

## Bellevue City Council Meeting

Tuesday, June 16, 2020 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

### 1. OPENING OF MEETING

a. Pursuant to the Governor's Executive Order No. 20-03 and 20-24 and due to concerns related to the Coronavirus and for the safety of the City Council, City Employees and the General Public, tonight's meeting (06-16-2020) of the Mayor and the Bellevue City Council will be closed to physical attendance by the public. The Mayor and Bellevue City Council will also be participating virtually from their home or office in order to limit the amount of people physically attending the meeting to less than 10 due to the current guidelines by the Governor and local Health Departments.

There are three ways the public can participate in the meeting.

1) Watch it live via Facebook Live on the City of Bellevue's Facebook Page which is located at [www.facebook.com/bellevuene](http://www.facebook.com/bellevuene). Questions will also be able to be submitted in writing via this format in the comment's section.

2) Submit your question or concern via email to [info.bellevue.net](mailto:info.bellevue.net) and it will be asked and submitted into the record (if related to an agenda item for public hearing).

3) Call the Community Relations Department at 402-515-6259 anytime during the meeting to receive a phone number and access code to join the meeting via [gotomeeting.com](http://gotomeeting.com).

The meeting will not be televised live but will be played back on the City of Bellevue's YouTube Channel within a few days of the meeting. The City of Bellevue thanks you for your cooperation during these unprecedented times as we conduct this public meeting in the safest way possible for all those involved.

### 2. PLEDGE OF ALLEGIANCE/INVOCATION

### 3. CALL TO ORDER AND ROLL CALL

4. OPEN MEETINGS ACT - Posted in the Entry to the Council Chambers and also be found online under Nebraska Revised Statutes 84-1407 through 84-1414, as well as the Governor's Executive Order 20-03

### 5. APPROVAL OF AGENDA, CONSENT AGENDA, CLAIMS, AND ADVISORY COMMITTEE REPORTS:

a. Approval of the Agenda

b. Approval of the Consent Agenda **(Items marked with an (\*) are approved where this item is, unless otherwise removed)**

1. (\*) Acknowledge Receipt of May 28, 2020 Planning Commission Minutes.

2. (\*) Approval of the June 1, 2020 Special Meeting City Council Minutes.

3. (\*) Approval of the June 2, 2020 City Council Minutes.

4. (\*) Approval and ratification of Memorandum of Understanding (MOU) between the City of Bellevue and the International Association of Firefighters Local 4906 (IAFF Local 4906) to clarify language for pay increases after promotion and authorize the Mayor to execute. (Human Resources Director)

### 6. (\*) APPROVAL OF CLAIMS

7. SPECIAL PRESENTATIONS: None

8. ORGANIZATIONAL MATTERS: None

a. (\*) Approve Reappointment of Sharon Hammarlund to the Bellevue Bridge Commission, for a six year term ending, August 2026. (Mayor Hike)

9. APPROVED CITIZEN COMMUNICATION: None
10. LIQUOR LICENSES: None
11. ORDINANCES FOR ADOPTION (3rd reading):
  - a. Ordinance No. 3997: Revised Compensation Ordinance due to recent changes to positions in the City. (Human Resources Director)
12. ORDINANCES FOR PUBLIC HEARING (2nd reading):
  - a. Ordinance No. 3999: Authorizing the Mayor and Chief of Police, after the declaration of any emergency, to enact certain orders to protect the community. (City Administrator)
13. ORDINANCES FOR INTRODUCTION (1st reading):
  - a. Ordinance No. 4000: Request to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development. Applicant: DLWC Real Estate, LLC. General Location: Cornhusker Road and 36th Street. (Planning Manager)
14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES:
  - a. Conduct public hearing for the CDBG-CV Special Allocation and Substantial Amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan and Citizen Participation Plan. (CDBG Specialist)
  - b. Conduct public hearing regarding the Disclosure of Conflict of Interest during the CDBG 2020 application funding cycle and approve the City Council President to send a letter requesting consideration of a "conflict of interest waiver" to HUD. (Legal)
15. RESOLUTIONS: None
16. CURRENT BUSINESS:
  - a. \* Approve and authorize the Mayor to sign Lease Extension #7 for 726 Fort Crook Road. (Interim Police Chief)
17. ADMINISTRATION REPORTS:
  - a. Update from Administration
18. CLOSED SESSION:
19. ADJOURNMENT

## MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2020 Page 1

Pursuant to the Governor's Executive Order 20-03, on Thursday May 28, 2020 at 7:00 p.m. the Bellevue Planning Commission meeting was held via video conference. Upon roll call, present were Commissioners Ritz, Casey, Cain, Aerni, Hankins, Cutsforth, and Jacobson. Absent were Ackley and Perrin. Also present were Tammi Palm, Planning Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Omaha World Herald and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Ritz announced the Open Meetings Act pursuant to the Governor's Executive Order 20-03, and said the meeting may be held via videoconference, telephone conference, or by conferencing by other electronic means. As such, said meeting will be a virtual meeting and the public may join using Facebook live via the City of Bellevue's Facebook page.

Motion was made by Hankins, seconded by Cain, to approve the minutes of the April 23, 2020 regular meeting as presented. Upon roll call, all voted yes. Motion carried.

Ritz asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Cutsforth, seconded by Jacobson, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development; preliminary plat Lots 1 and 2, Watson's Replat Three; and final plat Lots 1 and 2, Watson's Replat Three. Applicant: DLWC Real Estate, LLC. General Location: 36th Street and Cornhusker Road. Case #'s Z-2004-02, S-2004-04 and S-2004-05.

Joe Dethlefs, with Thompson, Dreessen and Dorner, Inc., 10836 Old Mill Rd, Omaha, NE was present on behalf of the applicant.

Ritz asked Palm if there were any telephone or Facebook live comments. Palm stated there were none.

No one spoke in favor of, or opposition to this request. Subsequently, Ritz closed the public hearing.

MOTION was made by Aerni, seconded by Cutsforth, to recommend APPROVAL of a request to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development; preliminary plat Lots 1 and 2, Watson's Replat Three; and final plat Lots 1 and 2, Watson's Replat Three, as well as an amendment to the Future Land Use Map of the Comprehensive Plan for this property based upon conformance with the zoning ordinance, subdivision regulations, and lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to CITY COUNCIL for PUBLIC HEARING ON July 7, 2020.**

PUBLIC HEARTING was held on a request to rezone Lot 1, Riverview Heights Replat III, from RS-120 to RS-84 for the purpose of an existing single family residence. Applicant: Tom and Mary Hansen. Location: 513 Ridge Road. Case #: Z-2004-03.

Ritz asked staff if there were any updates. Palm stated the applicant wishes to withdraw the application at this time.

Ritz asked Palm if there were any telephone or Facebook live comments. Palm stated there were none.

No one spoke in favor of, or opposition to this request. Ritz closed the public hearing.

Motion was made by Jacobson, seconded by Cutsforth, to withdraw item 3.b. a request to rezone Lot 1 Riverview Heights Replat III. Upon roll call all present voted yes. MOTION carried unanimously.

# MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2020, Page 2

Meeting adjourned at 7:11 p.m.

*Dianna Van Horn*

Dianna Van Horn  
Planning Secretary

# MINUTE RECORD

\*5b2  
6/16/2020

Bellevue Special City Council Meeting, June 1, 2020, Page 1

A Special Meeting of the Mayor and Council of the City of Bellevue was called to order by Mayor Rusty Hike at the Bellevue City Hall on the 1<sup>st</sup> day of June, 2020, at 6:00 p.m. Present were Council Members Bob Stinson, Paul Cook, Pat Shannon, Don Preister, Thomas Burns, and Kathy Welch.

Pursuant to the Governor's Executive Order 20-03 and 20-24, on Monday, June 1, 2020 at 6:00 p.m. the Bellevue City Council special meeting was held via video conference in the Bellevue City Council Chambers. No members of the City Council attended in person. Upon roll call, for video conference, were City Council Members Bob Stinson, Paul Cook, Pat Shannon, Thomas Burns, Don Preister, and Kathy Welch.

Pursuant to the Governor's Executive Order 20-03 and 20-24, said special meeting was held via videoconference, telephone conference, or by conferencing by other electronic means. As such, said special meeting was held by a virtual special meeting and the public joined by connecting to the City of Bellevue's GoToMeeting.

Notice of this special meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, the designated method for giving notice and was also given to the Mayor and all members of the City Council. A copy of the affidavit of publication, the certificate of posting, and the council's acknowledgment of receipt of notice are hereby attached to these minutes. All proceedings shown hereafter were taken while the convened meeting was open to the public.

## OPEN MEETINGS ACT

Mayor Hike announced a copy of the Open Meetings Act is posted in the entry to the City Council Chambers and can also be found online under Nebraska Revised Statutes 84-1407 through 84-1414 as well as the Governor's Executive Order 20-03 and 20-24.

## APPROVAL OF THE AGENDA:

Motion was made by Shannon, seconded by Preister, to approve the agenda. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns and Welch voted yes; voting no: none. Motion carried.

## RESOLUTIONS:

Resolution No. 2020-27: Authorizing the Mayor and Chief of Police, after the declaration of any emergency, to enact certain orders to protect the community, for a period not to exceed 72 hours (City Administrator / City Attorney)

Motion was made by Shannon, seconded by Stinson to approve Resolution No. 2020-27: Authorizing the Mayor and Chief of Police, after the declaration of any emergency, to enact certain orders to protect the community, for a period not to exceed 72 hours and authorize the Mayor to sign. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. Motion carried.

## ADJOURNMENT:

There being no further business to come before the Council at this time, on motion by Shannon, seconded by Preister the meeting adjourned at 6:15 p.m. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none.

  
Susan Kluthe, City Clerk

\_\_\_\_\_  
Rusty Hike, Mayor

I, the undersigned, City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on June 1, 2020; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agendas for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.



  
City Clerk

# MINUTE RECORD

\*5b3  
6/16/2020

Bellevue City Council Meeting, June 2, 2020, Page 1

A regular meeting of the Mayor and Council of the City of Bellevue was called to order by Mayor Rusty Hike at the Bellevue City Hall on the 2<sup>nd</sup> day of June, 2020, at 6:00 p.m.

Pursuant to the Governor's Executive Order 20-03 and 20-24, on Tuesday, June 2, 2020 at 6:00 p.m. the Bellevue City Council meeting was held via video conference in the Bellevue City Council Chambers. No members of the City Council attended in person. Upon roll call, for video conference, were City Council Members Bob Stinson, Paul Cook, Pat Shannon, Thomas Burns, Don Preister, and Kathy Welch.

Pursuant to the Governor's Executive Order 20-03 and 20-24, said meeting was held via videoconference, telephone conference, or by conferencing by other electronic means. As such, said meeting was held by a virtual meeting and the public joined using Facebook live via the City of Bellevue's Facebook page or by connecting to the GoToMeeting.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, the designated method for giving notice and was also given to the Mayor and all members of the City Council. A copy of the affidavit of publication, the certificate of posting, and the council's acknowledgment of receipt of notice are hereby attached to these minutes. All proceedings shown hereafter were taken while the convened meeting was open to the public.

## **OPEN MEETINGS ACT**

Mayor Hike announced a copy of the Open Meetings Act is posted in the entry to the City Council Chambers and can also be found online under Nebraska Revised Statutes 84-1407 through 84-1414 as well as the Governor's Executive Order 20-03 and 20-24.

## **APPROVAL OF THE AGENDA**

**Motion** was made by Shannon, seconded by Burns, to approve the agenda.

**Motion** was made by Shannon, seconded by Preister, to amend the agenda by removing item 15c from the agenda. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Roll call vote on the motion as amended was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

## **APPROVAL OF THE CONSENT AGENDA:**

**Motion** made by Preister, seconded by Welch, to approve the consent agenda which included the following: Approval of May 19, 2020 City Council Minutes; Approval of Claims; Approve Reappointment of Dan Smith to the Building Board of Review, for a five-year term ending, July 2025; Approve Reappointment of James Hawkins to the Bellevue Housing Authority, for a five-year term ending, August 2025; Request permission to purchase a new Bobcat from Clark Equipment Company, dba "Bobcat" for the Cemetery Department, in an amount not to exceed \$34,377.68 and authorize the Mayor to sign; and Approve and authorize the Mayor to sign the low, responsive responsible bid from Midwest DCM, for the CDBG Washington Park Improvements project, in an amount not to exceed \$233,883 plus a 10% contingency totaling \$257,271.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

## **SPECIAL PRESENTATIONS:**

**Bond Refunding Update - Cody Wickham, Senior Vice President Public Finance, D.A. Davidson & Co.**

Mr. Cody Wickham and Mr. Michael Rogers with D.A. Davidson & Co. joined the meeting to give an update on the Bond Refunding for the City and to answer questions. Mr. Cody Wickham gave a presentation explaining the bond rates over the last ten years and how refunding bonds will a significant saving to the City.

**ORGANIZATIONAL MATTERS:** None

**APPROVED CITIZEN COMMUNICATION:** None

**LIQUOR LICENSES:** None

## **ORDINANCES FOR ADOPTION (Third Reading)**

**Ordinance No. 3995: Request to rezone Tax Lots 2A and 2B, located in the Northwest ¼ of Section 21, T14N, R13E, from RS-72 to RE, for the purpose of facilitating the construction of a 50' x 60' barn structure. Applicant: John and Alyssa Buettner. General Location: 8405 South 36<sup>th</sup> Street. Case #: Z-2003-04.** (Planning Manager)

Ordinance No. 3995, an ordinance to amend the official zoning map of the City of Bellevue, Nebraska, as provided for by Article 3 of Ordinance No. 3619 by changing the zone classification of land located at or about 8405 South 36<sup>th</sup> Street, more particularly described in Section 1 of the Ordinance and to provide an effective date was read by title only for the third and final time.

# MINUTE RECORD

Bellevue City Council Meeting, June 2, 2020, Page 2

**Motion** was made by Preister, seconded by Welch, to approve Ordinance No. 3995 Request to rezone Tax Lots 2A and 2B, located in the Northwest ¼ of Section 21, T14N, R13E, from RS-72 to RE, for the purpose of facilitating the construction of a 50' x 60' barn structure. Applicant: John and Alyssa Buettner. General Location: 8405 South 36<sup>th</sup> Street. Case #: Z-2003-04. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

**Ordinance No. 3966: Request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue.** (Planning Manager)

Ordinance No. 3966, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots and real estate lying within the below described boundaries, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date.

**Motion** was made by Shannon, seconded by Stinson, to approve Ordinance No. 3966: Request to annex Sanitary and Improvement District #67, Normandy Hills.

Ms. Bree Robbins, City Attorney, advised the district court judge ruled against the annexations for both Normandy Hills and Cedar View.

Roll call vote on the motion was as follows: voting yes: none; voting no: Stinson, Cook, Shannon, Preister, Burns, and Welch; absent: none. Motion failed.

**Ordinance No. 3970: Request to annex Sanitary and Improvement District #242, Cedar View. Applicant: City of Bellevue.** (Planning Manager)

Ordinance No. 3970, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots and real estate lying within the below described boundaries, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date.

**Motion** was made by Shannon, seconded by Preister, to approve Ordinance No. 3970: Request to annex Sanitary and Improvement District #242, Cedar View. Roll call vote on the motion was as follows: voting yes: none; Stinson, Cook, Shannon, Preister, Burns, and Welch voted no; absent: none. Motion failed.

**ORDINANCES FOR PUBLIC HEARING: (Second Reading):**  
**Ordinance No. 3996: Amending the Budget for Fiscal Year 2019-2020 and authorize Mayor to sign.** (Finance Director) **Requesting to waive the rule requiring three readings, hold a public hearing, and vote after the public hearing at tonight's meeting)**

An ordinance to adopt the amended budget statement to be termed the Annual Appropriations Bill; to repeal appropriate sums for necessary expenses and liabilities; to provide for an effective date.

Mr. Rich Severson, Finance Director, advised the budget needs to be amended due to the annexations and debt.

Councilman Preister advised the Budget Committee had met and discussed the budget needing to be amended.

Mayor Hike opened the meeting to a public hearing to give opportunity for individuals to speak in favor of or in opposition to the application.

No one in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

**Motion** was made by Preister, seconded by Welch, to waive the third reading, hold a public hearing tonight, and vote at this meeting.

Councilman Shannon commented he doesn't understand the reason for suspending the three readings.

Councilman Preister stated there is a requirement to file the amended budget with the state.

Mr. Severson explained on Friday the city will be refinancing the bonds and cannot go over the appropriation. It is in the best interest to approve this tonight before the funds are spent.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

**Motion** was made by Preister, seconded by Welch, to approve Ordinance No. 3996: Amending the Budget for the Fiscal Year 2019-2020 and authorize the Mayor to sign.

Councilman Cook thanked the Finance Department for their work.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

# MINUTE RECORD

Bellevue City Council Meeting, June 2, 2020, Page 3

**Ordinance No. 3997: Revised Compensation Ordinance due to recent changes to positions in the City.** (Human Resources Director)

Ordinance No. 3997: An ordinance of the City of Bellevue, Nebraska, classifying the employees of the city; fixing the ranges of compensation of such employees; providing a pay range schedule; providing for publication in pamphlet form; repealing Ordinance No. 3930; and providing for an effective date.

Mayor Hike opened the meeting to a public hearing to give opportunity for individuals to speak in favor of or in opposition to the application.

No one in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Mayor Hike stated the third and final reading of the ordinance will be heard at the Council meeting on June 16<sup>th</sup>.

**ORDINANCES FOR INTRODUCTION: (First Reading):**

**Ordinance No. 3998: Authorizing and providing for the issuance of General Obligation Refunding Bonds, Series 2020C, in an amount not to exceed \$2,070,000.00.** (Finance Director)  
*(Requesting to waive the rule requiring three readings, hold a public hearing, and vote after the public hearing at tonight's meeting)*

Ordinance No. 3998: An ordinance authorizing the issuance of general obligation refunding bonds of the City of Bellevue, Nebraska, in one or more series, in the aggregate stated principal amount of not to exceed two million two hundred thousand dollars (\$2,200,000) for the purpose of refunding all or a portion of \$2,625,000 outstanding principal amount of General Obligation Refunding Bonds, Series 2015; Dated July 15, 2015; prescribing the form of such bonds to be issued and authorizing Officers of the City to approve certain final terms of the bonds; providing for the levy and collection of taxes to pay the same, if necessary; providing for the sale of the bonds; authorizing the delivery of the bonds to the purchaser; and providing for the disposition of bond proceeds; and ordering the ordinance published in pamphlet form.

Mr. Severson explained the request to suspend the rules is to save money and is what Mr. Wickham talked about in his presentation.

**Motion** was made by Preister, seconded by Welch, to waive the last 2 readings, hold a public hearing tonight, and vote at this meeting.

Councilman Shannon mentioned the numbers read in the ordinance are different than what is printed on the agenda. Ms. Robbins explained the motion will be on how the ordinance was read.

Mayor Hike stated Mr. Ristow read a different ordinance. Ms. Robbins clarified with Mrs. Susan Kluthe, City Clerk if the ordinance number is 3998. Mrs. Kluthe stated it is. Mr. Ristow reread Ordinance No. 3998.

Mayor Hike requested clarification from Councilman Preister if his motion is on Ordinance No. 3998. Councilman Preister stated it is, Welch commented her motion is also on Ordinance No. 3998.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Mayor Hike opened the meeting to a public hearing to give opportunity for individuals to speak in favor of or in opposition to the application.

No one in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

**Motion** by Shannon, seconded by Burns, to Approve Ordinance No. 3998, Authorizing and providing for the issuance of General Obligation Refunding Bonds, Series 2020C, as read, in an amount not to exceed \$2,200,000.00. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

**Ordinance No. 3999: Authorizing the Mayor and Chief of Police, after the declaration of any emergency, to enact certain orders to protect the community.** (City Administrator)  
*(Possibility of requesting to waive the rule requiring three readings, hold a public hearing, and vote after the public hearing at tonight's meeting)*

Ordinance No. 3999: An ordinance to amend Article II, Chapter 1, of the Bellevue Municipal Code by adding a new Section 2.96 regarding declarations of emergency and restrictions of activities.

Ms. Robbins explained after the special meeting last night, her advice is, to have the first reading tonight, with a second reading and public hearing on June 16<sup>th</sup>, 2020. The request to waive the third reading can be made June 16<sup>th</sup>.

Mayor Hike stated this item will be read for the second time and a public hearing will be held June 16<sup>th</sup>.

# MINUTE RECORD

Bellevue City Council Meeting, June 2, 2020, Page 4

## PUBLIC HEARINGS ON MATTERS OTHER THAN ORDINANCES:

Recommendation to approve Event Application for Kevin Power to host his 6th Annual Private Charity Event, to raise donations for the Bellevue Food Pantry, at his home - 108 Fox Meadow Court, on Saturday, July 25, 2020 from 7:00 p.m. - 11:00 p.m., with live music and waive the \$50 Event Fee.  
(City Clerk)

**Motion** by Cook, seconded by Shannon, to approve Event Application for Kevin Power to host his 6th Annual Private Charity Event, to raise donations for the Bellevue Food Pantry, at his home - 108 Fox Meadow Court, on Saturday, July 25, 2020 from 7:00 p.m. - 11:00 p.m., with live music and waive the \$50 Event Fee.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. Motion carried.

## RESOLUTIONS:

Resolution No. 2020-23: Awarding the 36th Street, N-370 - Sheridan Rd, Bellevue project identified as MAPA-5061(5) to Chas. Vrana & Son Construction Co. and authorize the Mayor to sign. (Public Works Director)

**Motion** by Cook, seconded by Welch, to Approve Resolution No. 2020-23: Awarding the 36th Street, N-370 - Sheridan Rd, Bellevue project identified as MAPA-5061(5) to Chas. Vrana & Son Construction Co. and authorize the Mayor to sign. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Resolution No. 2020-24: Regarding the risk exposure to COVID-19 through the use of municipal property for adult and youth recreational programs and authorize the Mayor to sign. (City Attorney)

**Motion** by Cook, seconded by Stinson, to Approve Resolution No. 2020-24: Regarding the risk exposure to COVID-19 through the use of municipal property for adult and youth recreational programs and authorize the Mayor to sign. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Res. No. 2020-26: Approval of the Proposed Budget for the Sarpy County and Cities Wastewater Agency 2020-2021 Fiscal Year Budget and authorize the Mayor to sign. (Administration)

**Motion** by Preister, seconded by Burns, to recommend Approval of the Proposed Budget for the Sarpy County and Cities Wastewater Agency 2020-2021 Fiscal Year Budget and authorize the Mayor to sign.

**CURRENT BUSINESS:** None

## ADMINISTRATION REPORTS:

### Update on COVID-19

Mr. Jim Ristow, provided an update on COVID-19.

**CLOSED SESSION:** None

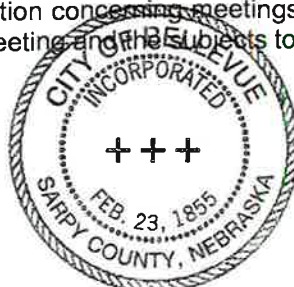
## ADJOURNMENT:

There being no further business to come before the Council at this time, on motion by Shannon, seconded by Burns, the meeting adjourned at 7:05 p.m. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

  
Susan Kluthe, City Clerk

\_\_\_\_\_  
Rusty Hike, Mayor

I, the undersigned, Susan Kluthe, City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on June 2, 2020; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agendas for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.



  
Susan Kluthe, City Clerk

CITY OF BELLEVUE, NEBRASKA  
AGENDA ITEM COVER SHEET

\*5b4.  
6/16/2020

COUNCIL MEETING DATE: 06/16/2020		SUBMITTED BY: Ashley Decker		Human Resources Director	
AGENDA ITEM:		CONSENT AGENDA	<input checked="" type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE	<input type="checkbox"/>	ORDINANCE	<input type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION	<input type="checkbox"/>	CURRENT BUSINESS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Approval and ratification of Memorandum of Understanding (MOU) between the City of Bellevue and the International Association of Firefighters Local 4906 (IAFF) to clarify language for pay increases after promotion.

