

SURVEY SUMMARY

HUMAN SERVICES AND BUSINESS SURVEYS Research for the City’s Comprehensive Plan update, including broad community engagement, identified affordable housing as a critical need for Bellevue. Community engagement after plan adoption continued to press the City on this issue. The Human Services Resident Needs Assessment and the Bellevue Survey of Businesses provide a statistically significant perspective of the community on a range of issues, including housing affordability.

- **2015 Resident Needs Assessment Survey**

2015-2016 Human Services Needs Update

Lack of affordable housing was identified by more respondents than any other problem area. It has been consistently the highest community concern in the City’s biennial Human Services Needs survey. The Resident Needs Assessment Survey includes 423 respondents. See Figure 1.

- **2015 Bellevue Survey of Businesses Report**

Compared to other cities, Bellevue was underperforming in affordable housing for employees and ranked this lowest of any of the surveyed attributes to running a business. The Bellevue Survey of Businesses includes 917 respondents. See Figure 2.

AFFORDABLE HOUSING SURVEYS Bellevue and ARCH annually tracks the City’s progress in achieving affordable housing. These surveys include:

- **City of Bellevue PCD Housing Performance Measures**

City of Bellevue annually tracks two measures for housing performance: *Affordable Units Created or Preserved* and *Leverage of Housing Fund Dollars*.

Outcome: Innovative, Vibrant & Caring Community

	Performance Measure	Target	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2006 - 2015 Avg.
1	Dollars leveraged per each Housing Trust Fund dollar	1:5	1:46	1:25	1:36	1:98	1:39	1:9	1:29	1:85	1:35	1:41	1:44
2	Total affordable units created or preserved	176	33	240	192	14	91	66	102	34	167	151	109

Bellevue exceeded the target of \$5 dollars leveraged for each housing trust fund dollar over the 10 year average, and for each individual year. The City has not met the target of 176 affordable units for most years, or the 10 years average.

Affordable Units Created or Preserved and *Leverage of Housing Fund Dollars* are also included in Bellevue’s annual ICMA/SAS Analytics Performance Measurement.

- **ARCH Affordable housing built in Bellevue, 1993-2012**

Each year ARCH surveys both subsidized and market rate new multifamily units. Between 1993 and 2012 Bellevue exceeded the target for adding moderate income housing. However, Bellevue is lagging in the creation of low income housing, as are many other Eastside cities. The annual rate of creating affordable units has been significantly less in the last decade than it was in the 1990s.

Period	Low Income (<50% AMI)					Moderate Income (50 to 80% AMI)				
	Direct Assistance	Regulatory Incentives*	Market	Subtotal	%Afford Goal	Direct Assistance	Regulatory Incentives*	Market	Subtotal	%Afford Goal
1992-2002	754	0	8	762	73%	506	369	686	1,561	211%
2003-2012	185	0	0	185	17%	38	44	453	535	69%
1993-2012	939	0	8	947	44%	543	413	1,139	2,095	138%

Note: Incentives includes permits for accessory dwelling units, density bonuses, etc.
Source ARCH and City of Bellevue.

**Figure 1: Ratings for Problem Areas in the Community
2015-2016 Human Services Needs Update**

Table 4: Ratings for Problem Areas in the Community

		2003	2005	2007	2009	2011	2013	2015	Change from 2013
Top Tier Problems <i>(30%+ Major/Moderate)</i>	Lack of affordable housing	62%	60%	69%	58%	61%	51%	68%	17
	People having jobs that do not pay enough for the basics of food, shelter and clothing	37%	40%	39%	34%	40%	35%	40%	5
	Lack of affordable child care	38%	33%	32%	25%	39%	30%	40%	10
	Inadequate public transportation	31%	29%	33%	33%	38%	35%	38%	
	People not knowing how to manage their personal finances	N/A	34%	31%	37%	37%	30%	35%	5
	Lack of affordable medical insurance	56%	53%	52%	48%	55%	41%	35%	-6
	Lack of affordable medical care	50%	43%	47%	41%	51%	40%	35%	-5
	Lack of affordable dental care	37%	33%	40%	34%	41%	34%	32%	
Second Tier Problems <i>(20% up to <30% Major/Moderate)</i>	Homelessness	17%	14%	16%	15%	22%	28%	30%	
	Mental illness or emotional problems	21%	18%	19%	19%	27%	19%	27%	8
	Unemployment	51%	30%	17%	44%	55%	35%	27%	-8
	Drug abuse	30%	26%	28%	25%	30%	24%	26%	
	Crime in the community*	23%	18%	19%	18%	25%	30%	26%	
	People not speaking or understanding English well enough to function in society	34%	34%	34%	31%	34%	31%	26%	-5
	Lack of affordable legal services	29%	24%	23%	24%	27%	20%	25%	5
	Lack of quality childcare	24%	18%	20%	14%	20%	14%	24%	10
	Lack of services for elderly persons	21%	20%	21%	18%	24%	15%	24%	9
	Lack of money for basic services	24%	21%	25%	22%	31%	21%	23%	
	Lack of parenting skills	27%	28%	26%	27%	33%	23%	22%	
	Lack of services for people with disabilities	20%	20%	19%	17%	24%	15%	21%	6
	Hunger	19%	16%	16%	18%	22%	21%	20%	
	Lack of services for children and teens	26%	21%	19%	19%	23%	17%	20%	
	Shortage of recreational facilities+	17%	16%	16%	15%	20%	19%	20%	
Third Tier Problems <i>(< 20% Major/Moderate)</i>	Alcoholism	24%	20%	21%	17%	23%	18%	19%	
	Domestic violence	21%	20%	21%	17%	22%	17%	19%	
	Racial or ethnic discrimination	21%	16%	16%	13%	17%	16%	17%	
	Teens dropping out of school	22%	23%	20%	19%	20%	14%	15%	
	Shortage of recreational programs+	17%	16%	16%	15%	19%	13%	15%	
	Poor quality public education, K to 12	20%	20%	16%	14%	16%	13%	10%	
	Violence in the community*	23%	18%	19%	18%	13%	16%	10%	-6
	Effects of gang violence	19%	14%	15%	15%	18%	16%	9%	-7
	Illiteracy	19%	16%	19%	16%	18%	12%	8%	
	Teenage pregnancy	17%	15%	17%	13%	17%	7%	N/A	
Child neglect	15%	11%	15%	9%	15%	8%	N/A		
Child abuse	13%	11%	12%	9%	16%	9%	N/A		

