend both awarded and any additional funds in a timely manner. This determination may occur at any time upon conferring with LifeWire staff.

Any remaining additional funds may be awarded to the Sound Generations Minor Home Repair program if they can demonstrate that the project can expend both awarded and any additional funds in a timely manner. This determination may occur at any time upon conferring with LifeWire staff.

**LESSER AMOUNT THROUGH ENTITLEMENT AND OTHER FUNDS AVAILABLE FOR CDBG EXPENDITURE**

If the actual amount of the entitlement, program income and other funds available for CDBG expenditures in 2019 is less than the estimated amount of \$1,862,890, the difference will be allocated in the manner listed below.

**Planning & Administration - Comply with federal statutory spending caps.**

If the actual entitlement amount and program income causes the award for Planning and Administration activities to exceed the federal statutory spending cap on such activities, awards for these programs will be reduced to a level that is within compliance of the cap.

**Public Services – Comply with federal statutory spending caps.**

If the actual entitlement amount and program income causes the award for Public Service activities to exceed the federal statutory spending cap on such activities, awards for these programs will be reduced to a level that is within compliance of the cap. If more than one public service project is funded, then funding for each project will be reduced by an equal percentage.

### **Capital Projects**

If the actual entitlement amount and program income requires a reduction in funding to capital projects, then any combination of the following options can be employed to reduce funding to required levels:

- Reduce the Sound Generations Minor Home Repair award to no less than \$25,000.
- Reduce the LifeWire Housing for Low-Income Domestic Violence Survivors Project award to no less than \$50,000.
- Reduce the KCHA Major Home Repair Program award to no less than \$400,000.

### **CANCELLATION OF PROJECTS AND REALLOCATION OF FUNDS**

Should it be necessary to cancel a CDBG-funded project to comply with CDBG regulations or due to the inability of a subrecipient to spend the award in a timely manner, the funds from the canceled project can be reallocated to another funded project if it can demonstrate the need and capacity to expend both the awarded and additional funds in a timely manner. If no other funded project can expend the funds from the canceled project, then the funds will become part of the CDBG reserves to be allocated in a future program year or can be allocated to new projects contingent upon City Council approval.

### **PRE-AWARD COSTS AND THE EXPENDITURE OF CDBG RESERVES**

Prior to receiving official HUD notification of 2019 CDBG funding, the City may establish contracts with unrestricted reserves available in the City's CDBG fund if procedures are consistent with CDBG pre-award regulations and the City's Citizen Participation Plan has been followed. Contracts can be executed for the following projects and reimbursements made until such time that the CDBG reserve levels are depleted, or the City determines that continued spending would endanger the stability of the CDBG program:

- Jewish Family Service Refugee & Immigrant Centers
- Sound Generations Minor Home Repair Program

KCHA Major Home Repair Program (in order to comply with HUD timeliness requirements, the City may amend the Major Home Repair program contract to increase the funding as needed and as allowed by City contract and amendment approval policies).

## 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	Owner Housing	2015	2019	Affordable Housing		Maintain Affordable Housing	CDBG: \$535,000 General Fund: \$0	Homeowner Housing Rehabilitated: 70 Household Housing Unit
2	Public Services	2015	2019	Homeless Non-Housing Community Development		Community Development	CDBG: \$143,871 General Fund: \$56,129	Public service activities other than Low/Moderate Income Housing Benefit: 180 Persons Assisted
3	Community Development: Public/Nonprofit Facilities	2015	2019	Non-Housing Community Development		Community Development	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted

**Table 6 - Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Owner Housing
	<b>Goal Description</b>	<p>The greatest barrier to affordable housing in the Bellevue community is the high cost of both renter and owner housing. Often, low- and moderate-income homeowners maintain their residence while sale prices skyrocket around them. As homes weather over time, they require repair and maintenance. For those with low incomes, repairs for safety issues can mean the difference between keeping a roof over their head or losing their property while being unable to compete in the real estate market.</p> <p>The City will continue to provide financial assistance to low- and moderate-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar programs.</p>
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City's Comprehensive Plan calls for resources and services to be accessible to its residents. We will enhance quality of life for families and individuals by supporting health and human services which predominantly serve low- and moderate-income households.
3	<b>Goal Description</b>	The City has allocated \$300,000 to assist in the acquisition of property to site housing for victims of domestic violence. LifeWire will receive the funds if appropriate property is acquired in a timely manner within the City of Bellevue.