SYNOPSIS/BACKGROUND:

Due to the recently promoting Fire Department employees, it was discovered that the current contract language did not identify when and how those promotional employees would receive their step increase after promotion. Since there had not been any promotions previously, this is the first time we had the opportunity to identify this issue. The City and the Union wish to enter this agreement for clarification. The changes have been agreed upon by the employees of the IAFF, the City Administrator and the union President.

FISCAL IMPACT:  BUDGETED FUNDS?:  GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?:  COUNTER-PARTY:  INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE:  CONTRACT TERM:  CONTRACT END DATE:

PROJECT NAME:

START DATE:  END DATE:  PAYMENT DATE:  INSURANCE REQUIRED:

CIP PROJECT NAME:  CIP PROJECT NUMBER:

STREET DISTRICT NAME (S):  STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE:  ACCOUNT NUMBER:

RECOMMENDATION:

Approve and ratify this MOU and authorize the Mayor to execute the same.

ATTACHMENTS:

1. <input type="text" value="MOU between IAFF and City"/>	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM: \_\_\_\_\_

FINANCE APPROVAL AS TO FORM: \_\_\_\_\_

ADMINISTRATOR APPROVAL AS TO FORM: \_\_\_\_\_

*A. Bree Hoblins*  
*[Signature]*  
*[Signature]*

## MEMORANDUM OF UNDERSTANDING

The City of Bellevue, Nebraska (“City”) and the International Association of Firefighters Local 4906 (“IAFF Local 4906”) are parties to a collective bargaining agreement effective October 1, 2017 to September 30, 2022 (“Agreement”).

The City and the IAFF Local 4906 (collectively, the “parties”) have identified an area of the Agreement that requires revision to accurately reflect the process for providing a step increase to promoted employees at the end of their introductory period. The parties agree that the current Agreement does not identify the wage increase process for promotional employees at the end of their introductory period and therefore, enter into the following Memorandum of Understanding (“MOU”) to correct the omission and provide necessary clarification.

1. Unless otherwise agreed upon herein, this MOU is effective for the remaining term of the Agreement.
2. Article 22 (Wages), Section 3 of the Agreement states: “For the purpose of this Agreement, the City and the Union agree that when an employee is promoted to a higher rank, the employee shall be placed in a pay step that gives such employee a pay increase to the closest approximation of five percent (5%). This shall apply only to those employees who are promoted from Full-time Firefighter to Captain and those employees who are promoted from Captain to Battalion Chief.”
3. As written, Article 22 does not reflect when promotional employees can expect to receive step increases.
4. The parties agree that Article 22, Section 3 is amended to incorporate the following language:  
“For the purpose of this Agreement, the City and the Union agree that when an employee is promoted to a higher rank, the employee shall be placed in a pay step that gives such employee a pay increase to the closest approximation of five percent (5%). This shall apply only to those employees who are promoted from Full-time Firefighter to Captain and those employees who are promoted from Captain to Battalion Chief. Promoted employees shall serve an introductory period of six (6) months pursuant to Article 15. Upon successful completion of the introductory period, said employees will be eligible for a step increase.”
5. The parties hereby agree the change of language for promotional employees as provided herein shall be effective as of the term of the agreement.

*REMAINDER OF PAGE LEFT INTENTIONALLY BLANK*

City of Bellevue, Nebraska

International Association of Firefighters Local 4906

By: \_\_\_\_\_  
Mayor Rusty Hike

By:  \_\_\_\_\_  
Don Gifford, President

Approved by the Bellevue City Council on this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# MINUTE RECORD

\*6  
6/16/2020

## CLAIMS FOR JUNE 16, 2020

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### MAYOR

CENTURY LINK	MONTHLY SERVICE-2020-5-22	12.54
MGM RESORT	CPS-CREDIT ON CANCELLED CONFERENCE	(317.46)
		<u>\$ (304.92)</u>

### CITY ADMINISTRATOR

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	94.47
CANTEEN	CPS-COFFEE AND SUPPLIES	275.92
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	46.45
CENTURY LINK	MONTHLY SERVICE-2020-5-22	24.27
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	4,641.90
GALVIN GLASS	WINDOW TINTING FOR ADMIN OFFICE	323.00
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	98.07
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	42.86
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	73.23
MGM RESORT	CPS-CREDIT ON CANCELLED CONFERENCE	(317.46)
NCMA	MEMBERSHIP DUES	635.47
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	132.63
		<u>\$ 6,070.81</u>

### CITY COUNCIL

EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	814.39
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	120.27
DON PREISTER	REIMB FOR INTERNET SVC-MAY 2020	83.55
		<u>\$ 1,018.21</u>

### LEGAL SERVICES

CENTURY LINK	MONTHLY SERVICE-2020-5-22	24.67
DROP BOX	CPS-LEGAL FEES	19.99
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	3,109.92
ERICKSON & SEDESTROM, PC	LEGAL FEES-MAY 2020	7,220.00
LANCASTER COUNTY SHERIFF'S OFFICE	CPS-CIVIL PROCESS PAYMENT	6.21
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	65.38
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	26.69
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	39.67
SIMPLIFILE	CPS-LEGAL FEES	205.00
		<u>\$ 10,717.53</u>

### CABLE ADVISORY

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	80.30
CENTURY LINK	MONTHLY SERVICE-2020-5-22	8.36
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	3,857.20
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	65.38
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	23.55
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	30.36
		<u>\$ 4,065.15</u>

### CITY CLERK

AMERICAN LEGAL PUBLISHING CORP	CODE BOOKS	6,568.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	70.85
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	27.62
CENTURY LINK	MONTHLY SERVICE-2020-5-22	12.54
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	2,362.64

# MINUTE RECORD

## CLAIMS FOR JUNE 16, 2020

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### CITY CLERK (cont'd)

METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	65.38
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	22.29
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	28.53
		<hr/>
		\$ 9,157.85

### FINANCE/RISK MANAGEMENT

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	122.81
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	158.81
CENTURY LINK	MONTHLY SERVICE-2020-5-22	60.77
CNA SURETY	TREASURER'S BOND	500.00
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	5,219.88
GREAT PLAINS GOVERNMENT FINANCE OFFICERS ASSOCIATION	CPS-CONFERENCE REGISTRATION, DUES	500.00
INFOSAFE SHREDDING	SHREDDING SERVICE	30.00
LOGAN CONTRACTORS SUPPLY	OVERFOOT BOOTS	34.58
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	196.14
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	68.22
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	105.89
QUADIENT FINANCE USA, INC	POSTAGE REFILL	2,000.00
		<hr/>
		\$ 8,997.10

### LIBRARY

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	49.18
CENTURY LINK	MONTHLY SERVICE-2020-5-22	41.80
CHOOSE	CPS-BOOKS	191.71
CONNIE BARNARD	REIMB FOR SUPPLIES	314.94
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	107.39
DELL MARKETING L.P.	MICROFILM PC	1,114.42
DEMCO	OFFICE SUPPLIES, LAPTOP DESK CART	325.46
DILLONS CUSTOMER CHARGES	SUPPLIES	56.55
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	7,623.75
INDOFF	OFFICE SUPPLIES	223.86
INGRAM LIBRARY SERVICES	BOOKS	2,368.28
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	261.52
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	75.74
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	92.42
OCLC INC	ON-LINE CATALOGING MONTHLY	1,357.52
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	1,318.91
SPRINGSHARE, LLC	SOFTWARE LICENSES	1,199.00
TECHSOUP	CPS-VIDEO CONFERENCING SUBSCRIPTION	65.00
THE SHOPPER, INC	OFFICE SUPPLIES	639.21
ZOOM VIDEO COMMUNICATIONS INC	CPS-VIDEO CONFERENCING LICENSING	80.20
		<hr/>
		\$ 17,506.86

### ADMINISTRATIVE SERVICES

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	103.92
CENTURY LINK	MONTHLY SERVICE-2020-5-22	58.42
EDUCATORS	CPS-PAYROLL TRAINING	174.00
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	12,151.40
INFOSAFE SHREDDING	SHREDDING SERVICE	30.00
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	294.21
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	91.37
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	112.76
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	665.98
		<hr/>
		\$ 13,682.06

# MINUTE RECORD

CLAIMS FOR JUNE 16, 2020

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## PUBLIC WORKS

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	23.81
CENTURY LINK	MONTHLY SERVICE-2020-5-22	50.16
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	5,395.21
FYRA ENGINEERING, LLC	OFFUTT DITCH PUMP STUDY	25,732.50
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	163.45
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	65.31
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	94.54
ONE CALL CONCEPTS	DIGGERS HOTLINE MONTHLY	982.32
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	44.00
		<hr/>
		\$ 32,551.30

## PARKS

ALEXANDER LAWN & LANDSCAPE, INC	MOWING SERVICE-CYCLE 2, 3	18,518.80
A-RELIEF SERVICES	PORTABLE RESTROOMS	498.00
BEST CUT LAWN CARE	MOWING SERVICE	3,724.23
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	20.71
CENTURY LINK	MONTHLY SERVICE-2020-5-22	37.62
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	363.42
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	8,089.18
J & J SMALL ENGINE SERVICE	CPS-HEDGE TRIMMERS	441.00
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	326.90
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	94.20
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	104.63
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	2,175.80
PAPILLION SANITATION	EMPTY CODE DUMPSTER	265.38
PRECISE MRM LLC	POOLED DATA PLAN	225.00
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	2,932.89
VOGEL WEST	PAINT, SUPPLIES	223.82
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
		<hr/>
		\$ 38,055.00

## RECREATION

ACCESS ELEVATOR & LIFTS, INC	PREVENTATIVE MAINTENANCE ON LIFTS	283.00
ASHLEY DAIL	LIFEGUARD INSTRUCTOR CLASS	336.00
B&D DIAMOND PRO	HAWORTH BACKSTOP RENOVATION	4,800.00
BJ STUSSY	REFUND REED CENTER DEPOSIT	325.00
BRIAN BEARD	REFUND CHURCH DEPOSIT	375.00
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	15.12
CENTURY LINK	MONTHLY SERVICE-2020-5-22	52.82
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	88.39
DILLONS CUSTOMER CHARGES	CPS-SUPPLIES	5.99
DONNA ARROWSMITH	LIFEGUARD INSTRUCTOR CLASS	336.00
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	2,109.96
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	65.38
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	25.12
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	32.61
MICHAEL BARR	REFUND REED CENTER DEPOSIT	375.00
NEBRASKA DEPARTMENT OF LABOR	UC FUND-QTR END 3/31/2020	136.90
ODEYS FIELD EXPERTS	LINESTRIPE WHITE PAINT	92.00
PAT ARMSTRONG	REFUND REED CENTER DEPOSIT	325.00
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	461.22
		<hr/>
		\$ 10,240.51

# MINUTE RECORD

CLAIMS FOR JUNE 16, 2020

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## BUILDING MAINTENANCE

AQUA-CHEM	CHEMICALS FOR POOLS	713.75
AVI SYSTEMS	REMOVE ELECTRICAL WIRING FROM CHAMBER COLUMN	11,414.36
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	388.95
CENTURY LINK	MONTHLY SERVICE-2020-5-22	4.18
CHEMSEARCH	FACE MASKS	1,254.65
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	6,901.83
HILLYARD	JANITORIAL SUPPLIES	1,098.12
IDEAL PURE WATER COMPANY	BOTTLED WATER	32.00
JACKSON SERVICES, INC	DOOR MAT SERVICE	78.57
JENSEN WELL COMPANY	INSTALL PROGRAM KIT	360.00
KB BUILDING SERVICES	JANITORIAL SERVICES-JUN 2020	10,708.50
LUND-ROSS CONSTRUCTORS, INC	COLUMN REMOVAL-COUNCIL CHAMBER	29,747.60
MENARDS	SOCKET, CLEANING SUPPLIES, LUMBER, SPRINKLER, PAINT, PLANTS, TOOLS	807.86
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	196.14
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	54.32
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	64.31
MIDWEST PLASTIC INC	CPS-CLEAR PLASTIC SHEETS-COVID	750.00
O'KEEFE ELEVATOR COMPANY	ELEVATORS MAINTENANCE	455.92
OMAHA COMPOUND CO	JANITORIAL SUPPLIES	119.84
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	1,173.15
OVERHEAD DOOR COMPANY	REPLACE SPRINGS, ADJUST DOOR	851.00
SUPERIOR LIGHT AND SIGN MAINTENANCE	INSTALL LIGHT FIXTURE ON POLE	202.50
THE HOME DEPOT PRO-SUPPLY WORKS	JANITORIAL SUPPLIES	384.42
TREES SHRUBS AND MORE	PLANTS	201.34
TRICO MECHANICAL SERVICES	AC MAINTENANCE-LIBRARY	873.09
WESTLAKE ACE HARDWARE	RAIN WAND	23.99
		<hr/>
		\$ 68,860.39

## CEMETERY

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	20.71
CENTURY LINK	MONTHLY SERVICE-2020-5-22	4.18
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	83.39
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	1,506.62
MENARDS	MULCH	111.60
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	65.38
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	18.06
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	22.42
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	366.55
PULVERENTE MONUMENT COMPANY, LLC	VETERANS MONUMENT	5,825.00
STOLTENBERG NURSERIES	FLOWERS AND SHRUB S	1,035.00
TREES SHRUBS AND MORE	FLOWERS FOR POTS	90.86
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	187.12
		<hr/>
		\$ 9,336.89

## STREETS

ASPHALT & CONCRETE MATERIALS	ASPHALT	85.83
AVERY RENTS	PROPANE	47.84
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	192.33
CARHARTT, INC	UNIFORM PER CONTRACT	291.84
CENTURY LINK	MONTHLY SERVICE-2020-5-22	37.62
CONCRETE SUPPLY, INC	CONCRETE	1,245.00

# MINUTE RECORD

CLAIMS FOR JUNE 16, 2020

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## STREETS (cont'd)

CONSOLIDATED CONCRETE	CONCRETE	3,312.50
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	274.17
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	39,267.87
K2 CONSTRUCTION	SO 25TH IMPROVEMENTS	169,171.12
MD SOLUTIONS, INC	BUCKLES. STRAPPING, BRACKETS	1,100.00
MENARDS	TOOLS	30.42
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	946.53
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	271.92
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	318.43
METRO LANDSCAPE MATERIALS AND RECYCLING	MULCH	720.00
NEBRASKA TITLE COMPANY	LIMITED TITLE REPORTS	2,200.00
NEWMAN SIGNS	PARKING SIGNS	3,494.40
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	13,544.93
OMNI	ASPHALT	1,729.00
ONE CALL CONCEPTS	LOCATES-SID 177	23.83
PRECISE MRM LLC	POOLED DATA PLAN	690.00
READY MIXED CONCRETE COMPANY	CONCRETE	15,520.24
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	2,394.27
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
		<b>\$ 256,923.51</b>

## FLEET MAINTENANCE

911 CUSTOM, LLC	12 CHARGE GUARDS	869.28
AUTOMOTIVE WAREHOUSE DIST, INC	PARTS, STABILIZER, ABRASIVE DISC	1,009.82
BAUER BUILT	TIRES	1,534.50
BAXTER CHRYSLER DODGE JEEP	FUEL MODULE, FUEL INJECTOR, SWITCH	500.10
BAXTER FORD	SWITCH	70.17
BELLEVUE TIRE & AUTO SERVICE	TIRES	695.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	40.58
BOBCAT OF OMAHA	REPAIR KIT, TUBELINE, O-RINGS	546.93
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	24.25
CENTURY LINK	MONTHLY SERVICE-2020-5-22	29.26
CORNHUSKER INTERNATIONAL TRUCKS	OIL PAN, GASKET, BOLT KIT, FILTERS	1,318.44
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	107.39
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	19,571.89
FORKLIFTS OF OMAHA	CPS-MASTER CYLINDER	43.88
GALVIN GLASS	WINDSHIELD REPAIR	34.90
INTERSTATE BATTERIES	BATTERIES	264.31
J & J SMALL ENGINE SERVICE	FILTERS, CARBURATOR, ELEC STARTER, IDLER, BLADE, BELT	725.58
JIM HAWK TRUCK TRAILERS	IP CARTRIDGE, CLEVIS KIT	182.81
KRIHA FLUID POWER CO	FITTINGS	32.52
MACQUEEN EQUIPMENT, LLC	WEATHERSTRIP FOR MED 15	195.28
MATHESON TRI-GAS INC	WELDING SUPPLIES	656.33
MENARDS	WELDING SUPPLIES, SIGNS, FILTERS	166.64
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	457.66
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	139.57
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	176.66
MIDLANDS AUTO REPAIR	ALIGNMENT	70.00
NAPA AUTO PARTS	BATTERY CABLE CONNECTOR, FILTERS, CALIPERS, MIRROR, OIL	929.24
NEBRASKA IOWA INDUSTRIAL FASTENERS	SCREWS, CONNECTORS, NUTS, PINS	101.05

# MINUTE RECORD

## CLAIMS FOR JUNE 16, 2020

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### FLEET MAINTENANCE (cont'd)

OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	1,187.09
P&M HARDWARE	BELTS, BEARINGS, BLADES, SEALS, PULLEY, HOSES	981.17
POWERPLAN	STOP LIGHT, FLOODLAMP, WHEEL	1,036.31
QUALITY TIRES, INC	TURF MASTER TIRES	285.00
ROGER'S TOWING	TOW CHARGE-DODGE	80.00
TOYNE, INC	WATER GAUGE	414.80
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	323.35
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	77.40
WAYTEK, INC	FUSE BLOCK	467.30
WELLSAW	CPS-COOLANT HOSE AND PUMP	233.34
WESTLAKE ACE HARDWARE	SUPPLIES	12.88
WOODHOUSE FORD SOUTH	DOOR MOLDING	92.85
		<hr/>
		\$ 35,685.53

### PLANNING

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	21.43
CENTURY LINK	MONTHLY SERVICE-2020-5-22	12.54
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	4,286.59
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	98.07
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	32.19
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	40.68
PAPIO-MISSOURI RIVER NATURAL RES	PAPILLION CREEK WATERSHED	36,400.00
PAPIO-MISSOURI RIVER NATURAL RES	PAPILLION CREEK WATERSHED	225,755.08
PAPIO-MISSOURI RIVER NATURAL RES	S SARPY WATERSHED	36,240.00
		<hr/>
		\$ 302,886.58

### PERMITS & INSPECTIONS

BELLEVUE PRINTING COMPANY	SEWER LOCATION CARDS	75.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	28.58
CENTURY LINK	MONTHLY SERVICE-2020-5-22	20.90
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	11,758.99
HEIMES CORPORATION	DEMOLITION-1503 BAYS 4-7	25,320.00
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	303.05
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	261.52
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	75.36
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	95.96
SHELL SUPER STORE	CAR WASH	3.75
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	509.57
WESTLAKE ACE HARDWARE	CPS-TAPE MEASURE	10.69
		<hr/>
		\$ 38,463.37

### POLICE/CODE ENFORCEMENT

ACCESS DATA GROUP	CPS-RENEW LICENSE	2,518.88
ALL TRAFFIC SOLUTIONS	RADAR TRAILER SOFTWARE	600.00
A-RELIEF SERVICES	PORTABLE RESTROOM-GUN RANGE	126.00
ATHLETICO EXCEL NEBRASKA, LLC	SCREENING FOR NEW RECRUITS	300.00
AUTO BODY AUTHORITY	BODY WORK, TOW CHARGE	667.00
BELLEVUE FORT CROOK, LLC	RENT FOR K-9 BUILDING-JUL 2020	1,200.00
BENEFITS PLAN	PENSION PLAN	8,817.56
BIG RED LOCKSMITHS	OPEN TRUNK-MERCEDES	125.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	516.00
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	150.99

# MINUTE RECORD

## CLAIMS FOR JUNE 16, 2020

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### POLICE/CODE ENFORCEMENT (cont'd)

CENTURY LINK	MONTHLY SERVICE-2020-5-22	382.79
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	184.99
DELL MARKETING L.P.	COMPUTER	1,806.81
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	134,602.27
GALLO PROFESSIONAL POLYGRAPH SERVICES, LLC	POLYGRAPH SERVICE	700.00
INDOFF	OFFICE SUPPLIES	51.40
INFOSAFE SHREDDING	SHREDDING SERVICE	90.00
JACKSON SERVICES, INC	DOOR MAT SERVICE-BPD	109.76
LP POLICE	MONTHLY LOCATE PLAN FEE-MAY 2020	129.95
MENARDS	CLEANING SUPPLIES	51.90
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	3,738.37
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	870.64
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	1,641.02
MSAB INCORPORATED	CPS-RENEW LICENSE	3,250.00
OPEN TEXT, INC	CPS-RENEW LICENSE	2,149.50
PAMELA DUNCAN	INTERPRETING SERVICES	300.00
PROMOS 911, INC.	COLORING BOOKS FOR COMMUNITY EVENTS	1,159.60
RAY ALLEN MANUFACTURING CO	MUTT MUFFS	59.99
ROGER'S TOWING	TOW CHARGES	240.00
SHAUN MANNING	REIMB FOR COMPUTER AND SOFTWARE	722.87
SMITH DAVIS INSURANCE INC	SURETY BOND-MELROSE	40.00
SUNSET LAW ENFORCEMENT, LTD	GUN LOCKERS	1,135.23
U.S. CELLULAR	MONTHLY SERVICE-2020-5-21	118.64
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	7,599.59
VERIZON WIRELESS	MONTHLY SERVICE-2020-5-23	653.57
WESTLAKE ACE HARDWARE	KEY, LOCKS	12.48
		<u>\$ 176,822.80</u>

### FIRE & RESCUE

AIRGAS USA, LLC	MEDICAL SUPPLIES	102.13
AMAZON.COM, LLC	CPS-BOOTS, OFFICE SUPPLIES	530.46
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2020-6-2	190.18
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	70.00
CENTURY LINK	MONTHLY SERVICE-2020-5-22	106.55
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	576.95
EC DATA SYSTEMS, INC	CPS-FAX SHARE	7.95
ED M FELD EQUIPMENT CO	SCBA REPAIR	900.00
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	71,487.98
GODFATHER'S PIZZA	CPS-EOC MEETING SUPPLIES	249.52
IAFC	CPS-MEMBERSHIP DUES	215.00
MENARDS	SUPPLIES	35.97
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	2,222.92
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	585.92
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	954.12
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	5,104.88
STRYKER SALES CORPORATION	MEDICAL SUPPLIES	614.37
UPS STORE	RETURN PARTS FOR MEDIC UNIT	16.57
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	4,890.63
WALMART	SUPPLIES	27.92
ZIRMED, INC	MEDICAL SUPPLIES	130.93
ZOLL MEDICAL CORPORATION	HOSTED BILLING-OCT 2019, FEB 2020, JUNE 2020	1,430.71
ZOLL MEDICAL CORPORATION	FRMS, RMS ANNUAL MAINTENANCE	3,302.25
		<u>\$ 93,753.91</u>

# MINUTE RECORD

CLAIMS FOR JUNE 16, 2020

PAGE 8

## NON-DEPARTMENTAL/CONTRACTS

CENTURY LINK	MONTHLY SERVICE-2020-5-19	708.73
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	430.81
LOCKTON COMPANIES, LLC	WELLNESS CONSULTING FEE-MAY 2020	1,650.00
PANSING HOGAN ERNST & BACHMAN LLP	LEGAL FEES AND BUDGET REVIEW-SID 289	4,430.81
SARPY COUNTY COURT HOUSE	ANIMAL CONTROL FEE-JUL 2020	13,406.75
SCOTT WELCH	CPS-MONTHLY WEB DESIGN MAINTENANCE	125.00
		<u>\$ 20,752.10</u>

## INFORMATION TECHNOLOGY

AMAZON.COM, LLC	CPS-BATTERY TESTER	117.31
CORE TECHNOLOGIES, INC	TELEPHONE MAINTENANCE	72.00
DELL MARKETING L.P.	COMPUTER	1,939.96
HOSTGATOR.COM	CPS-MONTHLY DOMAIN MAINTENANCE	59.95
MNJ TECHNOLOGIES PUBLIC SECTOR	BARRACUDA SOFTWARE UPGRADE	1,482.00
MOTOROLA SOLUTIONS, INC	RADIOS, MICROPHONE, EARPIECES	4,248.53
TJ CABLE	LOCATES	750.00
		<u>\$ 8,669.75</u>

## WASTEWATER

CENTURY LINK	MONTHLY SERVICE-2020-5-22	58.69
COX BUSINESS SERVICES	MONTHLY INTERNET SERVICE-2020-5-23	83.39
EMPLOYEES BENEFITS SYSTEMS	HEALTH INSURANCE-JUN 2020	8,592.00
METLIFE GROUP BENEFITS	DENTAL INSURANCE-JUNE 2020	359.59
METLIFE GROUP BENEFITS	LIFE INSURANCE-JUNE 2020	93.58
METLIFE GROUP BENEFITS	LTD INSURANCE-JUNE 2020	113.43
METRO LEASING	8735-SEWER JET TRUCK LEASE	22,836.87
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	2,695.03
TRISTAR RISK ENTERPRISE MANAGEMENT	PREFUND WORK COMP-017617	10,455.48
U.S. CELLULAR	MONTHLY SERVICE-2020-5-10	266.85
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES	1,205.40
		<u>\$ 46,760.31</u>

## COMMUNITY BETTERMENT

OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2020-5-26	100.16
		<u>\$ 100.16</u>

## FEDERAL FORFEITURES

VERIZON WIRELESS	MONTHLY SERVICE-2020-5-21	335.63
		<u>\$ 335.63</u>

## G.O. BONDS

AMERICAN NATIONAL BANK	3 BOND WIRE FEES	75.00
DEPOSITORY TRUST/CLEARING CORP	BOND INTEREST	31,687.50
DEPOSITORY TRUST/CLEARING CORP	PRINCIPAL ON BOND DTD 6/3/13	100,000.00
FIRST NATIONAL BANK OF OMAHA	SID 182 BOND PRINCIPAL & INTEREST	33,105.00
		<u>\$ 164,867.50</u>

TOTAL CLAIMS FOR JUNE 16, 2020 \$1,375,975.89

TOTAL PAYROLL FOR MAY 29, 2020 \$ 960,957.66




# CITY OF BELLEVUE

OFFICE OF THE MAYOR

1500 Wall Street – Bellevue, NE 68005 – (402) 293-3022

## MEMORANDUM

**TO:** All Council Members  
**FROM:** Rusty Hike, Mayor   
**DATE:** June 5<sup>th</sup>, 2020  
**SUBJECT:** Reappointment to the Bellevue Bridge Commission

Please consider the following for reappointment to the Bellevue Bridge Commission.