Q2 For anything that you feel is a problem, please tell me if it is a minor, moderate or major problem.

Base=all respondents

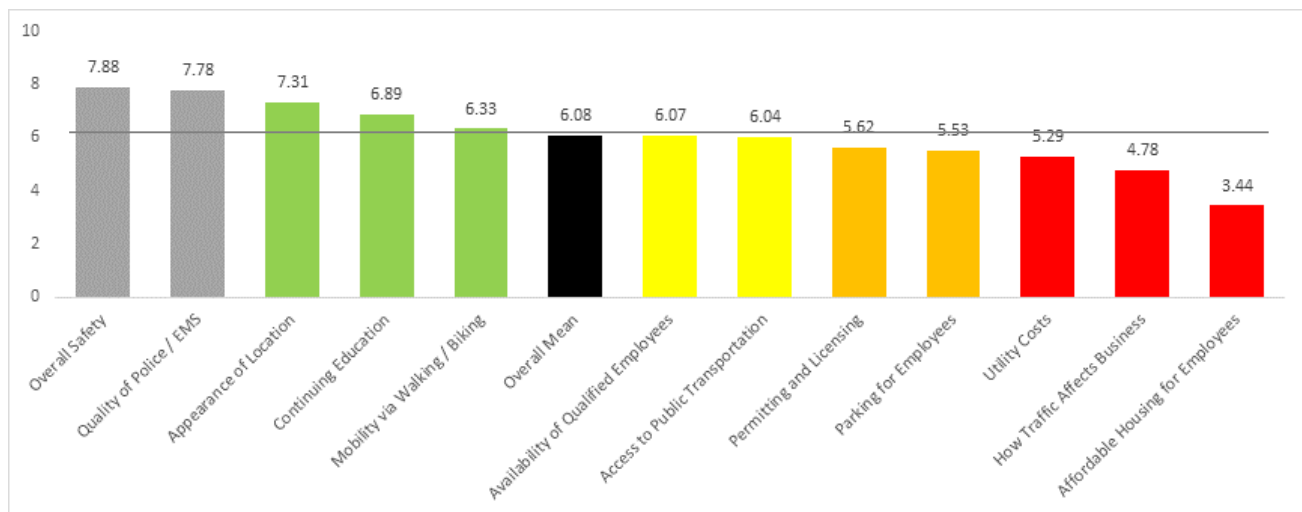
*Crime in the Community and Violence in the Community were one question prior to 2011

+Shortage of recreational facilities and shortage of recreational programs were one question prior to 2011

**Figure 2: Community characteristics for operating a business in Bellevue
2015 Bellevue Survey of Businesses**

Businesses were shown 12 key attributes that pertain to running a business in Bellevue and asked to compare Bellevue to other cities and towns for each attribute. Businesses used an 11 point scale where “0” indicated Bellevue was “significantly worse than other cities and towns” and “10” indicated that Bellevue was “significantly better than other cities and towns. Bellevue’s overall ranking of 6.08 indicates that Bellevue is similar to other cities and towns when all things are considered. However, there are a few key areas where Bellevue does significantly better than or worse than other cities and towns.

Bellevue performs better than other cities or towns in areas focused around safety and appearance. Bellevue is underperforming in areas regarding traffic and affordability. Affordable housing for employees received the lowest rating.



CC1— From what you have experienced, seen, or heard, compared with other cities and towns, how would you rate Bellevue on each of the following items?

Base: All respondents (n=917)

Mean is based on an 11 point scale from 0 to 10