**Table 7 – Goal Descriptions**

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals.

#	Project Name
1	KCHA Major Home Repair Program 19
2	KCHA Major Home Repair Admin 19
3	Sound Generations Minor Home Repair 19
4	Jewish Family Service Refugee & Immigrant Services 19
5	CDBG Administration 19
6	CDBG Planning 19
7	LifeWire Housing for Domestic Violence Victims 19

Table 8 – Project Information

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

The City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals. The City prioritizes the maintenance of our affordable housing stock, including maintaining the ability of low- and moderate income households to remain in their homes in our community which over time becomes increasingly unaffordable relative to the region. This comes in the form of home rehabilitation (KCHA) and minor home maintenance (Sound Generations) so that these households are safe to occupy.

In addition, CDBG will support the development of community public services to benefit low- and moderate-income residents. These include ESL training and job training available through Jewish Family Services - Refugee and Immigrant Service Center.

The prioritization of these services and projects is based in large part on the City's biennial needs assessment process, called the Needs Update. The Needs Update over the past decade continually identifies affordable housing and homelessness and high needs in our community, along with access to needed human services such as skills training and child care. The Needs Update is supported through CDBG Planning allocations.

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

## AP-38 Project Summary

### Project Summary Information

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	KCHA Home Repair Program 19	Owner Housing		Maintain Affordable Housing	CDBG : \$370,217
	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 loans and grants allowing low- and moderate-income Bellevue homeowners to make life and safety-related repairs to their homes.			
	Target Date for Completion	09/30/2020			
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 45 low- and moderate-income households will benefit from this program			
	Location Description	Locations will vary throughout the city.			
	Planned Activities	Process loans and grants allowing low- and moderate-income Bellevue homeowners to make life and safety-related repairs to their home.			
2	KCHA Major Home Repair Admin 19	Owner Housing		Maintain Affordable Housing	CDBG : \$119,783
	Description	The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The Eligible Activity is Administration for Rehabilitation of Single-Family Residence, 570.202(a)(1.)Provide deferred and no-interest loans and grants to assist low- and moderate income homeowners to make health and safety related improvements to their homes. This project is for the administration of the Major Home Repair program.			
	Target Date for Completion	12/31/2019			
	Estimate the number and type of families that will benefit	Approximately 45 households will benefit from this program.			

	from the proposed activities				
	Location Description	Locations will vary throughout the city.			
	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	Sound Generations Minor Home Repair 19	Owner Housing		Maintain Affordable Housing	CDBG : \$45,000
	Description	The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The eligible activity is Rehabilitation of Single-Family Residence, 570.202(a)(1). Provides low-cost electrical, plumbing, carpentry, and other maintenance activities to Bellevue homeowners who are low-income, elderly or disabled.			
	Target Date for Completion	06/30/2020			
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 households will benefit from this program.			
	Location Description	Locations will vary throughout the City.			
	Planned Activities	Provides low cost plumbing, electrical, carpentry, and other maintenance activities to Bellevue residents who are low-income, elderly, or disabled.			
4	Jewish Family Service - Refugee & Immigrant Services 18	Public Services		Community Development	CDBG : \$143,871
	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 Refugee and Immigrant Service Center (operated by Jewish Family Service) provides employment support specifically to immigrant and refugee populations. Individuals access English-as-a-Second language classes and employment counseling and case management in their own language, delivered by a counselor of similar ethnic background.			
	Target Date for Completion	12/31/2019			

Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 residents will benefit from this project.
Location Description	Services will be provided at the Jewish Family Service office at 15446 Bel-Red Rd, Suite B-15, Redmond, WA 98052.
Planned Activities	JFS Refugee and Immigrant Service Centers(RISC) provide resettlement services for refugees and immigrants, including individual and family assessment and case-management, social services, Vocational English Language classes, preemployment and employment services, individual and family acculturation programs, and citizenship services.

5	CDBG Administration 19				CDBG : \$45,021
	Description	The Eligible Activity is Administration & Planning, 570.206. Funds are used to administer the CDBG program for the City of Bellevue.			
	Target Date for Completion	12/31/2019			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description				
	Planned Activities	Funds are used to administer the CDBG program for the City of Bellevue.			