Sharon Hammarlund  
507 Laurel Drive  
Bellevue, NE 68005  
402-293-9141

She will serve a six (6) year term ending August 2026.

## **SHARON HAMMARLUND, CPA**

507 Laurel Drive • Bellevue, Nebraska 68005

(402) 293-9141 • [sharonhamm@msn.com](mailto:sharonhamm@msn.com)

(402) 319-1561 cell

## **PROFESSIONAL HISTORY**

### **SHARON HAMMARLUND, CPA – Bellevue, Nebraska –since 2018**

Certified Public Accountant: Performs financial statement audits for Non-profit corporations and local governments.

### **SCHLEISMAN ONKEN & ASSOCIATES, P.C. – Omaha, Nebraska – 2004 - 2017**

Certified Public Accountant: Performs a wide range of comprehensive services to individuals, nonpublic companies, non profit companies and local governments. Services include audits, reviews and compilations, agreed-upon-procedures attestation reports, tax planning and return preparation and some financial planning.

### **CLAWSON ASSOCIATES, P.C. – Omaha, Nebraska – 1998 to 2004**

Certified Public Accountant: Prepared monthly and annual financial statements, individual and corporate tax returns and review services for nonpublic companies.

### **GOLDBERG AND SHRIER CPAS, Omaha, Nebraska – 1996 through 1997**

Staff Accountant: Performed various accounting duties while receiving required experience for CPA licensing.

### **BELLEVUE UNIVERSITY - Bellevue, Nebraska**

Adjunct professor of accounting: Taught classes in financial, managerial, intermediate and cost accounting.

### **METROPOLITAN COMMUNITY COLLEGE – Omaha, Nebraska**

Adjunct professor of accounting: Taught classes in financial and managerial accounting

### **AT&T – Washington D.C, Omaha, Nebraska**

Various positions from entry level management through middle management in positions dealing with cash flow analysis, pricing of new services and rate case support and testimony.

## **CREDENTIALS AND ACADEMIC DEGREES**

**Certified Public Accountant** Nebraska Permit to Practice #6018  
Nebraska Silver Medal Winner, November 1995 CPA exam

**Certified Public Accountant** Arizona Permit to Practice #13720

**Bachelor of Science in Accounting** Bellevue University

**Graduate School** Industrial Engineering Iowa State University

**Bachelor of Science in Mathematics, Chemistry** Chadron State College

## **PROFESSIONAL AFFILIATIONS**

Nebraska Society of CPAs  
American Institute of Certified Public Accountants

## **CIVIC RESPONSIBILITIES**

**Member of Bellevue Bridge Commission since 2008**  
**Member Bellevue Public Schools Bond Oversight Committee since 2018**



June 3, 2020

Mayor Hike,

The term of Sharon Hammarlund will expire in August 2020. We would respectfully ask that you reappoint Sharon for another term. Sharon is a CPA and as such coordinates our annual audit with Langemann and Associates. She is also the chairman of our investment committee and coordinates our investment portfolio. She is willing to serve another term.

For The Commission

A handwritten signature in blue ink that reads "Don Fenster". The signature is written in a cursive, flowing style.

Don Fenster, Chairman

CITY OF BELLEVUE, NEBRASKA  
AGENDA ITEM COVER SHEET

11a.  
6/16/2020

COUNCIL MEETING DATE:	SUBMITTED BY: Ashley Decker	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>

SUBJECT:

Compensation Ordinance

SYNOPSIS/BACKGROUND:

The compensation ordinance is updated as needed to reflect pay ranges for employees of the City that are unclassified. The ranges are based upon market rate research and due to recent changes to positions within the City. The Compensation Ordinance was last updated on 02/26/19. Since that time we have added three new unclassified positions that need wage ranges added to the ordinance as well as removed a Director position and had one title change. The Deputy Director of Parks and Rec as well as the Planning Manager were both positions that were previously covered under the Bellevue Professional Management Association but due to recent MOUs they have been changed to unclassified positions.

FISCAL IMPACT:  BUDGETED FUNDS?: YES  GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: NO  COUNTER-PARTY:  INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE:  CONTRACT TERM:  CONTRACT END DATE:

PROJECT NAME:

START DATE:  END DATE:  PAYMENT DATE:  INSURANCE REQUIRED: NO

CIP PROJECT NAME:  CIP PROJECT NUMBER:

STREET DISTRICT NAME (S):  STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE:  ACCOUNT NUMBER:

RECOMMENDATION:

Approve Compensation Ordinance 3930

ATTACHMENTS:

1. Ordinance 3997	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

*A. Bree Robbins*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ORDINANCE NO. ~~3930~~ 3997

AN ORDINANCE OF THE CITY OF BELLEVUE, NEBRASKA, CLASSIFYING THE EMPLOYEES OF THE CITY; FIXING THE RANGES OF COMPENSATION OF SUCH EMPLOYEES; PROVIDING A PAY RANGE SCHEDULE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; REPEALING ORDINANCE NO. ~~3930 3901~~; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA, AS FOLLOWS:

Section 1. The Mayor and Council do hereby find and adopt as classification of employees of the City of Bellevue and the ranges of compensation to be paid for such classification as follows:

A. Civilian Employees Association of Bellevue (Civilian Non-Management)  
Effective December 11, 2017

<u>Grade</u>	<u>Range</u>
2	By Contract
3	By Contract
4	By Contract
5	By Contract
6	By Contract
7	By Contract
8	By Contract
9	By Contract
10	By Contract
11	By Contract
12	By Contract
13	By Contract

B. Bellevue Professional Management Association (Management and Professional)  
Effective October 23, 2017

<u>Grade</u>	<u>Range</u>
14	By Contract
15	By Contract
16	By Contract
17	By Contract
18	By Contract
19	By Contract
20	By Contract

<u>Section 2.</u>	<u>Appointed Officials</u>	<u>Range (monthly)</u>
	City Administrator	By Contract
	<del>City Attorney</del>	<del>By Contract</del>
	City Clerk	\$5,347 - \$7,216
	Treasurer	\$270 - \$354

Section 2a.	<u>Unclassified</u>	<u>Range (monthly)</u>
	Accountant	\$ 3,748 - \$ 5,408
	Accounting & Reporting Manager	\$ 5,000 - \$ 7,065
	Ambulance Billing Account Manager	\$ 4,916 - \$ 6,492
	<del>Assistant City Administrator</del>	<del>By Contract</del>
	City Attorney	\$ 8,204 - \$10,913
	<del>Community Development Director</del>	<del>By Contract</del>
	Compliance and Control Manager	\$ 5,288 - \$ 7,445
	<del>Deputy Director Parks &amp; Rec</del>	<del>\$ 6,235 - \$ 8,297</del>
	Finance Director	\$ 7,004 - \$ 10,338
	Fire Chief	\$ 8,227 - \$ 10,608
	Human Resources Coordinator	\$ 4,554 - \$ 6,066
	Human Resources <del>Director</del> Manager	\$ 6,363 - \$ 8,515
	Human Services Manager	\$ 4,489 - \$ 6,053
	Manager of Engineering Services	\$ 6,480 - \$ 8,675
	Library Director	\$ 6,412 - \$ 8,177
	Paralegal	\$ 4,239 - \$5,678
	<del>Planning Director</del>	<del>\$ 6,550 - \$ 8,945</del>
	<del>Planning Manager</del>	<del>\$ 5,288 - \$ 7,219</del>
	Police Chief	\$ 7,906 - \$ 10,734
	Public Works Director	\$ 7,807 - \$ 10,465
	Public Works Engineer II	\$ 5,645 - \$ 7,438
	Risk Manager	\$ 4,719 - \$ 6,533

Section 2b.	<u>Unclassified</u>	<u>Range (hourly)</u>
	CATV Specialist	\$ 18.77 - \$ 27.12
	Executive Secretary	\$ 21.44 - \$ 29.23
	Emergency Medical Services Supervisor	\$ 33.98 - \$ 46.82

Section 2c. If the wages for the City Clerk and the employees listed in Section 2a, Section 2b and Section 5 are above the top step of the wage range for their position, their wage will be red-circled, or frozen, until the wage range catches up to them. Annually, on the employees' full-time date of hire anniversary (or date of promotion anniversary if applicable), employees may be eligible for an increase if the top rate of the wage range for their position increases to a higher rate than their current wage after the top rate is increased by 1.6% each anniversary year.

Section 3. Bellevue Police Officers Association  
Effective October 1, 2018

<u>Job Classification</u>	<u>Range (hourly)</u>
Police Officer	By Contract
Sergeant	By Contract

Section 4. Bellevue Police Command Staff Association  
Effective October 1, 2018

<u>Job Classification</u>	<u>Range (hourly)</u>
Police Captain	By Contract
Police Lieutenant	By Contract

Section 5. Fire Command

<u>Unclassified</u>	<u>Range (monthly)</u>
Assistant Fire Chief	\$ 7,214 - \$ 8,926

Section 5a. International Association of Firefighters Local 4906 (Fire Command Staff)  
Effective January 22, 2018

<u>Job Classification</u>	<u>Range</u>
Battalion Fire Chief	By Contract
Fire Captain	By Contract
Firefighters	By Contract

Section 6.

Seasonal:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>			
\$9.00	\$9.25	\$9.50	\$9.75	\$10.00			
<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>			
\$10.25	\$10.50	\$10.75	\$11.00	\$11.25			
<u>K</u>	<u>L</u>	<u>M</u>	<u>N</u>	<u>O</u>			
\$11.50	\$11.75	\$12.00	\$12.25	\$12.50			
<u>P</u>	<u>Q</u>	<u>R</u>	<u>S</u>	<u>T</u>			
\$12.75	\$13.00	\$13.25	\$13.50	\$13.75			
<u>U</u>	<u>V</u>	<u>W</u>	<u>X</u>	<u>Y</u>			
\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
<u>Z</u>	<u>A-1</u>	<u>B-1</u>	<u>C-1</u>	<u>D-1</u>	<u>E-1</u>	<u>F-1</u>	
\$15.25	\$15.50	\$15.75	\$16.00	\$16.25	\$16.50	\$16.75	

Section 7. Part-Time Positions:

Part-Time Administrative Positions:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
\$18.04	\$18.67	\$19.32	\$20.00	\$20.70	\$21.42

<u>Unclassified Part-Time Positions</u>	<u>Range (hourly)</u>
Part-Time Administrative Intern Position:	\$9.00 to \$12.00

Section 7a. Bellevue Professional Firefighters Association (Part-Time Firefighters)  
Effective January 8, 2018

<u>Job Classification</u>	<u>Range (hourly)</u>
Firefighters	By Contract

Section 8. That Ordinance ~~3901~~ 3930 is hereby repealed.

Section 9. That payments based upon the above schedules for employees made prior to the effective date of this Ordinance are hereby ratified.

Section 10. That this Ordinance shall be published in pamphlet form.

Section 11. That upon the effective date of this ordinance, all legislative format shall be removed and the Ordinance placed in proper format with the approved amendments.

Section 12. That the ordinance shall be in full force and effect and after its passage, approval and publication according to law.

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, ~~2019~~ 2020.

\_\_\_\_\_  
Rusty Hike, Mayor

ATTEST:

\_\_\_\_\_  
~~Susan Kluthe~~ Sabrina Ohnmacht, City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

ORDINANCE NO. 3997

AN ORDINANCE OF THE CITY OF BELLEVUE, NEBRASKA, CLASSIFYING THE EMPLOYEES OF THE CITY; FIXING THE RANGES OF COMPENSATION OF SUCH EMPLOYEES; PROVIDING A PAY RANGE SCHEDULE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; REPEALING ORDINANCE NO. 3930; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA, AS FOLLOWS:

Section 1. The Mayor and Council do hereby find and adopt as classification of employees of the City of Bellevue and the ranges of compensation to be paid for such classification as follows:

A. Civilian Employees Association of Bellevue (Civilian Non-Management)  
Effective December 11, 2017

<u>Grade</u>	<u>Range</u>
2	By Contract
3	By Contract
4	By Contract
5	By Contract
6	By Contract
7	By Contract
8	By Contract
9	By Contract
10	By Contract
11	By Contract
12	By Contract
13	By Contract

B. Bellevue Professional Management Association (Management and Professional)  
Effective October 23, 2017

<u>Grade</u>	<u>Range</u>
14	By Contract
15	By Contract
16	By Contract
17	By Contract
18	By Contract
19	By Contract
20	By Contract

<u>Section 2.</u>	<u>Appointed Officials</u>	<u>Range (monthly)</u>
	City Administrator	By Contract
	City Clerk	\$5,347 - \$7,216
	Treasurer	\$270 - \$354

Section 2a.	<u>Unclassified</u>	<u>Range (monthly)</u>
	Accountant	\$ 3,748 - \$ 5,408
	Accounting & Reporting Manager	\$ 5,000 - \$ 7,065
	Ambulance Billing Account Manager	\$ 4,916 - \$ 6,492
	City Attorney	\$ 8,204 - \$10,913
	Community Development Director	By Contract
	Compliance and Control Manager	\$ 5,288 - \$ 7,445
	Deputy Director Parks & Rec	\$ 6,235 - \$ 8,297
	Finance Director	\$ 7,004 - \$ 10,338
	Fire Chief	\$ 8,227 - \$ 10,608
	Human Resources Coordinator	\$ 4,554 - \$ 6,066
	Human Resources Director	\$ 6,363 - \$ 8,515
	Human Services Manager	\$ 4,489 - \$ 6,053
	Manager of Engineering Services	\$ 6,480 - \$ 8,675
	Library Director	\$ 6,412 - \$ 8,177
	Paralegal	\$ 4,239 - \$5,678
	Planning Manager	\$ 5,288 - \$ 7,219
	Police Chief	\$ 7,906 - \$ 10,734
	Public Works Director	\$ 7,807 - \$ 10,465
	Public Works Engineer II	\$ 5,645 - \$ 7,438
	Risk Manager	\$ 4,719 - \$ 6,533

Section 2b.	<u>Unclassified</u>	<u>Range (hourly)</u>
	CATV Specialist	\$ 18.77 - \$ 27.12
	Executive Secretary	\$ 21.44 - \$ 29.23
	Emergency Medical Services Supervisor	\$ 33.98 - \$ 46.82

Section 2c. If the wages for the City Clerk and the employees listed in Section 2a, Section 2b and Section 5 are above the top step of the wage range for their position, their wage will be red-circled, or frozen, until the wage range catches up to them. Annually, on the employees' full-time date of hire anniversary (or date of promotion anniversary if applicable), employees may be eligible for an increase if the top rate of the wage range for their position increases to a higher rate than their current wage after the top rate is increased by 1.6% each anniversary year.

Section 3. Bellevue Police Officers Association  
Effective October 1, 2018

<u>Job Classification</u>	<u>Range (hourly)</u>
Police Officer	By Contract
Sergeant	By Contract

Section 4. Bellevue Police Command Staff Association  
Effective October 1, 2018

<u>Job Classification</u>	<u>Range (hourly)</u>
Police Captain	By Contract
Police Lieutenant	By Contract

Section 5. Fire Command

<u>Unclassified</u>	<u>Range (monthly)</u>
Assistant Fire Chief	\$ 7,214 - \$ 8,926

Section 5a. International Association of Firefighters Local 4906 (Fire Command Staff)  
Effective January 22, 2018

<u>Job Classification</u>	<u>Range</u>
Battalion Fire Chief	By Contract
Fire Captain	By Contract
Firefighters	By Contract

Section 6. Seasonal:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>			
\$9.00	\$9.25	\$9.50	\$9.75	\$10.00			
<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>			
\$10.25	\$10.50	\$10.75	\$11.00	\$11.25			
<u>K</u>	<u>L</u>	<u>M</u>	<u>N</u>	<u>O</u>			
\$11.50	\$11.75	\$12.00	\$12.25	\$12.50			
<u>P</u>	<u>Q</u>	<u>R</u>	<u>S</u>	<u>T</u>			
\$12.75	\$13.00	\$13.25	\$13.50	\$13.75			
<u>U</u>	<u>V</u>	<u>W</u>	<u>X</u>	<u>Y</u>			
\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
<u>Z</u>	<u>A-1</u>	<u>B-1</u>	<u>C-1</u>	<u>D-1</u>	<u>E-1</u>	<u>F-1</u>	
\$15.25	\$15.50	\$15.75	\$16.00	\$16.25	\$16.50	\$16.75	

Section 7. Part-Time Positions:

Part-Time Administrative Positions:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
\$18.04	\$18.67	\$19.32	\$20.00	\$20.70	\$21.42

<u>Unclassified Part-Time Positions</u>	<u>Range (hourly)</u>
Part-Time Administrative Intern Position:	\$9.00 to \$12.00

Section 7a. Bellevue Professional Firefighters Association (Part-Time Firefighters)  
Effective January 8, 2018

<u>Job Classification</u>	<u>Range (hourly)</u>
Firefighters	By Contract

- Section 8. That Ordinance 3930 is hereby repealed.
- Section 9. That payments based upon the above schedules for employees made prior to the effective date of this Ordinance are hereby ratified.
- Section 10. That this Ordinance shall be published in pamphlet form.
- Section 11. That upon the effective date of this ordinance, all legislative format shall be removed and the Ordinance placed in proper format with the approved amendments.
- Section 12. That the ordinance shall be in full force and effect and after its passage, approval and publication according to law.

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Rusty Hike, Mayor

ATTEST:

\_\_\_\_\_  
Susan Kluthe, City Clerk

First Reading: 05/19/2020  
Second Reading: 06/02/2020  
Third Reading: \_\_\_\_\_

CITY OF BELLEVUE, NEBRASKA  
AGENDA ITEM COVER SHEET

12a.  
6/16/2020

COUNCIL MEETING DATE: 6.2.20	SUBMITTED BY: Administrator	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>

SUBJECT:

Ordinance to add a new section 2.96 regarding declarations of emergencies and restrictions of activities.

SYNOPSIS/BACKGROUND:

The City has the authority to declare an emergency pursuant to Neb. Rev. Stat. 81-829.50, however after the declaration, there is no authority in the City Code to enact orders to protect the community. This ordinance will allow the Mayor and/or Chief of Police authority to enact measures in the event of an emergency for a period, not to exceed 72 hours. Any orders extending past 72 hours will need council approval.

FISCAL IMPACT: 0 BUDGETED FUNDS?: NO GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: NO COUNTER-PARTY: INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED: NO

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve the Ordinance authorizing the Mayor and Chief of Police, after the declaration of an emergency, to enact certain orders to protect the community.

ATTACHMENTS:

1. Ordinance 2. 3. 4. 5. 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

*A. Bruce Rollin*  
*David R.*

ORDINANCE NO. 3999

AN ORDINANCE TO AMEND ARTICLE II, CHAPTER 1, OF THE BELLEVUE MUNICIPAL CODE BY ADDING A NEW SECTION 2.96 REGARDING DECLARATIONS OF EMERGENCY AND RESTRICTIONS OF ACTIVITIES.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA.

**Section 1.** That Section 2.96 of Chapter 2, Article II of the Bellevue Municipal Code is hereby added to read as follows:

**Sec. 2-29.1 Definitions; word usage**

When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular, and words in the singular number include the plural. The word "shall" is always mandatory and not merely directory.

For the purposes of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein:

**EMERGENCY:** An unforeseen combination of circumstances or the resulting state that calls for immediate action. The term includes, but is not limited to, a fire, natural disaster, automobile accident, disaster, riot or civil commotion, act of God, or any situation which requires immediate action to prevent serious bodily injury or loss of life, or which involves conditions which impair transportation, food or fuel supplies, medical care, fire, health or police protection or other vital facilities of the City.

**ESTABLISHMENT:** Any privately-owned place of business operated for a profit to which the public is invited, including but not limited to any place of amusement or entertainment.

**PUBLIC PLACE:** Any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, common areas of schools, shopping centers, parking lots, parks, playgrounds, transportation facilities, theaters, restaurants, shops, bowling alleys, taverns, cafes, arcades and similar areas that are open to the use of the public. As a type of public place, a street is a way or place, of whatever nature, open to the use of the public as a matter of right for purposes of vehicular travel or in the case of a sidewalk thereof for pedestrian travel. "Street" includes that legal right of way, including but not limited to the cartway of traffic lanes, the curb, the sidewalks, whether paved or unpaved, and any grass plots or other grounds found within the legal right of way of a street.

**REMAIN:** To stay behind and to stay unnecessarily in a public place.

**TIME OF NIGHT:** Referred to herein is based upon the prevailing standard of time generally observed at that hour by the public in the city; prima facie the time then observed in the City Administrative Offices and police stations.

**Sec. 2-29.2 Declarations of Emergency and Restrictions of Activities.**

The Mayor shall have the authority to declare an emergency within the city whenever conditions arise by reason of war, conflagration, flood, heavy snow storm, blizzard, catastrophe, disaster, riot or civil commotion, or acts of God, including conditions, without limitation because of enumeration, which impair transportation, food or fuel supplies, medical care, fire, health or police protection or other vital facilities of the city. Pursuant to Nebraska Revised Statute 81-829.50, the Mayor has the ability to declare an emergency. This Ordinance will allow the Mayor, his/her designee, and the Chief of Police powers to restrict activities after the declaration of an emergency. Said orders shall only be in effect for seventy-two (72) hours. Any extension required after 72-hours will required council approval.

1. The mayor is hereby authorized, if he/she finds that the city or any part thereof is suffering or is in imminent danger of suffering civil disturbance, disorder, riot or other occurrence which will seriously and substantially endanger the health, safety and property of the citizens, to declare a state of emergency.
3. Whenever, in the judgment of the mayor, or, in the event of his/her inability to act, the council president, an emergency exists within the city, he/she shall have power to impose by proclamation any regulations necessary to preserve the peace and order of the city.
4. After proclamation of an emergency, or any order thereunder, the mayor or other person authorized to do so under this article shall forthwith provide for notice thereof to be given to members of the council, and any state or other local agencies are required under Nebraska Law.
5. The Chief of Police may issue an order prohibiting or limiting the number of persons who may gather or congregate upon the public highways, public streets, or public sidewalks, or in any outdoor place, except persons who are awaiting transportation, engaging in recreational activities at a usual and customary place, or peaceably entering or leaving buildings.
6. The Chief of Police may establish a curfew limiting the hours when persons may go upon or travel the public streets.
7. The Mayor or his/her designee may require the closing of cocktail lounges, taverns and bars and prohibit the sale or service of alcoholic beverages in any hotel, restaurant, club or other establishment, and require the closing of all other business establishments.

8. The Mayor may prohibit or restrict the sale of gasoline or other inflammable liquids.
9. The Mayor may prohibit the sale, carrying or possession on the public street or public sidewalks, or in any public park or square, of weapons including, but not limited to, firearms, bows and arrows, air rifles, slingshots, knives, razors or missiles of any kind.
10. The Mayor, his/her designee, or the Chief of Police may do any and all things and take such measures as are necessary to preserve the health, safety, and property of the citizens of this community.

**Sec. 2-29.3 Violations and penalties**

Any person who violates any of the prohibitions or provisions of any section of this chapter or any rules, regulations, or orders of the Mayor or Chief of Police under this chapter shall be deemed guilty of a misdemeanor. The penalty for such violation shall be a fine in any sum not exceeding \$500 or imprisoned six months, or both said fine and imprisonment at the discretion of the sentencing court.

**Section 2.** This Ordinance shall take effect and be in full force immediately after it is passed and signed by the Mayor.

ADOPTED by the Mayor and City Council this \_\_\_\_ day of June, 2020.

ATTEST:

\_\_\_\_\_  
Mayor, Rusty Hike

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

First Reading: 06/02/2020  
 Second Reading: \_\_\_\_\_  
 Third Reading: \_\_\_\_\_

\_\_\_\_\_  
City Attorney

ORDINANCE NO. 3999

AN ORDINANCE TO AMEND ARTICLE II, CHAPTER 1, OF THE BELLEVUE MUNICIPAL CODE BY ADDING A NEW SECTION 2.96 REGARDING DECLARATIONS OF EMERGENCY AND RESTRICTIONS OF ACTIVITIES.

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1. The mayor is hereby authorized, if he/she finds that the city or any part thereof is suffering or is in imminent danger of suffering civil disturbance, disorder, riot or other occurrence which will seriously and substantially endanger the health, safety and property of the citizens, to declare a state of emergency.
3. Whenever, in the judgment of the mayor, or, in the event of his/her inability to act, the council president, an emergency exists within the city, he/she shall have power to impose by proclamation any regulations necessary to preserve the peace and order of the city.
4. After proclamation of an emergency, or any order thereunder, the mayor or other person authorized to do so under this article shall forthwith provide for notice thereof to be given to members of the council, and any state or other local agencies are required under Nebraska Law.
5. The Chief of Police may issue an order prohibiting or limiting the number of persons who may gather or congregate upon the public highways, public streets, or public sidewalks, or in any outdoor place, except persons who are awaiting transportation, engaging in recreational activities at a usual and customary place, or peaceably entering or leaving buildings.
6. The Chief of Police may establish a curfew limiting the hours when persons may go upon or travel the public streets.
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8. The Mayor may prohibit or restrict the sale of gasoline or other inflammable liquids.
9. The Mayor may prohibit the sale, carrying or possession on the public street or public sidewalks, or in any public park or square, of weapons including, but not limited to, firearms, bows and arrows, air rifles, slingshots, knives, razors or missiles of any kind.
10. The Mayor, his/her designee, or the Chief of Police may do any and all things and take such measures as are necessary to preserve the health, safety, and property of the citizens of this community.

The proclamation shall continue in effect until the principal executive officer finds that the disaster or emergency has been dealt with to the extent that those conditions no longer exist. The local governing body by resolution may terminate a local state of emergency proclamation at any time, and upon such termination the principal executive officer shall terminate the proclamation. Any order or proclamation declaring, continuing, or terminating a local emergency shall be given prompt and general publicity by posting the same to the City of Bellevue's official social media sites and the City of Bellevue's official website. The proclamation shall be filed promptly with the clerk of the local government who shall post the same on their bulletin board outside their office during the duration of the declaration and the Nebraska Emergency Management Agency.

### **Sec. 2-29.3 Violations and penalties**

Any person who violates any of the prohibitions or provisions of any section of this chapter or any rules, regulations, or orders of the Mayor or Chief of Police under this chapter shall be deemed guilty of a misdemeanor. The penalty for such violation shall be a fine in any sum not exceeding \$500 or imprisoned six months, or both said fine and imprisonment at the discretion of the sentencing court.

**Section 2.** This Ordinance shall take effect and be in full force immediately after it is passed and signed by the Mayor.

ADOPTED by the Mayor and City Council this \_\_\_\_ day of June, 2020.

ATTEST:

\_\_\_\_\_  
Mayor, Rusty Hike

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

First Reading: June 2, 2020  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_

\_\_\_\_\_  
City Attorney

CITY OF BELLEVUE, NEBRASKA  
AGENDA ITEM COVER SHEET

13a.  
6/16/2020

COUNCIL MEETING DATE: 07/07/2020		SUBMITTED BY: Tammi Palm	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Approval of a request to rezone Lots 1 and 2, Watson's Replat Three being a replat of Lot 2, Watson's Replat II, from AG to AG and ML; and to preliminary and final plat Lots 1 and 2 Watson's Replat Three. Applicant: DLWC Real Estate, LLC. Location: 3803 Cornhusker Road.

SYNOPSIS/BACKGROUND:

The applicant is requesting to obtain approval of a change of zone, preliminary plat, and final plat to allow for the current agricultural use as well as light industrial development.

FISCAL IMPACT:  BUDGETED FUNDS?: NO  GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: NO  COUNTER-PARTY:  INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE:  CONTRACT TERM:  CONTRACT END DATE:

PROJECT NAME:

START DATE:  END DATE:  PAYMENT DATE:  INSURANCE REQUIRED: NO

CIP PROJECT NAME:  CIP PROJECT NUMBER:

STREET DISTRICT NAME (S):  STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE:  ACCOUNT NUMBER:

RECOMMENDATION:

The Planning Department and Planning Commission have recommended approval of this request.

ATTACHMENTS:

- |   |                         |                         |
|---|-------------------------|-------------------------|
| 1. Planning Commission Recommendation Sheet | 2. Staff Report         | 3. Rezoning Ordinance   |
| 4. <input type="text"/>                     | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

*A. Bree Roblins*  
*[Signature]*  
*[Signature]*

# City of Bellevue

## PLANNING COMMISSION RECOMMENDATION

APPLICANT: DLWC Real Estate LLC  
CASE #'s: Z-2004-02, S-2004-04, and S-2004-05  
CITY COUNCIL HEARING DATE: July 7, 2020

REQUEST: to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development; preliminary plat Lots 1 and 2, Watson's Replat Three; and final plat Lots 1 and 2, Watson's Replat Three.

On May 28, 2020 the City of Bellevue Planning Commission voted seven yes, zero no, two absent and zero abstained:

**APPROVAL** based on conformance with the zoning ordinance, subdivision regulations, and lack of perceived negative impact to the surrounding area, as well as an amendment to the Future Land Use Map of the Comprehensive Plan.

**VOTE:**

Yes:	Seven:	No:	Zero:	Abstain:	Zero:	Absent:	Two:
	Casey					Ackley	
	Cain					Perrin	
	Aerni						
	Ritz						
	Hankins						
	Cutsforth						
	Jacobson						

Planning Commission Hearing (s) was held on: May 28, 2020

# CITY OF BELLEVUE PLANNING DEPARTMENT

## RECOMMENDATION REPORT # 2

**CASE NUMBERS:** Z-2004-07  
S-2004-06  
S-2004-08

**FOR HEARING OF:**  
**REPORT 1#:** May 28, 2020  
**REPORT 2#:** July 07, 2020

### **I. GENERAL INFORMATION**

#### **A. APPLICANT:**

DLWC Real Estate, LLC  
12601 South 71<sup>st</sup> Street  
Papillion, NE 68133

#### **B. PROPERTY OWNER:**

DLWC Real Estate, LLC  
12601 South 71<sup>st</sup> Street  
Papillion, NE 68133

#### **C. GENERAL LOCATION:**

3803 Cornhusker Road

#### **D. LEGAL DESCRIPTION:**

Lots 1 and 2, Watson's Replat Three, being a platting of Lot 2, Watson's Replat II, located in the Northeast  $\frac{1}{4}$  of Section 29, and the Northwest  $\frac{1}{4}$  of Section 28, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

#### **E. REQUESTED ACTIONS:**

1. Rezone Lots 1 and 2, Watson's Replat III, from AG to AG and ML for the purpose of industrial development.
2. Preliminary plat Lots 1 and 2, Watson's Replat III.
3. Final plat Lots 1 and 2, Watson's Replat III.

**F. EXISTING ZONING AND LAND USE:**

AG, Orchard/Greenhouse/Nurseries and Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a change of zone, preliminary plat, and final plat to allow for the current agricultural use as well as light industrial development.

**H. SIZE OF SITE:**

The site is approximately 25.75 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

A portion of the site is being used as a nursery, greenhouse, and orchard for the Trees, Shrubs and More landscaping business. The site consists of several accessory structures and various varieties of trees. The portion of the site abutting 36<sup>th</sup> Street is vacant and has most recently been utilized for fill.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Commercial, Light Industrial, and Cornhusker Road right-of-way, General Business (BG)/Light Manufacturing (ML),
2. **East:** Commercial, Light Industrial, and 36<sup>th</sup> Street right-of-way, General Business (BG) and Light Manufacturing (ML)
3. **South:** Agricultural/Vacant, AG
4. **West:** Agricultural/Vacant, AG

**C. REVELANT CASE HISTORY:**

1. On September 26, 1991, the Planning Commission recommended approval of a request to final plat Lots 1 and 2, Watson's Replat II, being a replat of Tax Lot 13A, Tax Lot 13B (the north 10 feet of the east 10 feet of Tax Lot 13); together with Lot 1, Watson's Replat, located in the Northeast ¼ of the Northeast ¼ of Section 29; together with Tax Lot 17A, located in the Northwest ¼ of the Northwest ¼ of Section 28; all located in T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The City Council approved the aforementioned request on October 15, 1991.
2. On May 16, 1991 the Planning Commission recommended approval of a request to preliminary plat Lots 1 and 2, Watson's Replat II, being a replat of Tax Lot 13A, Tax Lot 13B (the north 10 feet of the east 10 feet of Tax Lot 13); together

with Lot 1, Watson's Replat, located in the Northeast ¼ of the Northeast ¼ of Section 29; together with Tax Lot 17A, located in the Northwest ¼ of the Northwest ¼ of Section 28; all located in T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The City Council approved the aforementioned request on June 10, 1991.

3. On May 16, 1991 the Planning Commission recommended approval of a request to rezone Tax Lot 13A, Tax Lot 13B (the north 10 feet of the east 10 feet of Tax Lot 13); together with Lot 1, Watson's Replat, located in the Northeast ¼ of the Northeast ¼ of Section 29; together with Tax Lot 17A, located in the Northwest ¼ of the Northwest ¼ of Section 28; all located in T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The City Council approved the aforementioned request on June 10, 1991.
4. On May 28, 2020 the Planning Commission recommended approval of a request to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development; preliminary plat Lots 1 and 2, Watson's Replat Three; and final plat Lots 1 and 2, Watson's Replat Three.

**D. APPLICABLE REGULATIONS:**

1. Section 5.05, Zoning Ordinance, regarding AG uses and requirements.
2. Section 5.27, Zoning Ordinance, regarding ML uses and requirements.
3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
4. Chapter 4, Subdivision Regulations, regarding Final Plats.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan designates this area as Agricultural.

**B. OTHER PLANS:**

The applicant has indicated a desire to sell proposed Lot 2, Watson's Replat III, if his rezoning is approved.

**C. TRAFFIC AND ACCESS:**

1. There is no traffic data information available for this area.

2. Proposed Lot 1 has access to South 36<sup>th</sup> Street, while Proposed Lot 2 has access from Cornhusker Road.

**D. UTILITIES:**

All utilities are available to serve this development.

**E. ANALYSIS:**

1. Dale Watson, on behalf of DLWC Real Estate, LLC, has submitted a request to preliminary plat and final plat Lots 1 and 2, Watson's Replat III, for the purpose of agricultural and industrial development.

2. The applicant is also requesting a change of zone from AG to AG (Agricultural) for proposed Lot 1, and ML (Light Manufacturing District) for proposed Lot 2.

The AG zoning requires a minimum lot area of 20 acres, while the ML zoning requires a minimum lot area for business or industry of 10,000 square feet. Both lots meet the minimum zoning requirements.

3. Proposed Lot 1 is the current location of Trees, Shrubs and More, a design and garden center. The main building, several outbuildings, and greenhouses are on this location.

4. According to the Federal Emergency Management Agency (FEMA) Floodway Boundary and Floodway maps, most of the site lies within the limits of the 100-year flood plain of the Big Papillion Creek.

The applicant has previously received a flood development permit to fill a portion of the site above the elevation of the 100 year flood plain.

5. This application was sent out to the following departments and individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Planning Director, Sarpy County Public Works Department, Sarpy County Deputy County Administrator, and Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, made comments pertaining to technical revisions to the final plat. The applicant's engineer has satisfied the requested revisions.

Krista Hoffart, Offutt Air Force Base Community Planner, made comments the property is in the Air Installation Compatible Use Zone (AICUZ) and falls with the

65-69 db and 70-74 db noise ranges. She requested if or when development occurs it complies with the suggested Land Use Compatibility Recommendations for areas within those noise zones. Some will require no modification, while others may suggest that noise attenuation materials be used in construction to reduce noise levels a specific decibel amount.

Compliance with the AICUZ ordinance will be monitored during the building permit process.

No other comments were received on this case.

6. The applicant's engineer has dedicated 30' of additional right-of-way along 36<sup>th</sup> Street at the request of the city to allow for future expansion of this roadway.

7. Based on its existing zoning, this property is designated for agricultural use in the Future Land Use Map of the Comprehensive Plan. If the aforementioned requests are approved, staff would also recommend including a motion for an amendment to the Future Land Use Map for this area.

8. Proposed Lot 2 for which the ML zoning is being requested for abuts several lots presently zoned ML. Additionally, staff believes with the continued AG zoning for proposed Lot 1 to the west, along with the current AG zoning and floodplain and floodway to the south and west of this property, the proposed zoning request is compatible with the neighborhood and existing development. There is a multi family residential development to the east of this property; however, that property is across the 36<sup>th</sup> Street right-of-way, and is also to the east of the existing ML zoning.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance, and Subdivision Regulations; and also based upon the lack of perceived negative impact to the surrounding neighborhood.

**V. PLANNING COMMISSION RECOMMENDATION**

APPROVAL based upon conformance with the zoning ordinance, subdivision regulations, and lack of perceived negative impact to the surrounding area, as well as an amendment to the Future Land Use Map of the Comprehensive Plan to reflect Lot 2, Watson's Replat III as light industrial.

**VI. ATTACHMENTS TO REPORT**

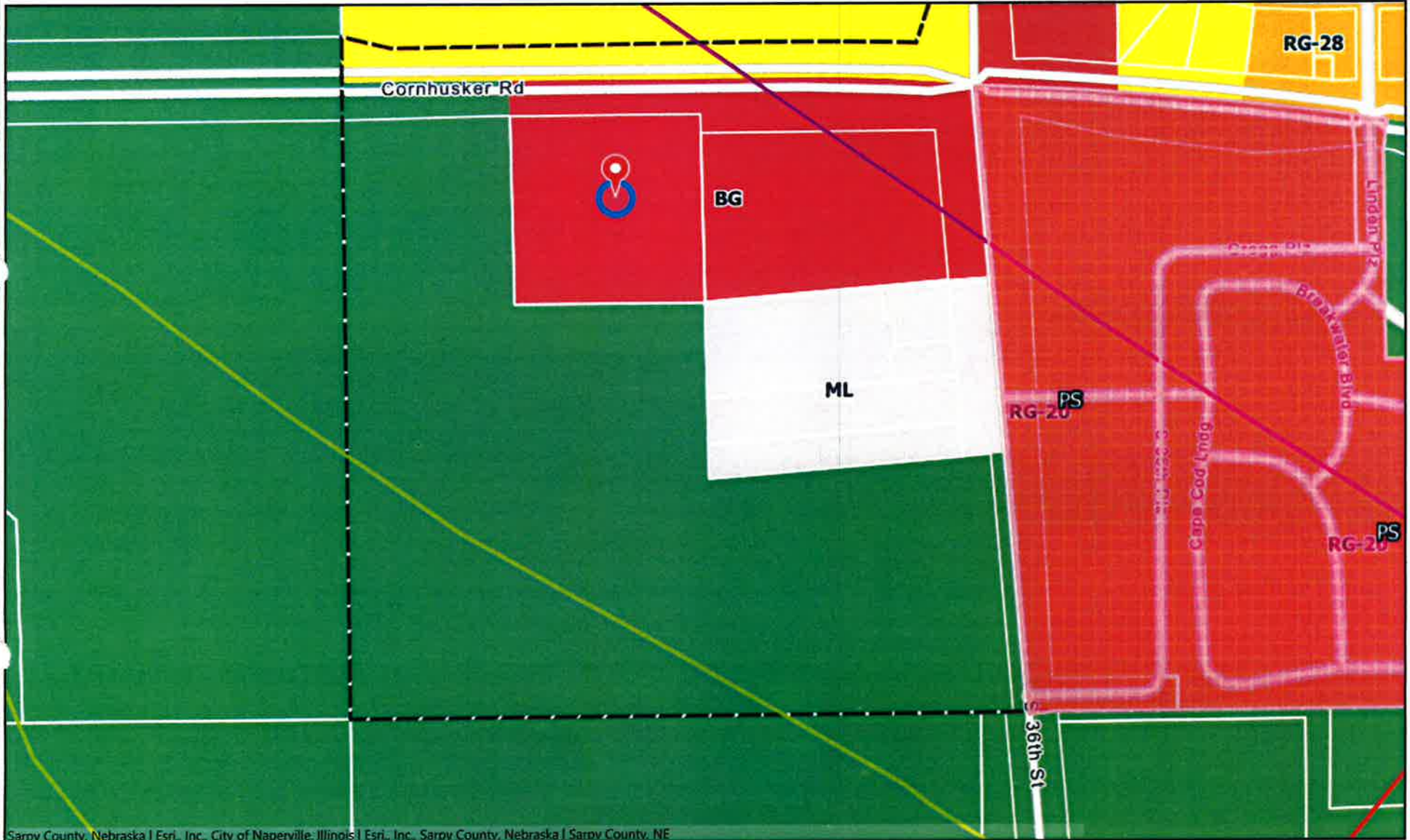
1. Vicinity map/Zoning Map
2. 2018 GIS aerial
3. Preliminary plat received May 14, 2020
4. Final plat received May 14, 2020
5. Letter from Joe Dethlefs received April 27, 2020

**VII. COPIES OF REPORT TO:**

1. DLWC Real Estate, LLC (Dale Watson)
2. TD2 Engineering & Surveying
3. Public Upon Request

  
Prepared by: \_\_\_\_\_ Date 6/3/20

  
Planning Manager \_\_\_\_\_ Date



Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska | Sarpy County, NE

Map Scale 1: 4514

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE

Map Scale 1: 4514

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Notes



# WATSON'S REPLAT THREE

## LOTS 1 AND 2

- EXEMPTION GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 39 AT PAGE 23 OF THE SARPY COUNTY RECORDS.
- EXEMPTION GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED IN MISC. BOOK 37 AT PAGE 372 OF THE SARPY COUNTY RECORDS.

- NOTES**
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - THE PROPERTY LIES WITHIN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND FALLS WITHIN THE 65-88dB AND 70-74dB NOISE ZONES. WHEN DEVELOPMENT OCCURS ON THE PROPERTY, IT MUST COMPLY WITH THE SUGGESTED LAND USE COMPATIBILITY RECOMMENDATIONS FOR AREAS WITHIN THOSE NOISE ZONES. SOME WALL REQUIRE NO MODIFICATIONS, WHILE OTHERS MAY SUGGEST THAT NOISE ATTENUATING MATERIALS BE USED IN CONSTRUCTION TO REDUCE NOISE LEVELS A SPECIFIC DECIBEL AMOUNT.

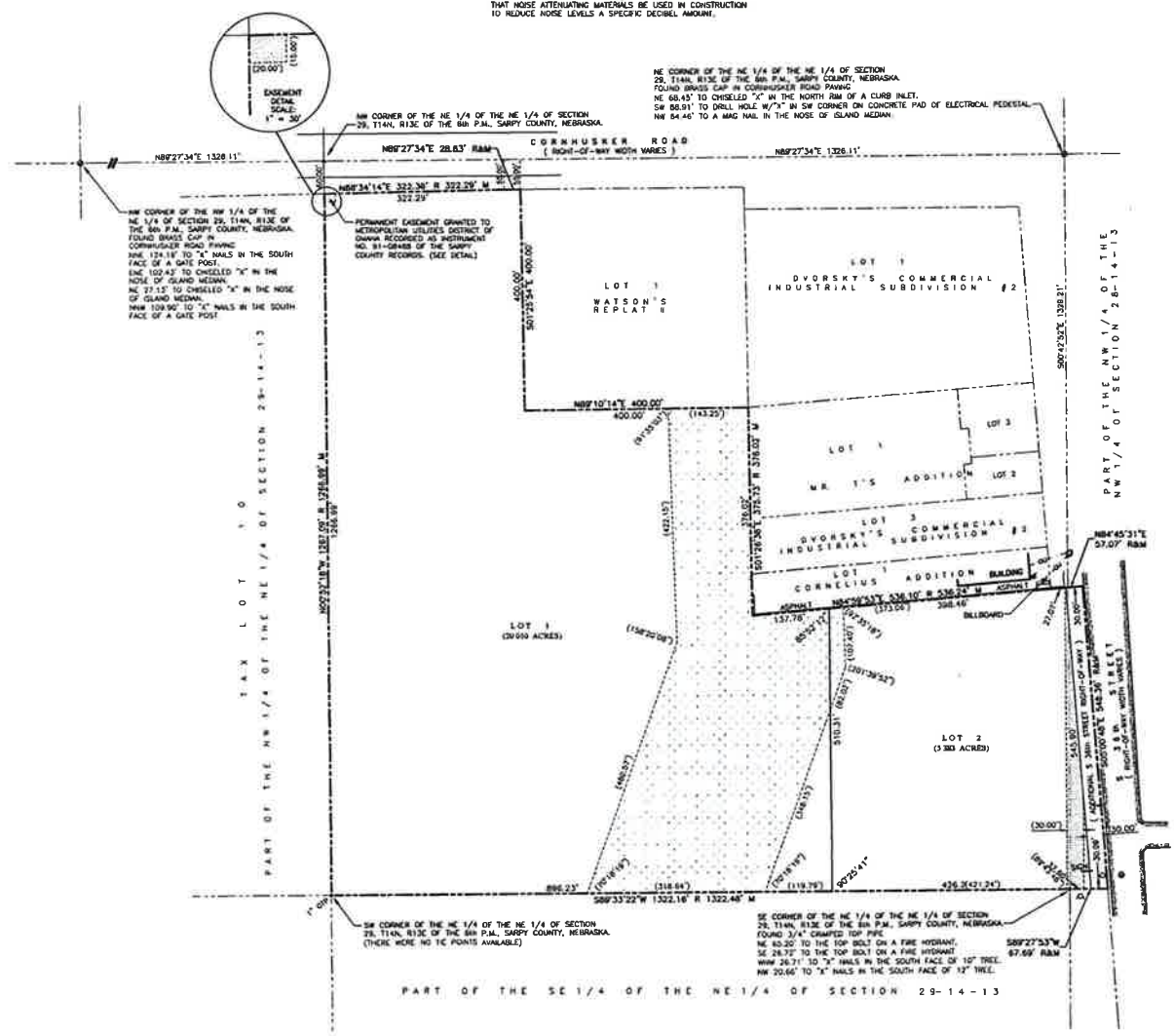


VICINITY MAP

**TD2**  
engineering & surveying

Thompson, Dreeschen & Dornier, Inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p 402.330.8860 f 402.330.5866  
td2co.com

Survey Type



### SUBMIDER

DLWC REAL ESTATE, LLC  
12601 SOUTH 71st STREET  
PAPILLION, NEBRASKA 68133

### ENGINEER

THOMPSON, DRESSECH & DORNER, INC.  
10836 OLD MILL ROAD  
OMAHA NEBRASKA 68154

### LEGAL DESCRIPTION

LOT 2, WATSON'S REPLAT II, AN ADDITION TO THE CITY OF BELLEVUE, LOCATED WITHIN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29 AND WITHIN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### NOTES

- NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED BY THE SUBMIDER.
- EXISTING ZONING IS AG. PROPOSED ZONING IS ML.
- REQUIRED UTILITIES EXIST.