6	CDBG Planning 19				CDBG : \$137,444
	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, 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 for Completion	12/31/2019			

Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	
Planned Activities	Provides resources to adequately plan for and anticipate human services needs for Bellevue residents.

	LifeWire Housing for Victims of Domestic Violence				CDBG : \$300,000
7	Description	The National Objective for this project is LMC (Low/Mod Limited Clientele), 570.208(a)(2)(A). The Eligible Activity is Public Facilities and Improvements. LifeWire will acquire land for the construction of housing for victims of domestic violence. According to 570.201(c), domestic violence shelters are considered public facilities: “Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction described in §570.207(b)(3). Such facilities include shelters for the homeless; convalescent homes; hospitals, nursing homes; battered spouse shelters . . .”			
	Target Date for Completion	12/31/2021			
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 110 residents will benefit from this project.			
	Location Description	Location is to be determined.			
	Planned Activities	Housing for victims of domestic violence and their families.			

## **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 only particular areas. The City of Bellevue does not exhibit specific areas of either significant low-income or minority concentration. The city as a whole is fairly diverse ethnically. When mapped, households identifying as racial minority and/or Latino heritage have higher percentages along the geographic center of the city as well as higher percentages in neighborhoods south of Interstate 90. Households with lower median incomes also tend to live generally north of I-90 in areas running southwest to northeast across the city's geographic center.

While there are areas of the city where low-income proportions are slightly higher than average when contrasted with the rest of the city, we do not believe the differences are significant enough to warrant specific assignment of resources to one area to the exclusion of others. In Bellevue, low-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**

<b>Target Area</b>	<b>Percentage of Funds</b>
N/A	

**Table 9 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

As mentioned above, in Bellevue, low-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**

While the City of Bellevue does not make CDBG funding decisions based exclusively on a particular area of the city, households with lower median incomes tend to live generally north of I-90 in areas running southwest to northeast across the city's geographic center.

Thus, for example, while many of the residents who qualify for the City's Home Repair program may live in those areas, the program is for all qualified Bellevue residents. The program serves residents from across the city. The same can be said of other programs funded by the City through CDBG or through its Human Services Fund. We believe need exists throughout the city, not just in one neighborhood. Moreover, if we were to focus just on one neighborhood and pour all of our resources into such a focus area, it may be that we would do so to the exclusion of others in need who may not reside in that focus area. The City has chosen not to approach its priorities geographically.

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

### **Introduction**

Actions taken by the City are based on the Council-approved Comprehensive Plan.

### **Actions planned to address obstacles to meeting underserved needs**

- 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**

Preserve and expand the supply of affordable housing for low- and moderate-income households. Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and access to it.

- Work cooperatively with King County, A Regional Coalition for Housing (ARCH) and other Eastside jurisdictions to assess the need for, and to create, affordable housing. [Bellevue Comprehensive Plan Policy HO-22]
- Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing. [Bellevue Comprehensive Plan Policy HO-26]
- Explore all available federal, state, and local programs and private options for financing affordable housing. [Bellevue Comprehensive Plan Policy HO-28]
- Support regional efforts to prevent homelessness, and make homelessness rare, brief, and one time when it occurs. Provide a range of affordable housing options and support efforts to move homeless persons and families to long-term financial independence. [Bellevue Comprehensive Plan Policy HO-35]
- Ensure culturally competent service delivery that respects the dignity of individuals and families, and fosters self-determination and self-sufficiency. [Bellevue Comprehensive Plan Policy HS-11]
- Ensure that all affordable housing created in the city with public funds or by regulation remains

- affordable for the longest possible term. [Bellevue Comprehensive Plan Policy HO-30]
- Encourage preservation, maintenance and improvements to existing affordable housing. [Bellevue Comprehensive Plan Policy HO-27]
- Provide financial assistance to low- and moderate-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar programs. [Bellevue Comprehensive Plan Policy HO-6]

On June 4, 2018, the Bellevue City Council adopted an Affordable Housing Strategy that includes the following five strategies:

- STRATEGY A: Help People Stay in Affordable Housing
  - A-1. Partner with non-profit organizations and housing agencies to fund the purchase of existing, affordable multi-family housing to preserve it for the long term.
  - A-2. Advocate for state legislation to extend property tax exemptions to existing multi-family properties that agree to set aside some apartments as affordable.
  - A-3 Promote programs that provide social and physical support to help seniors and disabled people remain in their homes.
  - A-4. Increase funding and expand eligibility for the city’s home repair and weatherization programs.
  - A-5. Promote energy efficiency in design and construction of affordable units to reduce costs for residents.
  - A-6. Promote existing utility rate relief, utility tax relief, and property tax relief programs for income-eligible residents.
- STRATEGY B: Create a Variety of Housing Choices
  - B-1. Encourage micro-apartments around light rail stations through actions such as reduced parking requirements.
  - B-2. Update accessory dwelling unit standards and allow detached units in self-selected neighborhoods.
  - B-3. Promote design in affordable units that ensures accessibility for all ages and abilities (e.g. “universal design”).
  - B-4. Consider changes to the down payment assistance program for low-income and first-time homebuyers.
- STRATEGY C: Create More Affordable Housing
  - C-1. Increase development potential on suitable land owned by public agencies, faith-based and nonprofit housing entities for affordable housing.
  - C-2. Develop affordable housing on suitable surplus public lands in proximity to transit hubs.
  - C-3. Update existing tax exemption programs for affordable housing to increase participation by developers of new housing.

C-4. Inclusionary zoning: increase zoning as incentive to provide affordable units in new development.

C-5. Reduce costs of building affordable housing (e.g. code amendments, lower fees, reduced parking, city-funded street improvements).

- STRATEGY D: Unlock Housing Supply by Making it Easier to Build
  - D-1. Revise codes to reduce costs and process time for building multi-family housing.
  - D-2. Advocate for amendments to state condominium statutes to rekindle interest in condominium development.
  - D-3. Change the city's approach to density calculation in multi-family zones to allow more flexibility in unit size and type.
  
- STRATEGY E: Prioritize State, County, and Local Funding for Affordable Housing
  - E-1. Tap additional local sources to dedicate more funding to affordable housing (e.g. reallocation of general fund and/or REET, increase of property tax and/or business & occupation tax, bonds).
  - E-2. Pursue funding partnerships with employers, financial institutions, foundations, and others.
  - E-3. Advocate for legislative actions that expand state and local funding tools.

### **Actions planned to reduce lead-based paint hazards**

All existing housing units 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 100% 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. Services include employment skills training and child care for those who obtain work.

The City's goal in human services funding, as stated in the Comprehensive Plan, is to create a community in which all members have the ability to meet their basic physical, economic and social needs and the

opportunity to enhance their quality of life.

### **Actions planned to develop institutional structure**

The City will continue to invest in developing and maintaining affordable housing for low- and moderate income individuals, through its support of the Eastside's housing trust fund. The City 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 such as the Alliance of Eastside Agencies, the Eastside Homelessness Advisory Committee, the Eastside Human Services Forum, King County All Home, the Eastside Refugee and Immigrant Coalition, 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 business relationships with the King County Housing Authority, Imagine Housing, the YWCA, Attain Housing, Catholic Community Services, and other private nonprofit housing developers in Bellevue and on the Eastside. We work 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 our coordination between nonprofit affordable housing developers, ARCH, and the network of support services in our community. Many of these discussions begin at the Eastside Homelessness Advisory Committee meetings which Bellevue staff attend. Further development occurs at the Eastside Human Services Forum, where a Bellevue City Council member sits on the board and where our department provides staff support. Around these tables, the aforementioned 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.

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

### **Introduction**

The City is partnering with the King County Consortium to develop an Analysis of Impediments to Fair Housing (AI). This group will evaluate the barriers to fair housing choice, affordability, accessibility, and availability. The AI will be submitted with the 2020-2024 Consolidated Plan.

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

The City is partnering with the King County HOME Consortium and the Fair Housing Center of Washington to test for differential treatment for protected classes. Testing will be performed in the City of Bellevue.

## Program Specific Requirements

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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.

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.	396,963
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
<b>Total Program Income:</b>	<b>396,963</b>

#### 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. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

The amount of program income that will have been received but not reprogrammed is difficult to project. All of the program income comes from the Home Repair Program and is dependent on the real estate market (e.g., homeowners selling their homes) and also attrition (when homeowners pass away and their properties are sold). We will not know the exact amount of 2019 program income until the end of the year.