### LEGEND

- CORNERS FOUND
- CORNERS SET
- (5/8" REBAR W/CAP #308)
- ▲ TEMPORARY POINT
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- DTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- △ FIRE HYDRANT
- SKW
- ⊙ SEWER MANHOLE
- ⊕ POWER POLE
- ⊖ ELECTRICAL METER
- o- OVERHEAD UTILITY LINE

WATSON'S REPLAT THREE  
LOTS 1 AND 2



Elevation Dates

No.	Description	MM-CC-YY

Job No.: A1561-19-20P  
Drawn By: RJR  
Reviewed By: JDW  
Date: APRIL 15, 2020  
Book:  
Pages:

Sheet Title  
CITY OF BELLEVUE  
PRELIMINARY PLAT

Sheet Number

RECEIVED

MAY 14 2020

PLANNING DEPT.



thompson, dressen & dornier, inc. 10838 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5866 td2co.com

# WATSON'S REPLAT THREE

## LOTS 1 AND 2

BEING A REPLATING OF LOT 2, WATSON'S REPLAT II, AN ADDITION TO THE CITY OF BELLEVUE, LOCATED WITHIN PART OF THE NE 1/4 OF SECTION 29 AND WITHIN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 39 AT PAGE 23 OF THE SARPY COUNTY RECORDS.  
EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED IN MISC. BOOK 37 AT PAGE 372 OF THE SARPY COUNTY RECORDS.

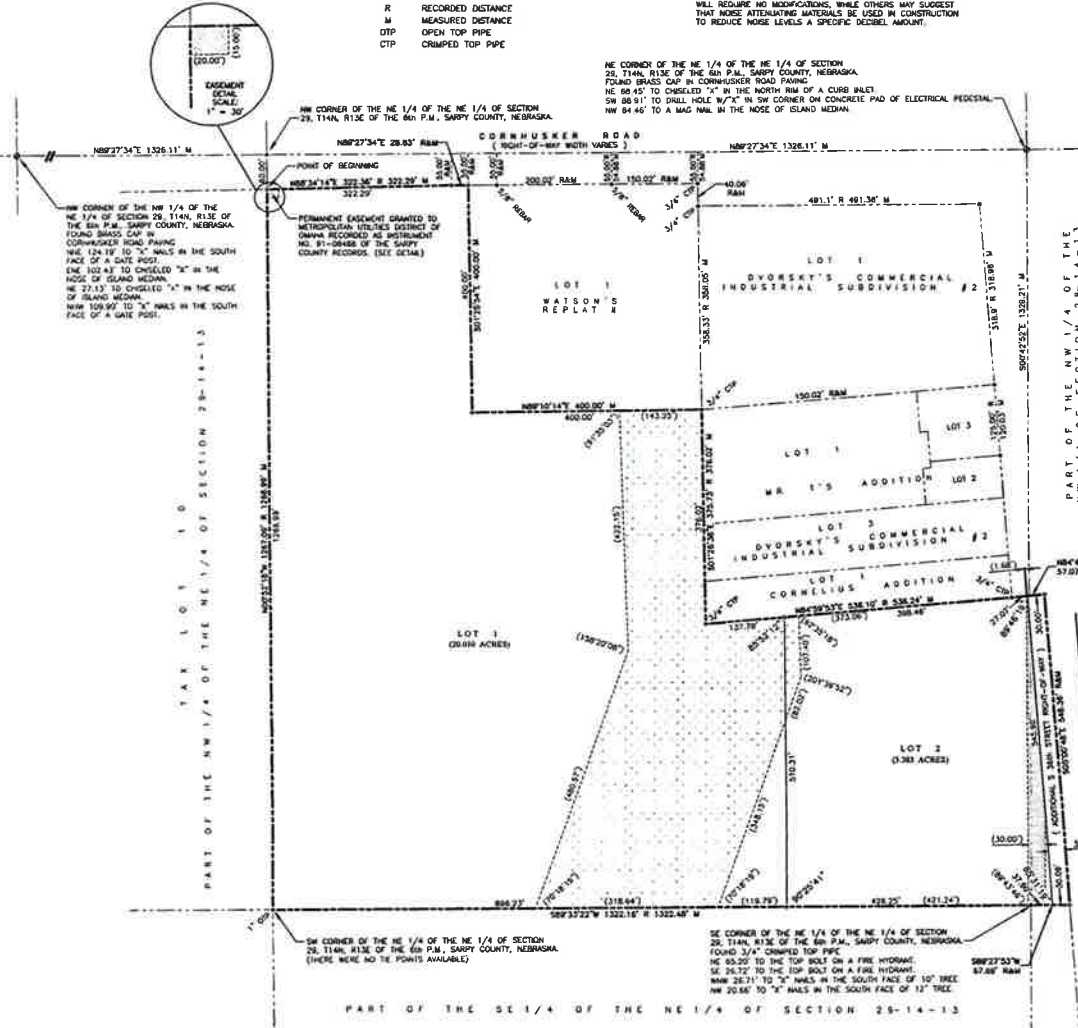
### LEGEND

- CORNERS FOUND
- CORNERS SET (5/8" REBAR W/ CAP #308)
- ▲ TEMPORARY POINT
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OPEN TOP PIPE
- CRUMPED TOP PIPE

### NOTES

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. THE PROPERTY LIES WITHIN THE AIR INSTALLATION COMPATIBLE USE ZONE (A0C2) AND FALLS WITHIN THE 65-80dB AND 70-74dB NOISE ZONES WHEN DEVELOPMENT OCCURS ON THE PROPERTY. IT MUST COMPLY WITH THE SUGGESTED LAND USE COMPATIBILITY RECOMMENDATIONS FOR AREAS WITHIN THESE NOISE ZONES. SOME WILL REQUIRE NO MODIFICATIONS, WHILE OTHERS MAY SUGGEST THAT NOISE ATTENUATING MATERIALS BE USED IN CONSTRUCTION TO REDUCE NOISE LEVELS A SPECIFIC DECIBEL AMOUNT.

NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA. FOUND BRASS CAP IN CONCRETE ROAD PAVEMENT. NE 88.45° TO CHECKED "X" IN THE NORTH RM OF A CURB W/LET. SW 88.91° TO DRILL HOLE W/7" IN SW CORNER ON CONCRETE PAD OF ELECTRICAL, PEDESTAL. NW 84.45° TO A MAG NAIL IN THE NOSE OF ISLAND MEDIAN.



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WATSON'S REPLAT THREE, LOTS 1 AND 2, BEING A REPLATING OF LOT 2, WATSON'S REPLAT II, AN ADDITION TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 2, SAID CORNER BEING 80.00 FEET SOUTH OF THE NW CORNER OF THE NE 1/4 OF SECTION 29, T14N, R13E OF THE 6th P.M., SAID SARPY, AND ON THE SOUTH LINE OF CORNHUSKER ROAD;  
THENCE N88°34'14"E (ASSUMED BEARING) 322.29 FEET ON THE NORTH LINE OF SAID LOT 2 AND ON THE SOUTH LINE OF CORNHUSKER ROAD;  
THENCE N88°27'34"E 28.83 FEET ON THE NORTH LINE OF SAID LOT 2 AND ON THE SOUTH LINE OF CORNHUSKER ROAD TO THE NE CORNER OF SAID LOT 2;  
THENCE S01°25'54"E 400.00 FEET ON THE EAST LINE OF SAID LOT 2;  
THENCE N88°10'14"E 400.00 FEET ON THE EAST LINE OF SAID LOT 2;  
THENCE S01°26'38"E 376.02 FEET ON THE EAST LINE OF SAID LOT 2;  
THENCE N84°58'53"E 538.24 FEET ON THE EAST LINE OF SAID LOT 2;  
THENCE N84°45'31"E 57.07 FEET ON THE EAST LINE OF SAID LOT 2; TO THE WEST LINE OF 36TH STREET;  
THENCE S00°02'48"E 548.36 FEET ON THE EAST LINE OF SAID LOT 2 AND ON THE WEST LINE OF 36TH STREET TO THE SE CORNER OF SAID LOT 2;  
THENCE S88°27'23"W 87.88 FEET ON THE SOUTH LINE OF SAID LOT 2;  
THENCE S88°33'22"W 1322.48 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;  
THENCE N00°32'18"W 1266.99 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.  
CONTAINING 25.770 ACRES MORE OR LESS.

APRIL 15, 2020  
DATE:



JAMES D. WARNER  
NEBRASKA RLS 308

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ME, DALE REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HERETOFORE KNOWN AS WATSON'S REPLAT THREE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURION, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PILES FOR THE TRANSMISSION OF GAS AND WATER OIL THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT MARKS, BUT THE SAME MAY BE USED FOR GARDENS, SWALES, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

DALE REAL ESTATE, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: DALE E. WATSON, PRESIDENT

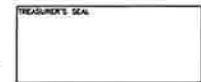
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF SARPY)  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY DALE E. WATSON, PRESIDENT OF DALE REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.



### APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF WATSON'S REPLAT THREE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING COMMISSIONER

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF WATSON'S REPLAT THREE WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR CITY CLERK

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF WATSON'S REPLAT THREE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SARPY COUNTY SURVEYOR/ENGINEER

WATSON'S REPLAT THREE  
LOTS 1 AND 2



Revision Dates		
No.	Description	MM-DD-YY

Job No.: A1561-19-20A  
Drawn By: RJR  
Reviewed By: JDW  
Date: APRIL 15, 2020  
Book:  
Page:

CITY OF BELLEVUE  
FINAL PLAT

Sheet Number

SHEET 1 OF 1

April 23, 2020

Ms. Tammi L. Palm  
City of Bellevue  
1510 Wall Street  
Bellevue, NE 68005

RE: Watson's Replat Three  
Rezoning Justification Letter  
TD2 File No. 1561-19-20.1

Ms. Palm:

Once Lot 2, Watson's Replat II is subdivided into Lots 1 and 2, Watson's Replat Three, the Owner plans to sell Lot 2, Watson's Replat Three. To attract potential buyers, the Owner would like to rezone Lot 2 from Agricultural District (AG) to Light Manufacturing District (ML).

Please contact me if you have any other questions.

Sincerely,

Thompson, Dreessen & Dornier, Inc.



Joe Dethlefs, P.E.

RECEIVED  
APR 27 2020  
PLANNING DEPT.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BELLEVUE, NEBRASKA, AS PROVIDED FOR BY ARTICLE 3 OF ORDINANCE NO. 3619 BY CHANGING THE ZONE CLASSIFICATION OF LAND LOCATED AT CORNHUSKER ROAD AND 36<sup>TH</sup> STREET, MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THE ORDINANCE AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, having received a recommendation from the City of Bellevue Planning Commission and proper notice having been given and public hearing held as provided by law:

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA:

Section 1. That part of the official zoning map of the City of Bellevue, Nebraska, as provided in Article 3, of Ordinance No. 3619 is hereby amended to change the zone classification of the following described parcel of land:

Lot 1, Watson’s Replat Three being a platting of Lot 2 Watson’s Replat II, located within part of the Northeast ¼ of Section 29, and within part of the Northwest ¼ of Section 28, all located in T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

From AG (Agricultural District) to AG (Agricultural District).

Lot 2, Watson’s Replat Three being a platting of Lot 2 Watson’s Replat II, located within part of the Northeast ¼ of Section 29, and within part of the Northwest ¼ of Section 28, all located in T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

From AG (agricultural District) to ML (Light Manufacturing District)

(DLWC Real Estate, LLC)

Section 2. This ordinance shall not take effect until such time as the final plat of Watson’s Replat Three is filed with the Sarpy County Register of Deeds in accordance with Section 4-10 of the City of Bellevue Subdivision Regulations.

Section 3. Except as amended herein, the official zoning map and the classification shown therein shall remain as heretofore existing.

Section 4. This ordinance shall take affect and be in force from and after its adoption and publication according to law.

ADOPTED by the Mayor and City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

First Reading: 06/16/2020  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_

**CDBG-CV FUNDING RECOMMENDATION**

<b>Applicant/Project</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
<b><i>Public Services</i></b>		
<b>City of Bellevue/Human Services – COVID-19 Homeless Prevention</b> Request funding to provide rent and mortgage assistance to residents of Bellevue facing homelessness due to financial hardship from COVID-19.	\$ 20,000.00	\$ 20,000.00
<b>Housing Foundation for Sarpy County – COVID-19 Prevention Project</b> Request funding to assist low- and moderate-income households with rental and mortgage payments to prevent homelessness.	\$ 200,000.00	\$ 121,151.00
<b>Eastern Nebraska Community Action Partnership (ENCAP) – Food Pantry Expansion – Volunteer Coordinator</b> Request funding to add a Volunteer Coordinator position to be responsible for recruitment, coordination, and development of volunteers at the Bellevue Food Pantry to ensure efficient pantry operations due to increased community need and response to COVID-19.	\$ 46,592.00	\$ 46,592.00
<b><i>Administration and Planning</i></b>		
<b>City of Bellevue - Administration</b> Request funding for general management, oversight, and monitoring for the CDBG-CV program and activities.	\$ 15,000.00	\$ 15,000.00
<b><i>Total CDBG Funding</i></b>	<b>\$ 261,612.00</b>	<b>\$ 202,743.00</b>

**CDBG-CV FUNDING RECOMMENDATION**

<b>Applicant/Project</b>	<b>Requested Funding</b>	<b>Recommended Funding</b>
<b><i>Public Services</i></b>		
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<b><i>Total CDBG Funding</i></b>	<b>\$ 261,612.00</b>	<b>\$ 202,743.00</b>



# Community Development Block Grant – Coronavirus (CDBG-CV) Substantial Amendment to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan

*Public Comment Period June 3, 2020 through July 7, 2020*

**PREPARED BY:**

**CITY OF BELLEVUE  
1500 WALL STREET  
BELLEVUE, NE 68005  
(402) 293-3000  
[www.bellevue.net](http://www.bellevue.net)**



*An Equal Opportunity/Affirmative Action Employer*

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## Summary

The City of Bellevue administers Community Development Block Grant (CDBG) funds received on an annual basis from the U.S. Department of Housing and Urban Development (HUD). The funds are made available to carry out a variety of housing, community, and economic development activities based on an Annual Action Plan approved by the City Council. The City works to administer and close out projects in a timely manner in accordance with federal regulations.

In response to the Coronavirus Pandemic (COVID-19), the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program has notified entitlement communities they will receive a formula allocation from the first round of Community Development Block Grant – Coronavirus (CDBG-CV) funding to be used specifically for the prevention of, preparation for, and response to the COVID-19 Coronavirus. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed on March 27, 2020.

The City of Bellevue will receive a CDBG-CV allocation of \$202,743 for the prevention of, preparation for, and response to the COVID-19 Coronavirus. In order to receive the funding and satisfy all HUD requirements, the City must prepare substantial amendments to the 2019-2023 Consolidated Plan and 2019 Annual Action and updates to the Citizen Participation Plan.

At this time, the Federal Register and final guidance for CDBG-CV funding has not been provided. The City of Bellevue has drafted the substantial amendment with the available guidance from HUD and available on the HUD Exchange website.

## Proposed Amendment to the Citizen Participation Plan

Given the need to expedite actions to respond to COVID-19, HUD has waived 23 CFR 91.105(c)(2) and (k), 91.115(c)(2) and (i), in order to balance the need to respond quickly to the growing spread and effects of COVID-19 with the statutory requirement to provide reasonable notice and opportunity for citizens to comment on substantial amendments concerning the proposed uses of CDBG funding.

The City has proposed an amendment to the Citizen Participation Plan to include these waivers provided by HUD as part of the CDBG-CV funding to shorten the comment period for substantial amendments and public notifications to no less than 5 days on each substantial amendment. Notices and comment periods will be available for a minimum of 5-day period as published in local newspaper and posted online on the City of Bellevue's website at [www.bellevue.net](http://www.bellevue.net). The City is also amending its Citizen Participation Plan to allow for virtual hearings and webinars in lieu of in-person public hearings in order to safely distribute information and receive resident input through the Consolidated Plan and Annual Action Plan process. Public notices regarding any future amendments to the Consolidated Plan or Action Plan will be published in accordance with waivers and guidance from HUD as part of special funding opportunities. A copy of the amended Citizen Participation Plan is included in Appendix C.

## Proposed Amendment to the 2019-2023 Consolidated Plan

In order to receive and administer CDBG-CV funding, the City has proposed an amendment to the 5-year Consolidated Plan to set up all requirements including resources, priorities, and goals for the CDBG-CV funding. Under the substantial amendment, the City has updated the Consolidated Plan under SP-35 Anticipated Resources to include CDBG-CV funding in the amount of \$202,743.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG-CV	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$202,743	0	0	\$202,743	\$0	In order to prevent, prepare for, and respond to coronavirus, the City received \$202,743 in CDBG-CV funding; additional funding may be allocated to the City for use in response to the COVID-19.

The amendment also includes the addition of a new priority need with a summary of objectives and outcomes to be utilized in addition to the existing priority need and goal to meet the identified needs in Bellevue under SP-25, as shown below:

<b>6</b>	<b>Priority Need Name</b>	COVID-19 Preparation, Prevention, and Response
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Chronic Homeless Individuals Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
<b>Geographic Areas Affected</b>	City of Bellevue
<b>Associated Goals</b>	Sustain Current Affordable Housing Provide Community/Neighborhood Services Homeless Prevention Child and Youth Services Housing Preservation Planning and Administration
<b>Description</b>	CDBG-CV funds will be used for CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19
<b>Basis for Relative Priority</b>	The COVID-19 pandemic has adversely affected businesses and residents in the city of Bellevue. In response, the City will identify programs to address the current crisis in a timely manner.

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	COVID-19 Preparation, Prevention, and Response	2019	2023	Affordable Housing/Non-Housing Community Development	City of Bellevue	Increase Affordable Housing Opportunities; Increase/Expand Public Service Availability; Planning/Administration	CDBG: \$202,743	Other

A copy of the full amended 2019-2023 Consolidated Plan is available in Appendix D and on the City's website.

## Proposed Amendment to the 2019 Action Plan

The City of Bellevue is proposing a substantial amendment to the 2019-2020 Annual Action Plan to allow the City to receive and administer \$202,743 in HUD Community Development Block Grant-CV (CDBG-CV) funding made available through the CARES Act. These funds may be used to prevent or prepare for the spread of coronavirus 19 (COVID-19) and respond and facilitate assistance to eligible households, persons, and businesses economically impacted by COVID-19. Any additional CDBG-CV funds that are not known at this time and that may become available to the City by HUD through the CARES Act will be utilized for the same purpose as indicated in the initial guidance and allocation.

Eligible CDBG-CV activities may include, but are not limited to, Public Service activities assisting low- and moderate-income households, improvements to Public Facilities, Assistance to Business including Special Economic Development assistance, Planning, Capacity Building, Technical Assistance, and support of other COVID-19 response services.

The City of Bellevue is conducting an application process to solicit project and activities from eligible organizations to assist with distributing CDBG-CV funding to those households and business that have been affected by the COVID-19 pandemic.

The City will announce the proposed funding recommendation on June 10<sup>th</sup> with a public notice of availability. Public Hearings to obtain resident comments will also be held during the June 16<sup>th</sup> and July 7<sup>th</sup> city council meetings.

### *Proposed Allocation of CDBG-CV Funding*

*TBD*

CDBG-CV Proposed Funding Recommendation		
Applicant / Project	CDBG Funding	Proposed Outcomes
<i>TBD</i>		

A copy of the full amended 2019 Action Plan is available in Appendix D and on the City's website.

## Citizen Participation

In accordance with the amended Citizen Participation Plan and guidance from HUD regarding the CDBG-CV funding provided through the CARES Act, the City of Bellevue is making amendments to the 2019-2023 Consolidated Plan, 2019 Annual Plan, and Citizen Participation Plan and making the public aware of these amendments through this notice.

To encourage citizen participation in the review and approval of the proposed substantial amendments, the City conducted the following:

- Information about the funding availability and application cycle was posted on the City's website on Friday, May 15<sup>th</sup>.
- Published a Notice of Grant Application Availability and CDBG-CV Public Hearing was published on May 20, 2020.
- A virtual public hearing regarding the availability of CDBG-CV funding and review of the application process was held on May 20, 2020. Applications for assistance were due on June 1, 2020.
- A Notice of Availability and Public Hearing for Proposed Amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan was published on June 3, 2020, and June 10, 2020.
- A public hearing will be held during the June 16, 2020 council meeting to present the proposed CDBG-CV proposed funding recommendation and amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan.
- A public hearing will be held on July 7, 2020, during the council meeting, to present any public comments received prior to City Council approval of the proposed amendments and funding recommendation.
- A comment period for the proposed substantial amendment and funding recommendation will be open from June 10, 2020, through July 7, 2020. The City will consider and document all comments or views of citizens received in writing during the comment period or orally during the public hearing. A summary of these comments and a summary of any comments not accepted and the reasons, therefore, shall be attached to the final amended plan.

Copies of the proposed substantial amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan will be available for review at the City of Bellevue City Office, 1500 Wall Street, Bellevue NE, 98005, during regular business hours 8:00 a.m. to 4:30 p.m. In addition, the documents will be available on the City of Bellevue's website, [www.bellevue.net](http://www.bellevue.net). These documents will continue to be available for public review at the City of Bellevue and on the website.

### *Public Hearing and Comment Period*

The Notice of Availability and Public Hearing for the proposed Amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan will appear in *The Bellevue Leader* on June 2, June 10, and June 24, 2020; and the 30-day comment period ended on July 7, 2020.

The City Council will also consider the approval of the proposed amendments during the City Council meeting on Tuesday, July 7, 2020, at 6:00 pm in Council Chambers, 1500 Wall Street, Bellevue, NE 68005.

# Attachment A: Resolution

## RESOLUTION NO. 2020-

**A RESOLUTION ADOPTING THE SUBSTANTIAL AMENDMENT TO THE 2019-2023 CONSOLIDATED PLAN, 2019-2020 ANNUAL ACTION PLAN, AND CITIZEN PARTICIATION PALN AND AUTHORIZING THE MAYOR TO SUBMIT THE AMENDMENTS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

**WHEREAS**, the City of Bellevue (the “City”) has participated directly within the federal Department of Housing and Urban Development (HUD) as an entitlement jurisdiction for Community Development Block Grant (CDBG) funds; and,

**WHEREAS**, the City of Bellevue has been awarded \$202,742 in CDBG-CV funds through the Coronavirus Aid, Relief, and Economic Security (CARES Act); and,

**WHEREAS**, in accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation and applicable waivers made available to those requirements through the CARES Act, the City has prepared draft amendments to the CDBG Citizen Participation Plan, 2019-2023 Consolidated Plan, and 2019 Action Plan for the purpose of adding the CDBG-CV program; and,

**WHEREAS**, the substantial amendments and public notices announcing the availability of, public hearings, and a 30-day public comment period for the amendments has been published for resident comment prior to forwarding the document to City Council for adoption; and

**WHEREAS**, the City Council held a public hearing on July 7, 2020, to provide an opportunity for residents to comment on the information in the amendment to the Citizen Participation Plan, Consolidated Plan, and Action Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Bellevue, Nebraska, as follows

- (a) Adopts the Substantial Amendment to the Citizen Participation Plan, 2019-2023 Consolidated Plan, and 2019-2020 Annual Action Plan;
- (b) After evaluation of all the pertinent information presented, authorizes the Mayor to submit on behalf of the City of Bellevue, the Substantial Amendment to the 2019-2023 Consolidated Plan and 2019-2020 Annual Action Plan to the U.S. Department of Housing and Urban Development.

**PASSED, APPROVED AND ADOPTED** by the Mayor and City Council of the City of Bellevue, State of Nebraska, on this 7<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
Rusty Hike, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Susan Kluthe, City Clerk

## Attachment B: Public Notice of Availability

**CITY OF BELLEVUE  
NOTICE OF AVAILABILITY AND PUBLIC HEARING FOR  
PROPOSED AMENDMENTS TO THE 2019-2023 CONSOLIDATED PLAN,  
2019 ACTION PLAN, AND CITIZEN PARTICIPATION PLAN**

TO ALL INTERESTED AGENCIES, GROUPS AND INDIVIDUALS:

As an entitlement community, the City of Bellevue has been awarded \$202,742 in CDBG-CV funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. In accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs and applicable waivers made available to those requirements through the CARES Act, the City of Bellevue has prepared draft amendments to the CDBG Citizen Participation Plan, 2019-2023 Consolidated Plan, and 2019 Action Plan for the purpose of adding the CDBG-CV program.

**Amendments:**

- Citizen Participation Plan – revisions to include flexibilities, suspensions, and waivers granted by HUD in response to the CARES Act and future disaster and emergency funding measures. The revised Citizen Participation Plan enables virtual public hearings and webinars in lieu of in-person public hearings in order to safely distribute information and receive citizen input throughout the Consolidated Plan and Annual Action Plan process and enacts a comment period for substantial amendments and public notification of no less than 5 days or as designated by federal waiver.
- 2019-2023 Consolidated Plan – Amend the Consolidated Plan to enable the City to receive and administer \$202,743 in HUD CDBG-CV funding made available through the CARES Act and to add a Goal/Priority of COVID-19 Disaster Recovery Assistance, including aid in addressing the impacts of pandemic and major disaster declarations.
- 2019 Action Plan – Amend the Annual Action Plan to receive and administer \$202,743 CDBG-CV funding made available through the CARES Act. The amendment will include proposed activity funding recommendations and administration of \$202,742 in CDBG-CV funding. Proposed funding recommendations will be announced on June 12, 2020.

**Public Comment Period and Process:**

The City of Bellevue encourages all residents and interested parties to become involved in the CDBG-CV response through participation and comment. A public hearing for the purpose of obtaining resident comments on the proposed amendments to the Citizen Participation Plan, 2019-2023 Consolidated Plan, and 2019 Action Plan is scheduled for:

**Tuesday, June 16, 2020, at 6:00 PM during the virtual Bellevue City Council meeting**

If special accommodations for persons with disabilities or non-English speaking persons are needed, please contact the City Clerk at (402) 293-3007 no later than June 12, 2020.

The proposed amendments to the Citizen Participation Plan, Consolidated Plan and Action Plan will be available for review at the following locations:

- Bellevue City Hall, City Clerk's Office, 1500 Wall Street, Bellevue, NE 68005.
- Bellevue Public Library, 1003 Lincoln Road, Bellevue, NE 68005.
- Bellevue Public Housing Authority, 8214 Armstrong Circle, Bellevue, NE 68005.
- Bellevue Public Schools Lied Activity Center, 2700 Arboretum Dr, Bellevue, NE 68005.
- City of Bellevue website at [www.bellevue.net](http://www.bellevue.net)

Questions, comments or suggestions are encouraged concerning the proposed amendments and will be accepted until the time of final approval at the July 7, 2020, City Council meeting. All interested parties may submit written comments to the City of Bellevue, Attn: Abby Highland, CDBG Program Administrator, 1500 Wall Street, Bellevue, NE 68005; by email at [abby.highland@outlook.com](mailto:abby.highland@outlook.com); or contact by phone at (402)293-3000. The approved amendments to the 2019-2023 Consolidated Plan and 2019 Action Plan will be submitted to the U.S. Department of Housing and Urban Development on or before July 8, 2020.

Attachment C: Citizen Participation Plan Amendment

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# CITY OF BELLEVUE COMMUNITY DEVELOPMENT BLOCK GRANT

## CITIZEN PARTICIPATION PLAN

(As Amended ~~January 2017~~ June 2020)

PREPARED BY:

CITY OF BELLEVUE

~~210 WEST MISSION~~ 1500 Wall Street

BELLEVUE, NE 68005

(402) 293-3000

**[www.bellevue.net](http://www.bellevue.net)**



*An Equal Opportunity/Affirmative Action Employer*

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## INTRODUCTION

The City of Bellevue, as a Community Development Block Grant (CDBG) entitlement community, is required by federal regulation Section 24 of the Code of Federal Regulations, Part 91, to develop a detailed Citizen Participation Plan outlining the City's policies and procedures for public involvement in the Consolidated Plan process and the use of CDBG funds.

The City of Bellevue Citizen Participation Plan (CPP) is available for public review at any time. Copies of the plan may be obtained through the City of Bellevue City Clerk's Office or on the city's website ([www.bellevue.net](http://www.bellevue.net)).

## ENCOURAGEMENT OF CITIZEN PARTICIPATION

A key element of the consolidated planning process is citizen participation. The City of Bellevue encourages the participation of all residents, local and regional institutions, public housing agencies, non-profit organizations, city departments, contractors, faith-based organizations, and other interested parties during the development of:

- a five year Consolidated Plan which provides a strategy for use of available resources to meet the identified needs and describes the actions, programs, objectives, and projects to be undertaken during the three year period.
- a one-year Action Plan which is prepared annually and describes the activities the City will undertake during the upcoming program year using available funds for meeting the objectives identified in the Consolidated Plan.
- an Assessment of Fair Housing, an part of the Consolidated Plan, which examines the program and local data to identify goals to affirmatively further fair housing issues and priorities to address issues.
- a Consolidated Annual Performance and Evaluation Report which identifies the accomplishments in meeting the goals and objectives of the preceding year's Action Plan.
- any substantial amendments to the plans.

The City of Bellevue especially encourages participation by low and moderate-income persons, those persons living in slum and blighted areas, persons living in low and moderate-income areas, and residents living in areas where CDBG funds are proposed to be used. For purposes of the CDBG program, a low and moderate-income area is defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income. The City also encourages, in conjunction with public housing agency consultations, participation of residents of public and assisted housing development, including any resident advisory boards, resident councils, and resident management corporations, in the process of developing and implementing the AFH and the consolidated plan,

To encourage citizen participation in all areas of the City of Bellevue's CDBG program, the City will carry out the following activities:

- Publish a display ad in the local newspaper.

- Provide reasonable accommodations by hiring interpreters to assist the non-English speaking residents communicate during the public hearing.
- Compile a mailing list of interested persons and groups that will be maintained and used to mail announcements, press releases, and public notices related to the CDBG program.
- Announce upcoming hearings and have copies of the Consolidated Plan, Action Plan, amendments to the plan, Assessment of Fair Housing and revisions, and Performance Report available at locations identified in this plan.

## CITIZEN PARTICIPATION PLAN

The City of Bellevue will provide residents with reasonable opportunity to comment on the CPP and on substantial amendments to it, and will make both this plan and such amendments available for public review. Upon request, the CPP will be made available in a format accessible to persons with disabilities.

For any amendments to the CPP, the City of Bellevue will publish a notice of availability of the draft plan in a manner that affords residents, public agencies, and other interested parties a reasonable opportunity to examine the plan's contents and to submit comments. The City may meet this requirement by publishing a summary of the plan in a local newspaper, by making copies of the proposed plan available at the City of Bellevue City Hall, Bellevue Public Library, Bellevue Housing Authority, Bellevue Public School Lied Activity Center, and by use of the Internet.

The City of Bellevue will hold at least one public hearing on the proposed plan. Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen (15) days in advance of the hearing.

A comment period of a minimum thirty (30) days will be scheduled for the proposed plan prior to its adoption by the City Council. The City will consider and document all comments or views of residents received in writing during the comment period or orally during the public hearing.

## CONSOLIDATED PLAN AND ANNUAL ACTION PLAN DEVELOPMENT

The City of Bellevue will hold a public hearing during the development of the Consolidated Plan or Annual Action Plan, which hereafter will be referred to as the "Plan". Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen (15) days in advance of the hearing. At the hearing, the City will furnish residents with information concerning the amount of CDBG funds expected to be available for housing and community development activities, and the range of activities that may be undertaken with those funds. All comments will be taken into consideration during the development of the plan and included in the final plan.

The City of Bellevue will publish the proposed Plan in a manner that affords residents, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. The City may meet this requirement by publishing a summary of the Plan in a local newspaper, by making copies of the proposed Plan available at the City of Bellevue City Hall, Bellevue Public Library, Bellevue Housing Authority, Bellevue Public School Lied Activity Center, and by use of the Internet. The summary will describe the contents and purpose of the Plan,

and will list the locations where the entire draft may be examined. The City of Bellevue will provide a reasonable number of copies at no charge to the requesting residents, but may charge reasonable fees for additional duplications and provision of materials.

A comment period of a minimum of thirty (30) days will be scheduled for the proposed Plan prior to its adoption by the City Council. During the comment period, the City of Bellevue will hold another public hearing to solicit comments on the proposed Plan. Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen(15) days in advance of the hearing.

The City will consider and document all comments or views of residents received in writing during the comment period or orally during the public hearing. A summary of these comments and a summary of any comments not accepted and the reasons therefore, shall be attached to the final Plan.

The draft plan will be adopted upon a majority vote of the Bellevue City Council at a designated and publicly noticed City Council meeting. After adoption, a final Plan will be prepared and made available for public review at the locations designated above. The final Plan will include a summary of public comments and a summary of comments not accepted and the reasons therefore.

## ASSESSMENT OF FAIR HOUSING (AFH)

As part of the Department of Housing and Urban Development published Affirmatively Furthering Fair Housing: Final Rule, effective August 17, 2015, the City of Bellevue will complete the following items.

- Encourage participation of local and regional institutions, Continuums of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the AFH.
- Encourage participation, in conjunction with public housing agency consultations, participation of residents of public and assisted housing developments, including any resident advisory boards, resident councils, and resident management corporations, in the process of developing and implementing the AFH and the consolidated plan, along with other low-income residents of targeted revitalization areas in which the developments are located.
- Effort shall be made to provide information to public housing agencies about the AFH, AFFH strategy, and consolidated plan activities related to developments and surrounding communities in order to allow the public housing agencies to make information available at their annual public hearings.
- Make HUD-provided data and any other supplemental information the City plans to incorporate into the AFH available to the public as soon as feasible following the start of its public participation process.

The City of Bellevue may participate in a regional collaboration to prepare a regional (joint) Assessment of Fair Housing (AFH), or conduct its own assessment, as part of the Consolidated Plan as required by the Final Rule.

As part of the Assessment of Fair Housing, the City of Bellevue will hold a public hearing during the development of the assessment. Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen (15) calendar days in advance of the hearing.

The City will publish a summary of the proposed AFH in a local newspaper of the greatest circulation in a manner that affords residents, public agencies, and other interested parties a reasonable opportunity to examine its content and to submit comments. A comment period of thirty (30) days will be scheduled for the proposed Assessment prior to its approval by the City Council. All comments will be taken into consideration during the development of the assessment, the public hearing, and comment period. A summary of these comments and a summary of these comments and views not accepted and the reasons why, shall be attached to the substantial amendment to the AFH.

## SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

The City of Bellevue will amend its Consolidated Plan and/or Action Plan as necessary when appropriate by substantial amendment. The City will use the following criteria to determine what constitutes a substantial amendment as:

- To substantially change the City's fund allocation priorities or a change in the method of fund distribution.
- To carry out an activity not previously included in the adopted Action Plan, using funds from any program or activity covered by the Consolidated Plan, which shall be considered a substantial change.
- To substantially change the purpose, scope, location, or beneficiaries of an activity approved.
  - To include is the change/revisions within the original budget allocation are equal to or greater than 25% of the original budget for all projects approved with the action plan.

If a substantial amendment is needed, the City of Bellevue will publish a notice of availability of the draft amendment in a manner that affords residents, public agencies, and other interested parties a reasonable opportunity to examine the amendment's contents and to submit comments. The City may meet this requirement by publishing a summary of the substantial amendment in a local newspaper, by making copies of the proposed amendment available at the City of Bellevue City Hall, Bellevue Public Library, Bellevue Housing Authority, Bellevue Public School Lied Activity Center, and by use of the Internet.

The City of Bellevue will hold at least one public hearing on the proposed substantial amendment. Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen (15) days in advance of the hearing.

A comment period of a minimum thirty (30) days will be scheduled for the proposed substantial amendment prior to its adoption by the City Council. The City will consider and document all comments or views of residents received in writing during the comment period or orally during the public hearing. A summary of these comments and a summary of any comments not accepted and the reasons therefore, shall be attached to the final amended plan. A copy of the final amendment will be submitted to HUD for recording.

### CONTINGENCY PLAN IN THE EVENT OF A EMERGENCY OR DISASTER

In accordance with 24 CFR 5.110, HUD may upon determination of good cause and subject to statutory limitations, waive certain regulatory provisions to expedite the delivery of assistance during an emergency situation. In the event HUD provides a waiver in response to an emergency or disaster that presents a serious and immediate threat to the health and welfare of the residents of Bellevue or when there has been a special allocation of CDBG funding

with HUD issued guidance, the City of Bellevue will notify HUD and the residents of Bellevue of the intent to use each waiver. The City shall maintain its program records to include written documentation of the specific conditions that justify the use of the waiver, consistent with the justifications and applicability of the provisions to complete a substantial amendment to its Consolidated Plan or Annual Action Plan.

To streamline local citizen participation process to more efficiently address needs in the event of an emergency, the City will complete any required amendments in accordance with HUD guidance and Federal Register notices as issued for the special funding allocations or emergency disaster declarations. As a result of an emergency, the City may request, and HUD may approve a waiver or reduction in the amount of days required for public notice and/or comment. Any emergency amendments will continue to require the signature of the Mayor or his/her designee. If approved, activities undertaken as a result of emergency amendments will comply with the City's purchasing and contract procurement procedures during the course of the disaster.

In addition to waiver request, the City of Bellevue will implement the following procedures, as necessary:

- a. If the City is unable to hold open public hearings in person, the City will hold virtual public hearings through conference calls or an online video conference call platform as long as the public is able to provide public comments during the virtual public hearing.
- b. If the City is not able to display plans in an accessible public place referenced in the Citizen Participation Plan, the City will make the plans available through the internet on the City's website and will also email and mail hard copies of the plans to any person upon request.
- c. If the City Council is unable to meet in an open public forum type meeting, the City will approve the plans at a City Council meeting through an online virtual City Council meeting, if in person Council meetings are not happening because of the Emergency.

## REVISIONS TO A HUD ACCEPTED ASSESSMENT OF FAIR HOUSING

The City of Bellevue will revise an approved Assessment of Fair Housing (AFH) and submitted to HUD for review under the following circumstances:

- a. A material change occurs. A material change is a change in circumstances in the jurisdiction of a program participant that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances. Examples include but are not limited to, Presidentially declared disasters, significant demographic changes, new contributing factors identified in the City, determinations, settlements, or court orders
- b. Upon HUD's written notification specifying a material change that requires the revision.

A revision may not necessarily require the submission of an entirely new AFH. The revision need only focus on the material change and appropriate adjustments to the analyses, assessments, priorities, or goals. If a revision is necessary and required, the City of Bellevue shall submit the revision within twelve (12) months of the onset of the material change, or at a HUD approved later date.

The City of Bellevue will hold one public hearing to present the revisions to City Council and for public comment. A notice fifteen (15) calendar day prior to the public hearing will be published in the local newspaper. A thirty (30) day comment period will be scheduled for the proposed revised Assessment prior to its approval by the City Council. Upon completion, any revision to the AFH must be made public and submitted to HUD at the time of the revision.

## CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Prior to the adoption of the Consolidated Annual Performance and Evaluation Report (CAPER), the City of Bellevue will provide a notice of availability of the draft report and solicitation of public comment during a minimum fifteen (15) day public comment period. The City will also hold a public hearing to solicit comments on the report. Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen(15) days in advance of the hearing.

The City of Bellevue make copies of the proposed CAPER available at the City of Bellevue City Hall, Bellevue Public Library, Bellevue Housing Authority, Bellevue Public School Lied Activity Center, and by use of the Internet. The City of Bellevue will provide a reasonable number of copies at no charge to the requesting residents, but may charge reasonable fees for additional duplications and provision of materials.

The City will consider and document all comments or views of residents received in writing during the comment period or orally during the public hearing. The draft plan will be adopted upon a majority vote of the Bellevue City Council at a designated and publically noticed City Council meeting. After adoption, the final CAPER will be prepared and made available for public review at the locations designated above. The final CAPER will include a summary of public comments and a summary of comments not accepted and the reasons therefore.

## PUBLIC HEARINGS

The City of Bellevue shall conduct public hearings to obtain views of residents, particularly those persons affected by the program. Topics of interest at the public hearings will include but not be limited to: identifying housing and community development needs, reviewing proposed uses of funds, and reviewing previous program performance.

The City shall hold a minimum of three (3) public hearings during each CDBG program year. One such hearing shall be conducted during the development of a plan and a second public hearing shall be held after the draft plan is available for review to obtain resident input, comments, or opinions. A third public hearing will be held during the annual performance evaluation of the program.

Notice of the public hearing will be released to area media and published in the local newspaper at least fifteen(15) days in advance of the hearing. The notices will also be posted at least ten (10) days prior at the following locations:

- Bellevue City Hall, City Clerk's Office, ~~210 West Mission Avenue~~1500 Wall Street, Bellevue, NE 68005, Hours Monday – Friday 8:00 a.m. to 4:30 p.m.
- Bellevue Public Library, 1003 Lincoln Road, Bellevue, NE 68005, Hours: Monday – Thursday 9:00 a.m. to 9:00 p.m.; Friday and Saturday 9:00 a.m. to 5:00 p.m.; Sunday 12:00 p.m. to 5:00 p.m.
- Bellevue Public Housing Authority, 8214 Armstrong Circle, Bellevue, NE 68005, Monday – Friday, 8:00 a.m. to 4:30 p.m.

- Bellevue Public Schools Lied Activity Center, 2700 Arboretum Dr, Bellevue, NE 68005, Tuesday, Thursday and Friday - 6:00 a.m. to 10:00 p.m. Wednesday - 6:00 a.m. to 7:00 p.m., Saturday - 8:00 a.m. to 5:00 p.m., Sunday - 12 noon - 5:00 p.m.
- City of Bellevue website at [www.bellevue.net](http://www.bellevue.net)

The local public access television channel will be provided notices to aid in informing the public. Additionally, notices will be sent to the CDBG mailing list.

The City of Bellevue will conduct public hearings at locations and at times that are convenient to the public, especially for those persons affected by program resources, and the locations consistent with accessibility and reasonable accommodation requirements, in accordance with Section 504 of the Rehabilitation Act of 1973 and the regulations at 24 CFR part 8; and the Americans with Disabilities Act and the regulations at 28 CFR parts 335 and 36, as applicable. As such, all public hearings will be held at Bellevue City Hall in the City Council Chambers located at ~~210 West Mission~~1500 Wall Street, Bellevue, NE 68005.

## ACCESS TO INFORMATION

The City of Bellevue will provide all residents, public agencies, and other interested parties with reasonable and timely access to information and records relating to the City of Bellevue's use of assistance under the CDBG program during the preceding five (5) years. Such documents include:

- The total amount of grant funds (CDBG and others received) planned to be available for eligible activities including planning and administration,
- The range of activities that may be undertaken with the funds and the kinds of activities that have been previously funded in the City of Bellevue,
- The estimated amount that will benefit low- and moderate- income persons,
- The process that is to be followed in preparing and approving the Consolidated Plan and the proposed schedule of meetings and hearings,
- All mailings and promotional material,
- Record of public hearings and meetings,
- All key documents, including all prior grant agreements, the citizen participation plan, performance reports, evaluation reports, and other reports required by HUD, and
- Documents regarding other important program requirements, such as contracting procedures, environmental review policies, fair housing and other equal opportunity requirements and relocation provisions.

The City of Bellevue will provide full public access to program records and information, particularly to those low and moderate-income persons and to those residing in lower-income and blighted neighborhoods. Such disclosures will

be consistent with the laws regarding personal privacy and obligations of confidentiality. Any such request for access to records should be made so in writing to the City of Bellevue, City Clerk, ~~210 West Mission~~ 1500 Wall Street, Bellevue, NE 68005. The City of Bellevue will provide a reasonable number of copies at no charge to the requesting residents, but may charge reasonable fees for additional duplications and provision of materials. Documents relevant to the program shall also be made available for review at the City of Bellevue during the regular business hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

## NON-ENGLISH SPEAKING AND HEARING IMPAIRED RESIDENTS

The City of Bellevue does not discriminate against or exclude individuals from its municipal facilities, and/or in the delivery of its programs, activities and services based on an individual person's ethnic origin, color, religion, gender, sexual orientation, age, physical or mental disability, veteran status, or inability to speak English.

In the event that a significant number of non-English speaking residents can reasonably be expected to participate, the City of Bellevue will provide accommodations for non-English speaking residents in the case of public hearings. Hearing impaired and other disabled persons who wish to participate in public hearings may request an interpreter be available at the public hearing. Request for special accommodations must be made to the City Clerk a minimum of three (3) working days in advance of the hearing.

## TECHNICAL ASSISTANCE

The City Clerk shall maintain current information of available resources for community improvement efforts and CDBG funds available and provide such information upon request by any residents or group representing any resident or group of residents. The City Clerk shall provide assistance in developing proposals to address issues, problems, and needs identified by the Consolidated Plan.

## CONSIDERATION OF CONSOLIDATED PLAN COMMENTS

Residents, particularly those persons affected by the programs, low and very-low income persons, residents of blighted neighborhoods, public agencies, and other interested parties will be given a period of not less than thirty (30) days, prior to the submission of the Consolidated Plan to comment. The City of Bellevue will consider the views of all residents, public agencies, and other interested parties in preparing the final Consolidated Plan and attach a summary of such comments to the final submission. The summary of comments will include a written explanation of comments not accepted and the reasons these comments were not accepted.

Any person wishing to object to the approval of the Consolidated Plan can do so in writing to the appropriate HUD Area Office. HUD will consider objections made on the following terms:

- The stated needs and objectives are inconsistent with available facts and data.

- Activities scheduled to be undertaken are inappropriate in meeting the needs and objectives the City has identified.
- The Consolidated Plan does not comply with the overall requirements of citizen participation.
- The City proposes ineligible program activities.

HUD will consider objections anytime during the duration of the program. However, objections should, if possible, be submitted within thirty (30) days of the notice of publication that the plan has been submitted to HUD. Objections may be sent to: U.S. Department of Housing and Urban Development, Omaha Field Office, Edward Zorinsky Federal Building, 1616 Capital Avenue, Suite 329, Omaha, NE 68102-4908.

## COMPLAINT/GRIEVANCE PROCEDURES

Individuals wishing to submit a complaint or file a grievance concerning activities of or application of CDBG funds, consolidated plan, amendments, AFH, revisions, or the performance report may submit a written complaint or grievance to the City Clerk office during regular business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m.

Basic information will be recorded including: the date, name, address, and telephone number of the complainant, convenient hour to be contacted, and nature of the complaint. Records will also be maintained regarding whom the complaint was referred, a due date for response and the ultimate disposition. Every reasonable effort will be made to provide a written response to all written complaints received concerning the program within fifteen (15) working days. When it appears that it will take longer than fifteen (15) working days to produce a suitable response, an interim oral response will be made to assure the complainant that their complaint has been received and a response is forthcoming. The complaint log will be reviewed annually to determine the number and types of complaints. This analysis will provide an opportunity for overall program improvements and corrective actions.

Any comments or concerns regarding the City of Bellevue CDBG program or appeals concerning the decision or response of the City Clerk should be made first to the to the City Administrator, and to the Bellevue City Council at the next regular meeting, where it shall be reviewed by the council members. The City Council shall issue a written response to any complaint or grievance within fifteen (15) working days following the meeting at which a response is formulated. Such response shall be mailed to the individual resident(s) submitting the complaint or grievance by the City Clerk to the last known address of said resident(s).

Any residents who feels they have received an unsatisfactory response or otherwise remains dissatisfied, if they feel that they have been aggrieved by any program, activity or procedure funded through the CDBG funds should direct their complaint to: U.S. Department of Housing and Urban Development, Omaha Field Office, Edward Zorinsky Federal Building, 1616 Capital Avenue, Suite 329, Omaha, NE 68102-4908.

## AUTHORITY

No portion of this Citizen Participation Plan shall be construed to restrict the responsibility and authority of the elected officials of the City of Bellevue in the development, implementation, and execution of any Community Development Block Grant program.

Adopted ~~January 23, 2017~~ July 7, 2020

RESOLUTION

RESOLUTION # 2017-02

**A RESOLUTION ADOPTING THE AMENDED CITIZEN PARTICIPATION PLAN AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR PARTICIPANTS IN FEDERALLY FUNDED GRANT PROGRAMS INCLUDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.**

**WHEREAS**, the City of Bellevue participates in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program as an entitlement jurisdiction; and,

**WHEREAS**, the U.S. Department of Housing and Urban Development require recipients of Community Development Block Grant funds to have in place a Citizen Participation Plan (CPP); encouraging resident participation, provide reasonable and timely access to local meetings and information, provide for technical assistance and provide for a complaint procedure; and

**WHEREAS**, on, January 10, 2011, the City Council adopted a Citizen Participation Plan establishing the policies and procedures to be followed to encourage participation by residents and affected parties in the development of the City's CDBG programs; and

**WHEREAS**, federal regulations for participation in the CDBG program have been updated and language added in the Final Rule published at 24 CFR Part 5 regarding the City's obligation to affirmatively further fair housing; and

**WHEREAS**, the City of Bellevue has prepared an amended CPP, provided a 30-day comment period for the purpose of receiving written comments, and conducted a public hearing on January 23, 2016;

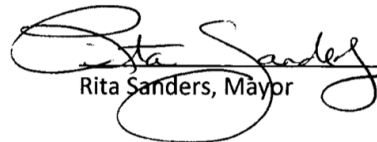
**NOW, THEREFORE BE IT RESOLVED** by the Mayor and City Council of the City of Bellevue, Nebraska, as follows:

- (a) Approves the amended Citizen Participation Plan.

**PASSED AND APPROVED**, by the Mayor and City Council of the City of Bellevue, State of Nebraska, on this the 23<sup>rd</sup> day of January, 2017.



(SEAL)

  
Rita Sanders, Mayor

ATTEST:

  
Sabrina Ohnmacht, City Clerk

Attachment D: 2019-2023 Consolidated Plan and 2019 Action Plan  
Substantial Amendment



The purpose of the substantial amendment to the 2019 Action Plan will change the funds allocated and approved project in the 2017-2018, 2018-2019, and 2019-2020 Action Plans.

In response to the Coronavirus Pandemic (COVID19), the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program has notified entitlement community they will receive a formula allocation from the first round of CDBG-CV funding to be used specifically for the prevention of, preparation for, and response to the COVID-19 Coronavirus. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed on March 27, 2020.

In response to the CARES Act and CDBG-CV funding, the City is proposing a second substantial amendment to the 2019 Consolidated Plan and 2019 Action Plan. The City of Bellevue will be receiving \$202,743 in Community Development Block Grant Coronavirus (CDBG-CV) funding to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). The City is proposing a substantial amendment to the 2019-2023 Consolidated Plan and 2019 Action Plan to respond to community needs related to the coronavirus. The amendment includes funding allocated directly to activities related to preventing, preparing for, and responding to the coronavirus through subsequent economic recovery programs and initiatives.

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As an entitlement recipient of CDBG funding, the City of Bellevue has prepared the 2019-2023 Consolidated Plan as a requirement to receive Federal Housing & Urban Development (HUD) Community Development Block Grant (CDBG) program funds. The Consolidated Plan outlines the community needs, goals, and priorities for the City of Bellevue during the next five-years and includes

## Demo

the components of a needs assessment, strategic plan, and action plan inclusive of a description of the process of preparation, consultation, and administration. The intent of the Consolidated Plan is to meet three basic objectives: 1) decent, affordable housing 2) a suitable living environment; and 3) provide economic opportunities. The outcomes of the Consolidated Plan are the provision of 1) availability/accessibility; 2) affordability; and 3) sustainability.

This Five-Year Consolidated Plan for the City of Bellevue covers calendar years October 2019 to September 2023. It also contains the First Action Plan from October 2019 to September 2020 for the HUD-funded Community Development Block Grant (CDBG) program. The consolidated plan was presented during the Bellevue City Council during the July 2, 2019, meeting, and approved during the July 16, 2019 meeting.

### Substantial Amendment

*The City of Bellevue completed a substantial amendment to the 2019 Action Plan that was approved by the City Council during the April 7, 2020, council meeting. The substantial amendment to the 2019 Action Plan to cancel and reallocate funds to assist with expend the funds in a timely manner to meet the line-of-credit balance requirements outlined in timeliness regulations at 24 CFR 570.902. The regulation states that a CDBG entitlement grantee must have less than 1.5 times its annual allocation remaining in its line of credit 60 days prior to the end of the program year. To bring the line-of-credit balance into compliance with CDBG regulations, the City of Bellevue has determined that it is necessary to cancel a current project and reallocate funds to another project and reallocate funds in the line-of-credit by amending funding allocations outlined in the 2017-2018, 2018-2019 and 2019-2020 Action Plan allocations.*

*This substantial amendment included the reallocation of \$ 175,000.00 in CDBG funds to an existing project approved in the current Action Plan. The reallocation of funds is necessary to amend funding allocations amounts for closed projects outlined in the 2017-2018 Action Plan and reallocate funds from the CDBG Line of Credit to an open project in order to meet HUD timeliness requirements.*

### *CDBG-CV Substantial Amendment*

*The City of Bellevue has prepared a substantial amendment to the 2019-2023 Consolidated Plan and 2019 Action Plan to receive and account for CDBG-CV funding and outline specific priorities and goals associated with the CARES Act and guidance for the use of CDBG-CV funding. The City has been notified it will receive \$202,743 in CDBG-CV funding to be used for the prevention of, preparation for, and response to the COVID-18 Coronavirus.*

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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In response to the needs summarized above, the Bellevue Consolidated Plan contains several goals and anticipated outcomes as described below.

**Priority #1: Encourage Economic Development through Business Development and Job Creation.** To promote business growth and development to increase job opportunities and revenue growth for the community as well as provide assistance for the development and expansion of employment opportunities and job training.

**Priority #2: Improve and Expand the Availability and Accessibility to Public Infrastructure and Buildings.** To rehabilitate, expand and improve infrastructure in established business and residential areas within city limits to promote and encourage redevelopment and reuse of available sites.

**Priority #3: Increase Affordable Housing Opportunities.** To maintain the availability and affordability of current housing market stock while researching and developing opportunities to expanding affordable housing opportunities through partnerships.

**Priority #4: Increase and Expand Public Service Availability.** To provide support and assistance for the development and expansion of public service with community partners to address underserved needs in the community.

**Priority #5: Administration of CDBG Program.** To continue to maintain and administer a successful CDBG Program.

<p><b>1. Priority Need Name: Encourage Economic Development through Business Development and Job Creation</b></p>
<ul style="list-style-type: none"> <li>a. Increase rehabilitation of existing commercial building                             <ul style="list-style-type: none"> <li>1. Provide assistance for building owners to address code violations, infrastructure requirements, and façade improvements.</li> </ul> </li> <li>b. Increase employment opportunities                             <ul style="list-style-type: none"> <li>1. Provide assistance for the development of new business and the expansion of existing businesses.</li> <li>2. Review available employment opportunities and work with businesses to develop and implement job training to fill existing openings.</li> </ul> </li> <li>c. Expand accessibility and availability of transportation                             <ul style="list-style-type: none"> <li>1. Continue to work with community partners to identify areas of need for transportation options.</li> </ul> </li> </ul>
<p><b>2. Priority Need Name: Improve and Expand Available and Accessible Public Infrastructure and Buildings</b></p>
<ul style="list-style-type: none"> <li>a. Improve existing public facilities                             <ul style="list-style-type: none"> <li>1. Support revitalization efforts for public facilities to create economic development opportunities.</li> <li>2. Support project that provide leveraging funds to increase impact of project.</li> </ul> </li> <li>b. Reverse deterioration in existing neighborhoods                             <ul style="list-style-type: none"> <li>1. Provide assistance to remove barriers to accessibility.</li> <li>2. Address public facilities that are not up to existing standards to create sustainable neighborhoods.</li> </ul> </li> </ul> <p><b>APV Goal:</b> Identify prospects to address Bellevue's aging infrastructure and necessary updates to ensure all residents have accessibility to services.</p> <ul style="list-style-type: none"> <li>1. Work with the City of Bellevue ADA Committee to review current status of ADA Transition plan and infrastructure needs in the community along with identifying funding sources for assistance.</li> <li>2. Develop programs and assistance to address housing accessibility modification needs.</li> </ul>
<p><b>3. Priority Need Name: Increase Housing Availability and Sustainability</b></p>
<ul style="list-style-type: none"> <li>a. Sustain the current available housing stock                             <ul style="list-style-type: none"> <li>1. Provide assistance to low- and moderate-income homeowners to assist with affordable any necessary repairs that put health and safety at risk.</li> </ul> </li> <li>b. Increase the development of affordable housing units                             <ul style="list-style-type: none"> <li>1. Support efforts to increase affordable housing units through acquisition and rehabilitation.</li> <li>2. Review options of infill development utilizing vacant lots and reducing vacant building stock.</li> <li>3. Assist community partners with efforts to address housing needs of elderly, disabled, small families, and at risk low- and moderate-income individuals and families.</li> </ul> </li> </ul> <p><b>APV Goal:</b> Increase affordable housing opportunities to expand housing choice by increasing quality and quantity of affordable housing units and the number of participating landlords in the jurisdiction.</p> <ul style="list-style-type: none"> <li>1. Research partners and funding sources to conduct a housing market study for the community and identify opportunities to use the study to enhance development and developer partnerships.</li> <li>2. Review possible developer incentives to increase development of affordable housing and meet with necessary partners to develop, prepare and adopt incentives.</li> <li>3. Determine prospects to increase the available funding and programs for housing rehabilitation programs in the community.</li> <li>4. Work with City officials and departments to review current policies for determining city project need to include accessibility and housing issues.</li> </ul> <p><b>APV Goal:</b> Identify opportunities to reevaluate current and future zoning ordinances to encourage the development of affordable housing stock as well as other occupancy requirements that do not hinder for housing choice.</p> <ul style="list-style-type: none"> <li>1. Work with local planning departments to review current land zoning and develop proposal to increase multi-family zoning.</li> <li>2. Increase infill development opportunities by reviewing regulations and best practices to identify possible changes to the current regulations and develop proposals.</li> <li>3. Research opportunities to increase the percentage of newly constructed housing units that are affordable and accessible to people with disabilities.</li> </ul> <p><b>APV Goal:</b> Increase homeownership opportunities through financial literacy and promoting equitable access to credit and home lending.</p> <ul style="list-style-type: none"> <li>1. Identify partners, specifically lending agencies, to assist with reviewing current lending systems to identify areas of opportunities for education and assistance.</li> <li>2. Enhance educational materials and expand distribution and availability of materials.</li> </ul>
<p><b>4. Priority Need Name: Administration of COBE Program</b></p>
<ul style="list-style-type: none"> <li>a. Administration of the COBE programs.</li> </ul>
<p><b>5. Priority Need Name: Increase and Expand Public Service Availability</b></p>
<ul style="list-style-type: none"> <li>a. Increase and expand public services that address resident needs                             <ul style="list-style-type: none"> <li>1. Identify community partners and support efforts to create or expand public services that support identified needs in the community, including, but not limited to elderly, disabled, mental health, senior, and crime awareness services.</li> </ul> </li> </ul> <p><b>APV Goal:</b> Increase the overall knowledge and understanding of fair housing with the community's developers, real estate professionals, financial institutions, elected officials and residents.</p> <ul style="list-style-type: none"> <li>1. Identify interested partners to facilitate fair housing workshops for landlords and housing providers.</li> <li>2. Share and distribute fair housing information for renters.</li> <li>3. Work with local multi-family housing providers to provide information and education about fair housing to management officials and tenants.</li> </ul> <p><b>APV Goal:</b> Provide opportunities to alter the perceptions of community inclusion and afford opportunity to affordable housing through knowledge and education.</p> <ul style="list-style-type: none"> <li>1. Research proactive marketing strategies to enhance community image and identify community stakeholders to assist with development of community strategies to propel movement forward.</li> <li>2. Identify possible funding sources to assist with marketing strategies specific for the community.</li> </ul>

## **2019-2023 Priorities & Goals**

### **3. Evaluation of past performance**

The City prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, Bellevue and its partners have been successful in implementing its community services and public improvements projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

The CDBG funds were used exclusively for (1) meeting the goals outlined in the 2014-2018 Consolidated Plan, and (2) principally benefitting the very low and low-income persons. The City carried out most of the planned actions described in the Annual Action Plan by using all available resources, as reported in the Consolidated Assessment Section of this report. All funds were pursued, and certifications of consistency for HUD programs were provided in a fair and impartial manner for all grant applications.

During the Annual Action Plans, the City of Bellevue used 100% of the funding to benefit low- and moderate-income persons. All projects that were funded with CDBG dollars met the goals and priorities outlined in the Consolidated Plan.

### **4. Summary of citizen participation process and consultation process**

The City of Bellevue followed the adopted Citizen Participation Plan in the development of the Consolidated Plan. The City consulted with key stakeholder groups, organizations, and residents in the process of developing the 5-year Consolidated Plan and completed the following outreach:

- held 3 community meetings during the development of the Affirmatively Further Fair Housing Plan on May 3, 2017; September 15, 2017; and December 14, 2017.
- hosted 3 community meetings on October 18, 2018; January 17, 2019; February 12, 2019; and March 12, 2019.
- distributed a community input survey that was open from January 2, 2019, to February 12, 2019, and
- met with organizations active in the Bellevue community and city officials to discuss community needs.

In addition, several of the City of Bellevue plans that were already developed and/or adopted were also used during the planning process to ensure consistency and coordination. The following city plans were consulted: Bellevue Comprehensive Plan, Bellevue Blight Study, City of Bellevue Mission Statement with Organizational Core Values, Bellevue Strategic Plan, Bellevue Parks Master Plan, Bellevue Neighborhood

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Needs Assessment and Revitalization Strategy, and Bellevue Area Community Housing Assessment Report.

In addition to the city plans, the following area plans and agencies were consulted and used during the development of the Consolidated Plan: Nebraska Investment Finance Authority, Nebraska Housing Study; Nebraska Department of Health and Human Services, Childhood Blood Lead Poisoning Surveillance Report and NE Office of Women's and Men's Health Annual Report; Metro Area Continuum of Care for the Homeless, Metro Area HMIS Data on Homelessness, Housing Inventory Chart, One Night Count Homelessness; Nebraska Department of Economic Development, Analysis of Impediments, Consolidated Plan; and, Metro Area Planning Agency, Comprehensive Economic Development Study. Information was received for many other state and federal agencies. This information is cited throughout the Consolidated Plan.

### Substantial Amendment

*During the creation and addition of the Substantial Amendment to the 2019 Action Plan, the City of Bellevue:*

- *Published a Notice of Availability and Public Hearing of the draft amendment on March 4 and 11, 2020,*
- *Held one public hearing regarding the proposed substantial amendment was held during a council meeting on April 7, 2020, and*
- *Held a 30-days comment period to obtain residents' comments on the proposed amendment from March 4, 2020, through April 7, 2020.*

### CDBG-CV Substantial Amendment

*To encourage citizen participation in the review and approval of the proposed substantial amendments for CDBG-CV funding, the City conducted the following:*

- *Information about the funding availability and application cycle was posted on the City's website on Friday, May 15<sup>th</sup>.*
- *Published a Notice of Grant Application Availability and CDBG-CV Public Hearing was published on May 20, 2020.*
- *A virtual public hearing regarding the availability of CDBG-CV funding and review of the application process was held on May 20, 2020. Applications for assistance were due on June 1, 2020.*
- *A Notice of Availability and Public Hearing for Proposed Amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan was published on June 3, 2020, and June 10, 2020.*

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- *A public hearing will be held during the June 16, 2020 council meeting to present the proposed CDBG-CV proposed funding recommendation and amendments to the 2019-2023 Consolidated Plan, 2019 Action Plan, and Citizen Participation Plan.*
- *A public hearing will be held on July 7, 2020, during the council meeting, to present any public comments received prior to City Council approval of the proposed amendments and funding recommendation.*
- *A comment period for the proposed substantial amendment and funding recommendation will be open from June 10, 2020, through July 7, 2020. The City will consider and document all comments or views of citizens received in writing during the comment period or orally during the public hearing. A summary of these comments and a summary of any comments not accepted and the reasons, therefore, shall be attached to the final amended plan.*

### **5. Summary of public comments**

During the City of Bellevue's community input sessions, significant community input was received and considered in the development of the consolidated plan priorities and goals. Citizens were asked to rank specific categories by need as part of the community needs survey; these categories and rankings were then used to separate discussions during community public hearings into specific categories.

Economic Development was identified as the top priority with the following specific needs identified: Redevelopment for Mission Ave; Façade Improvement Program; Publicly controlled industrial property; Industrial recruitment; Use CDBG funds to assist with business infrastructure and aesthetics leveraged with business owner resources for interior renovation of buildings; Adopt special zoning district to make rehabilitation more cost effective; Assistance for small businesses entering the marketplace; Small business loan program; and, Incentive program for derelict buildings and property owners.

The second highest priority was identified as Community and Neighborhood Services which included the following specific needs: More youth activities; Recycling container and glass recycling available; Identify and preserve historical sites; Adding or improving alternative transportation access and availability; and, Childcare services.

The third priority is Housing including: Establishment of transitional housing; Security deposit assistance program; Three and four bedroom rentals; Affordable rental housing rehabilitation program; Women's shelter or safe house; More affordable housing options for the people of Bellevue; Lead based paint removal; More affordable low-income housing and subsidized housing; Housing list including duplexes/townhomes on the Section 8 list; More housing for people of all ages and incomes; and, Emergency housing assistance.

Public Facilities and Improvements was identified as the fourth priority with specific needs of: Park facilities that address youth and accessibility; Aquatics facilities; Develop floodplains as wetlands and

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parks; Drainage, water, and sewer improvements; Establish better street grid with connections between recreational trails, parks, neighborhood, and transportation; 36th street widen north of Highway 370; Connect and establish recreational trails; Recreational aquatics facilities; Gilbert Park, add a splash pad or ADA improvements to the pool; Utilize CDBG funds to address green street priorities identified in Olde Towne; Improve Lincoln Boulevard entrance to Offutt AFB and Olde Towne; North Bellevue infrastructure improvements; Splash Pads; and, needs a park and/or splash pad for the disabled.

The last priority was Special Needs Services with needs of: Re-entry program; and, Services and programs for those afflicted with substance abuse and HIV/AIDS in our community.

Other needs identified and funding leveraging discussed included: Make leveraging a priority for project selection; Should focus more on partnerships through projects in order to obtain additional funding; Increase fundraising efforts; Consider requiring applicants meet a 1:1 match on applications requesting funding; Applicants demonstrate funds being brought as leverage for projects; Encourage economic development by leveraging CDBG funds south of Mission Ave with TIF funds north of Mission Ave; and look at how other communities accomplished redevelopment and replicate.

During the last public hearing, the City of Bellevue reviewed input received from the public hearings, meetings with community organizations and city staff, and results from the community needs survey. All input was then reviewed and considered during the development of the 2019-2023 Consolidated Plan. Those in attendance felt the priorities and goals outlined by the City reflected the community input received.

### Substantial Amendment

*All comment received during the public comment period for the Substantial Amendment will be reviewed and included in the final amendment document. During the 30-day comment period and public hearing, no comments were received.*

### CDBG-CV Substantial Amendment

*All comment received during the public comment period for the Substantial Amendment will be reviewed and included in the final amendment to the documents. Public comment period is currently open until July 7, 2020.*

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

All comments received during the development of and comment period for the 5-year Consolidated Plan were accepted and considered.

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A verbal comment was received during a public hearing expressing support to implement a matching dollar requirement of 1:1 on all applications for CDBG funding. This comment was considered during the development of the plan. Following additional input from other public hearings, city staff, and the CDBG Committee, it was determined that more emphasis will be placed on leveraging funds and higher consideration will be given to those applications that request CDBG funding and having matching funds outlined in the application budget.

During the public hearing on the draft 2019-2023 Consolidated Plan and 2019 Action Plan, a comment was received that the assignment of priorities was unclear and a number-based priority system may be more clear.

### **7. Summary**

The mission of the City of Bellevue's Consolidated Plan is to identify specific needs that affect our community and citizens and to propose measurable goals and objectives for actions that will address the prioritized housing and community development needs that meet with HUD requirements for the use of the CDBG funding. These goals include projects that address the identified needs and priorities of the Consolidated Plan while meeting the City of Bellevue's mission and vision.

City of Bellevue Mission Statement: Provide exceptional customer service, uphold the public interest and advance the Community Vision.

City of Bellevue Vision Statement: Be a collaborative and innovative organization that is future focused and committed to excellence.

#### Substantial Amendment

*The document also includes information regarding the Substantial Amendment to the 2018-2019 Action Plan as prepared and approved by the Bellevue City Council during the March 11, 2019, council meeting.*

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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	Finance Department

Table 1 – Responsible Agencies

### Narrative

The City of Bellevue is the lead agency responsible for overseeing the development of the Consolidated Plan and administering the development and implementation of the Action Plan and annual projects. The City has a consultant that is the CDBG Program Administrator under the direction of the Finance Director and the City Administrator. The CDBG Program Administrator with the assistance of the Finance Director maintains responsibility for development of the Consolidated Plans, Annual Action Plan, and Consolidated Annual Performance & Evaluation Report (CAPER). The City has also created a CDBG Committee to assist the CDBG Program Administrator with allocation of annual funding by reviewing the applications for funding request and making a final recommendation to the Bellevue City Council. The City will continue to work with organizations that were involved in the development of the Consolidated Plan to address the identified needs and administered activities and programs.

### Consolidated Plan Public Contact Information

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Bellevue is the lead agency responsible for overseeing the development of the Consolidated Plan and administering the approved Consolidated Plan. The City's CDBG Program Administrator, under the direction of the Finance Director and the City Administrator, maintains responsibility for development of the Consolidated Plans, Annual Action Plan, and Consolidated Annual Performance & Evaluation Report. The City has also created a CDBG Committee to assist the CDBG Program Administrator with allocation of annual funding by reviewing the applications for funding request and making a final recommendation to the Bellevue City Council. The City will continue to work with partner organizations who were involved in the development of the Consolidated Plan to address the identified needs and administered activities and programs. These partners include residents, businesses, faith-based organizations, non-profit developers, lenders and other for-profit entities. In-person and telephone consultations were conducted as part of the development of this Consolidated Plan including, but not limited to City departments, housing and homeless service providers, non-profit agencies, social service agencies, the Public Housing Authority, Habitat for Humanity, low income housing tax credit (LITHC) and Section 8 rental housing providers, Schools, Chamber of Commerce, Department of Health, at-risk, disabled, mental/health service providers, and government agencies.

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

City of Bellevue CDBG staff coordinated the efforts of the City, residents, civic and business leaders, housing providers, private and public agencies, health, mental/health and service providers in the implementation of this Consolidated Plan and in coordinating collaborative conversations and efforts among the many agencies serving homeless, veterans, youth, families, housing and shelter providers, health, mental health and other institutions potentially discharging into homelessness, and at-risk support providers. This collaboration is accomplished through regular phone and in-person meetings, consultations, neighborhood, committee and community meetings, participation in civic and Continuum of Care meetings, and other events/activities throughout the year.

### **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 of Bellevue is in the jurisdiction of the Metropolitan Area Continuum of Care for the Homeless (MACCH), which includes the cities of Omaha and Council Bluffs and the three county areas of Douglas, Sarpy and Pottawattamie. Since Bellevue is a part of this larger area Continuum of Care, the homeless

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population count and numbers are not available for the Bellevue area alone. The City participates in and works with the MACCH to identify and then address the needs of homeless persons and persons at risk of homelessness in the Omaha Metro area. MACCH collects homeless data, analyzes the data, and establishes goals and objectives as part of the planning for homeless programs and reports the data in HMIS.

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

The City of Bellevue does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Bellevue Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
2	<b>Agency/Group/Organization</b>	Metro Area Continuum of Care for the Homeless
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
3	<b>Agency/Group/Organization</b>	Bellevue Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA

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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
4	<b>Agency/Group/Organization</b>	Eastern Nebraska Office on Aging
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
5	<b>Agency/Group/Organization</b>	Bellevue Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
6	<b>Agency/Group/Organization</b>	Habitat for Humanity of Sarpy County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
7	<b>Agency/Group/Organization</b>	Sarpy County Government
	<b>Agency/Group/Organization Type</b>	Other government - County Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
8	<b>Agency/Group/Organization</b>	City of Papillion
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
9	<b>Agency/Group/Organization</b>	City of Omaha Planning Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders

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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
10	<b>Agency/Group/Organization</b>	Offutt Air Force Base
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Military Installation Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
11	<b>Agency/Group/Organization</b>	Rising View
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

Demo

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
12	<b>Agency/Group/Organization</b>	Bellevue Public Schools
	<b>Agency/Group/Organization Type</b>	Local School District Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
13	<b>Agency/Group/Organization</b>	Eastern Nebraska Community Action Partnership
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
14	<b>Agency/Group/Organization</b>	Metropolitan Area Planning Agency
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
15	<b>Agency/Group/Organization</b>	NE Department of Health & Human Services
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
16	<b>Agency/Group/Organization</b>	Bellevue University
	<b>Agency/Group/Organization Type</b>	Services-Education Institute of Higher Education

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
17	<b>Agency/Group/Organization</b>	Sheltering Tree, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
18	<b>Agency/Group/Organization</b>	Bellevue Community Foundation
	<b>Agency/Group/Organization Type</b>	Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
19	<b>Agency/Group/Organization</b>	Bellevue Food Pantry
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Civic Leaders

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
20	<b>Agency/Group/Organization</b>	Rebuilding Together Omaha
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
21	<b>Agency/Group/Organization</b>	Sarpy County CASA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
22	<b>Agency/Group/Organization</b>	Sarpy County Museum
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
23	<b>Agency/Group/Organization</b>	Lutheran Family Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
24	<b>Agency/Group/Organization</b>	Sen. Sue Crawford
	<b>Agency/Group/Organization Type</b>	Other government - State Civic Leaders

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Senator Crawford and her office were invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
25	<b>Agency/Group/Organization</b>	Nebraska Hispanic Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
26	<b>Agency/Group/Organization</b>	Lift Up Sarpy
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
27	<b>Agency/Group/Organization</b>	Catholic Charities
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
28	<b>Agency/Group/Organization</b>	Sarpy Cass Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
29	<b>Agency/Group/Organization</b>	Nebraska Medicine
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
30	<b>Agency/Group/Organization</b>	Sarpy County Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
31	<b>Agency/Group/Organization</b>	Sarpy County Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

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

All agencies were either consulted with or invited to participate. There was no decision to exclude any group.

**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	Metro Area Continuum of Care	
Affirmatively Further Fair Housing Plan	City of Omaha	
Heartland 2050	Metropolitan Area Planning Agency	

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

During the development of the Consolidated Plan, Bellevue consulted the CDBG programs and plans for the State of Nebraska, City of Omaha, and City of Lincoln. The City of Omaha was invited to the CDBG program’s public hearing and to comment on the plans. The City of Bellevue remains in contact with the State of Nebraska Department of Economic Development who administers the CDBG program for State recipients to remain up to date on happenings and activities throughout the state. By remaining current with CDBG news, the City of Bellevue is able to identify new projects or activities to assist the city and identify possible partnerships to leverage dollars.

**Narrative (optional):**



## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

In accordance with HUD regulations, the City of Bellevue adopted an amended Citizen Participation Plan in 2017. An updated copy of plan is available on the City of Bellevue’s website at all times and by contacting the City’s CDBG Program Administrator. The plan places emphasis on: (1) encouraging the participation of all residents, local and regional institutions, public housing agencies, non-profit organizations, city departments, contractors, faith-based organizations, and other interested parties during the development of all plans, reports, and any substantial amendments, (2) requires a 15 day comment period before a public hearing and a 30 day public comment period before adoption of plans or reports, (3) requires at least 3 public hearings during each Program Year (one during the plan’s development, one a during the draft availability, and one during the annual performance evaluation), (4) provides full access to records and information regarding all aspects of the CDBG Program, (5) non-English speaking and hearing impaired residents are provided reasonable accommodation when notified prior to hearing, and (6) requires the City to consider all citizen comments and views and publish written explanation of comments not accepted in the Consolidated Plan, encourages citizens objections to Plan approval to be directed to HUD.

Three community meetings were held during the development of the Consolidated Plan to obtain resident input and interested parties were also invited to participate in an online community needs survey to assist the city with further identifying needs and priorities. In addition to online access, a hard copy of the survey was available at the City of Bellevue offices and by contacting the CDBG Program Administrator. It is important to note that the results of the survey are intended to enhance the overall process and development of the Consolidated Plan. The survey results are not the only factors in determining the future funding levels for the City’s housing and community development needs. The CDBG Program Administrator also contacted and met with various community organizations regarding the CDBG program and to receive input on organizational missions and needs.

In addition, three more public hearings were held during the development of the Annual Action Plan and a final public hearing was held once the proposed consolidated and action plans were available for public comment. This public hearing was held during a City Council meeting to allow councilmembers and citizens to make comments regarding the plan.

The priorities and goals that were developed and outlined in the plan reflect the input from not only the public hearings and survey results, but also recognize the current status of the City in regard to programs and policies. Other factors considered when developing priorities include the

## Demo

City's immediate required compliance with federal regulations, currently adopted City plans and programs, and other funding agencies and sources available to leverage with CDBG funding.

The City of Bellevue is always looking for new, innovative ways to enhance public participation in the CDBG planning process. To ensure all interested parties receive timely information, the CDBG staff continues to develop and add contacts to the CDBG mailing and email list in order to keep up-to-date events and program updates flowing. Since the City of Bellevue has become an entitlement community for CDBG funds, an extended effort to inform the public of the new designation and meaning began. Part of the outreach included the development a section of the City's website to the CDBG program. Information posted to the website is then distributed through various forms of social media.

**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	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No specific response. A newspaper ad and press release were distributed inviting resident participation and comment at the CDBG public hearings regarding the development of the Affirmatively Further Fair Housing Plan. The notice was distributed prior to each of the three public hearings held regarding the plan.	No comments were received.	None.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Elected Officials	No specific response. Three public meetings were conducted during the development of the Affirmatively Further Fair Housing Plan. The meetings would focus specifically on the City of Bellevue requirements and included elected officials in the invitation. There were sixteen individuals in attendance.	All comments received were included in the AFFH plan. A summary of the comments received is included in the attachments to the Consolidated Plan.	None.	

Demo

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)
3	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	All information regarding the development of the Affirmatively Fair Housing plan, the 2019-2023 Consolidated Plan, survey and public meetings was distributed through social media outlets such as Twitter and Facebook, and posted on the City's website.	There were no comments received. The information was shared by others throughout social media.	None.	

Demo

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)
4	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No specific response. A newspaper ad and press release were distributed inviting residents' participation and comment at the CDBG public hearings regarding the development of the 2019-2023 Consolidated Plan. The notice was distributed prior to each of the three public hearings held regarding the plan.	No comments were received.	None.	

Demo

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)
5	Public Hearing	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No specific response. Four public meetings were conducted during the development of the 2019-2023 Consolidated Plan. The meetings encouraged resident participation and included a presentation overview of the CDBG program, the application process for funding, and of the identified needs and goals outlined in the Consolidated Plan. In total, there were eighteen individuals in attendance.	All comments received were included in the Consolidated Plan. A summary of the comments is available in the attachments to the plan.	All comments were accepted.	

Demo

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)
6	Community Needs Survey	Non-targeted/broad community	The City developed and distributed a community needs survey to assist with the development and identification of needs in the Consolidated Plan. The survey was distributed electronically with paper copies available at the City offices and upon request.	All comments received were included in the Consolidated Plan. A summary of the comments is available in the attachments to the plan.		

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

This section estimates the needs for housing, public housing, homeless, non-homeless and community development. The estimates provided here are the result of data analysis, consultations, citizen participation needs and priority survey, and community meetings/public hearings.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The Housing Needs Assessment includes information on the number of households, housing needs, housing problems, households with children present and estimated housing needs. In the housing needs summary, households are broken into five categories: (1) Small families, defined as a family with two to four members, (2) Large families, defined as a family with five or more members, (3) Elderly, a household whose head, spouse, or sole member is a person who is at least 62, (4) Income Level as described below, and (5) Other, all other households.

Low- to moderate-income is categorized by HUD as a percentage of total household income compared to HUD Adjusted Median Family Income (HAMFI) and is described in four categories: Extremely Low-Income: Households earning less than 30% HAMFI; Low-Income: Households earning 30-50% HAMFI; Moderate-Income: Households earning between 50-80% HAMFI, and; Middle-Income: Households earning between 80-100% HAMFI. HUD defines the term “cost burden” as when a household is paying more than 30 percent of its income for rent or home-owner costs. Households paying more than 50 percent of income on rent or home-owner costs are considered to be “severely cost burdened”.

HUD defines housing problems as:

- Lack of complete kitchen or plumbing facilities
- Cost burdened: A housing cost burden of more than 30% of household income. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities
- Severe cost burdened: A housing cost burden of more than 50% of household income, applying the same definition as described for cost burden
- Overcrowding is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half rooms
- Severe overcrowding is defined as more than 1.5 persons per room, applying the same definition as described for overcrowding

According to the American Communities Survey, Bellevue has a total of 20,600 households which is a 7% increase from the 2000 Census. Of the total households, 57% are family households, 10% are elderly, and 16% are households with one or more children 6 or younger. 43% of all households are classified as low- to moderate-income (LMI).

The Comprehensive Housing Affordability Strategy (CHAS) data provides the number and types of households by HUD Adjusted Median Family Income (HAMFI). Households in Bellevue are 11% extremely low-income, 11% low-income, 21% moderate-income and 56% middle-income. The majority of small and large family households, or 65%, have an income 100% of the HUD Adjusted Median Family

Demo

Income (HAMFI). Households that make between 50-80% HAMFI make up 21% of the total family households.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	50,137	54,065	8%
Households	19,118	20,600	8%
Median Income	\$52,695.00	\$57,719.00	10%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,335	2,325	4,265	2,735	8,935
Small Family Households	805	925	1,555	1,280	5,015
Large Family Households	235	155	470	370	970
Household contains at least one person 62-74 years of age	295	365	870	505	1,845
Household contains at least one person age 75 or older	365	395	435	220	650
Households with one or more children 6 years old or younger	560	620	820	585	794

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	40	20	50	185	15	0	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	45	45	0	130	0	4	0	35	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	70	65	45	350	40	70	50	50	210
Housing cost burden greater than 50% of income (and none of the above problems)	790	255	50	0	1,095	400	220	40	15	675

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	215	620	385	20	1,240	125	265	730	235	1,355
Zero/negative Income (and none of the above problems)	40	0	0	0	40	130	0	0	0	130

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,075	410	180	100	1,765	455	295	95	105	950
Having none of four housing problems	375	945	1,775	740	3,835	260	675	2,215	1,795	4,945
Household has negative income, but none of the other housing problems	40	0	0	0	40	130	0	0	0	130

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	555	470	130	1,155	130	145	310	585
Large Related	100	24	30	154	95	100	70	265
Elderly	185	150	110	445	275	235	225	735
Other	405	340	190	935	84	85	165	334
Total need by income	1,245	984	460	2,689	584	565	770	1,919

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	405	90	0	495	95	60	10	165
Large Related	65	4	0	69	95	30	0	125
Elderly	150	100	60	310	190	115	30	335
Other	380	100	0	480	80	40	0	120
Total need by income	1,000	294	60	1,354	460	245	40	745

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	210	95	110	25	440	40	74	50	60	224

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	20	20	0	0	0	25	25
Other, non-family households	0	25	0	0	25	0	0	0	0	0
Total need by income	210	120	110	45	485	40	74	50	85	249

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

In the City of Bellevue, approximately 26% of households are single person, or a total of 5,347 households. Of single person households, 10% are with persons 65 years and over.

The average single-person, single income household spends a larger percentage of their income on housing. Based on this factor coupled with the high number of cost burdened households in the Bellevue area, it can be determined that many single person households are in need of more affordable housing options and assistance, as well as housing that has access to services.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

In the Bellevue community, the total number of people living independently age 18-64 with a disability is 3,404 residents, or 11%. Of the total population living with a disability, 5% have independent living difficulties and 2% have self-care difficulties. While this could be persons with more than one disability to cause living independently to be difficult, it is estimated that 3,650 individuals have a disability and are in need of accessible housing or services to assist with daily life. While many disabled persons are able to reside with families, others are in need of additional housing assistance such as assisted living

facility or independent living community. According to the Nebraska Department of Health and Human Services, there are currently 55 housing units in Bellevue for individuals with developmental disabilities and 313 housing units in assisted living. From the discrepancy in number compared to units available, there is a need for accessible housing in Bellevue.

It is difficult to translate into a specific count the number and types of families in need of housing assist who are victims of domestic violence, dating violence, sexual assault and stalking. In 2018, the National Domestic Violence Hotline documented 427 contacts from Nebraska with 3.7% or 15 cases coming from Bellevue. While Bellevue does have one women's shelter, based on these numbers it can be determined there is need for housing assistance for those who are victims of domestic violence and sexual assault.

### **What are the most common housing problems?**

Based on the data provided in the tables above, the most common housing problem faced by both renter and owner households is housing cost burden. In Bellevue, 14% of all households face a cost burden and 10% face a severe cost burden. The greatest housing problem is a cost burden of greater than 30% followed by households facing one or more of the housing problems with both owners and renters.

### **Are any populations/household types more affected than others by these problems?**

In Table 9 – Cost Burden >30%, it shows that 22% of households are cost burdened. The households at greater risk for cost burden are extremely low-income renter households and moderate-income owner households. As such in Table 10 – Cost Burden >50%, it shows that 10% of households are severely cost burdened. The households at greatest risk for severe cost burden are again extremely-low income renter and owner households.

Housing Problems are disproportionately greater for extremely-low renter households and low and middle-income owner households with severely overcrowded conditions; extremely-low income renter and owner households with cost burden greater than 50%; and, low-income renter and owner households with cost burden greater than 30% and extremely-low income renter. Households with one or more of the four housing problems is highest in the extremely low-income renter category.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The characteristics of persons at imminent risk of residing in shelters or becoming homeless include, but are not limited to: mental illness, whether diagnosed or not, and those who have lost employment due

to the failing economy and have yet to recover. The needs of these people include job stability, medical assistance, rental and/or security deposit assistance, and short to medium term case management.

Single-family households because there is only one or perhaps two incomes are at greater risk of becoming unsheltered because of fewer wage earners in the household where loss of even one income could mean imminent risk of becoming homeless. These issues exist among both renters and owners. The small-related households could also share these risks because of limited income. With the current economy, another imminent risk would be loss of employment.

The Metropolitan Area Continuum of Care for the Homeless (MACCH) receives funding to support homeless prevention and rapid re-housing activities. Supportive services to increase self-sufficiency for better housing stability in the long-term are provided by various agencies in the Omaha metro area. Since the City of Bellevue only receives CDBG funding from HUD and falls under the area supported by the MACCH, it does not offer any city specific programs. With MACCH and many services being located in Douglas County, the need for services and access to those services with transportation from Sarpy County and Bellevue becomes more prominent.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The Continuum of Care participates in the annual Point in Time County each January. The organization not only obtains a count of the sheltered homeless, but also obtains an accurate accounting of those on the street and in places not meant for human habitation.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The characteristics most commonly linked with housing instability and an increased risk of homelessness include high cost burden, a higher unemployment rate, job stability, limited household income, and personal circumstances.

## **Discussion**

Of the total households in Bellevue, 26% face a housing problem as defined above. Housing problem are disproportionately greater for low-income owner households with substandard housing, low and middle-income owner households with severely overcrowded conditions, extremely-low income renter households with cost burden greater than 50%, low-income renter households with cost burden greater than 30% and extremely-low renter and owner incomes with no income and no housing problems. Households with one or more of the four housing problems is highest in the extremely low-income renters category.

## Demo

Bellevue's biggest housing need is with housing affordability. In Bellevue, 21% of households are cost burdened while 10% are severely cost burdened. The households at greater risk for cost burden are extremely low-income, large related households and moderate-income other households. The households at greatest risk for severe cost burden are extremely-low income renter large related, elderly, and other households, and extremely low-income owner elderly and other households.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The four housing problems are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than one person per room
- Cost Burden greater than 30%

Disproportionately greater needs exist when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,870	295	170
White	1,405	215	84
Black / African American	170	45	35
Asian	4	15	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	180	15	25

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,590	735	0
White	1,095	520	0
Black / African American	170	40	0
Asian	35	25	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	280	95	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,390	2,875	0
White	970	2,355	0
Black / African American	25	220	0
Asian	20	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	340	175	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	460	2,270	0
White	325	1,745	0
Black / African American	0	145	0
Asian	0	60	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	25	0
Hispanic	130	275	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Table 13 - Disproportionally Greater Need 0-30% AMI, indicates that 80% of households that make 0-30% of the area median income experience one or more housing problems. American Indian/Alaska Native households experience one or more housing problems 100% of the time which is disproportionately greater than the city as whole. White households also face a disproportionately greater need with 90% having one or more of the four housing problems.

Table 14- Disproportionally Greater Need 30-50% AMI, shows that while income increases Black/African American households now experience a disproportionately greater need. In Table 14, 68% of households making 30-50% of the AMI experience one or more housing problems, while the need is disproportionately greater for Black/African American households who experience problems 80% of the time while then next greatest need is with Hispanics households who face housing problems 75% of the time.

Table 15 – Disproportionally Greater Need 50-80% AMI, demonstrates that housing problems are experienced less by households overall, but Hispanic households are experiencing housing problems disproportionately greater. Overall, 33% of households in this income category experience one or more housing problems, while 66% of Hispanic households experience one or more housing problems.

## Demo

Table 16 – Disproportionally Greater Need 80-100% AMI, indicates that 17% of the overall households experiences one or more housing problems. The problems are disproportionately greater with Hispanic households, 32% experience housing problems.

Overall, 45% of households in Bellevue face one or more of the four housing problems. Although extremely-low income Native American/Alaska Native households make up the smallest percentage of Bellevue households, they experience significantly higher rates of housing problems compare to other race and ethnicities. In addition to American Indian/Alaska Native, low income Black households and low- and moderate-income Hispanic households face disproportionate greater need of housing problems.

The following needs were identified as part of the AFFH:

*Availability of affordable units in a range of sizes:* Smaller families with fewer than five members are much less likely to have housing problems than large family and non-family households. With limited numbers of public housing units available, families of five or more may face more housing problems than small families.

According to the 2011-2015 ACS, the majority of housing units in Bellevue have 3 bedrooms or less and make up 81% of the housing units available. Only 19% of housing units in Bellevue have 4 bedrooms or more. The number of housing units with more than four bedrooms is limited and affects larger families' ability to find affordable housing units.

*Lending Discrimination:* HDMA data shows that Black applicants have a denial rate almost twice that of White applicants. Black households are twice as likely to rent rather than own a home. Of the total Black households in Bellevue 10% are renters and 5% are homeowners. Black households are scattered through the jurisdiction, with no data indicating segregated areas of Black households nor a significant number of Black households in the areas of higher poverty. Data does show that Black households below the federal poverty line have less access to school and lower indices regarding labor market engagement. As identified above, Black Households are more likely to live in high poverty neighborhood.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

Severe housing problems include:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- Overcrowded households with 1.5 persons per room
- Households with cost burdens of more than 50 percent of income

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,530	635	170
White	1,140	480	84
Black / African American	100	120	35
Asian	0	19	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	180	15	25

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	705	1,620	0
White	475	1,150	0
Black / African American	40	170	0
Asian	25	30	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	170	210	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	275	3,990	0
White	135	3,185	0
Black / African American	0	245	0
Asian	20	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	125	395	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	205	2,535	0
White	125	1,940	0
Black / African American	0	145	0
Asian	0	60	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	25	0
Hispanic	75	330	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

According to Table 17 – Severe Housing Problems 0 – 30% AMI, several racial categories experience severe housing problem at a disproportionately higher rate than the city as a whole. The experience of severe housing problems by extremely low-income households overall is 66%. American Indian/Alaska Native and Hispanic households are disproportionately higher at 100% and 82%.

Table 18 – Severe Housing Problems 30 – 50% AMI, indicates that two racial category experiences one or more severe housing problem at a disproportionately higher rate than the city as a whole. Households with incomes 30 – 50% AMI experience one or more housing problem 30% of the time, compared to Asian and Hispanic households at 45% of the time.

Table 19 – Severe Housing Problems 50-80% AMI, demonstrates that again that two racial category experiences one or more severe housing problems at a disproportionately higher rate than the jurisdiction as a whole. Overall, households with incomes 50-80% of the AMI experience one or more housing problems 6% of the time, but this percentage is disproportionately greater for Asians and Hispanics at 19% and 24% of the time.

Table 20 - Severe Housing Problems 80 – 100% AMI, shows that one racial categories experiences one or more severe housing problem at a disproportionately higher rate than the jurisdiction as a whole.

## Demo

Households with income 80% - 100% AMI experience have one or more severe housing problem 7% of the time, compared to Hispanic households at 19% of the time.

In Bellevue, 23% of households face severe housing problems. As with housing problems, extremely low income American Indian/Alaska Native households face a disproportionately greater need. Other households that face a disproportionately greater need when discussing severe housing problems include: low- and moderate- income Asian households, low, moderate and middle-income Hispanic households.

According to the AFFH in the City of Bellevue, 27 percent or 5,215 of the 19,645 households experience housing problems and 13 percent or 2,635 households experience severe housing problems. These numbers are slightly less than the Omaha-Council Bluffs metro area. Although Native American households make up the smallest percentage of Bellevue households, they experience significantly higher rates of housing problems compare to other race and ethnicities. Sixty-eight (68) percent of Native American households and 44 percent of Hispanic households face housing problems while only 23 percent of White households have housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Housing cost burden is defined by HUD as

- No cost burden is present when housing cost is less than 30%
- Cost burden when housing cost is 30% to 50%
- Severe cost burden when housing cost if greater than 50%.

A disproportionately greater need exists when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,360	2,925	2,140	170
White	12,530	2,115	1,605	84
Black / African American	1,005	270	125	35
Asian	315	19	25	0
American Indian, Alaska Native	25	4	40	0
Pacific Islander	25	0	0	0
Hispanic	1,280	460	275	25

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

In Bellevue as a whole, 75% of households face no cost burden, 14% of households have a cost burden, and 10% of households face a severe cost burden.

Table 21 – Greater Need: Housing Cost Burdens AMI indicates that one racial category experiences a disproportionately greater need in regards to cost burden. Overall, 14% of households face a cost burden with Hispanic households the most cost burdened and disproportionately affected with 23% of

## Demo

households. Severe cost burdened is faced 17% of households. American Indians/Alaska Native households are disproportionately affected with 58% of households with severe cost burden.

During the AFFH, it was determined that non-family households are more severely cost burdened than family households, but percentages are closer, only a difference of 8 percent. Native American households while the smallest racial group in Bellevue face the highest percentage of severe housing cost burden and housing problems. Native American households are also more likely to renter than own.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

In the jurisdiction, there are racial and ethnic groups that faced disproportionately greater need than the needs of the income category as a whole. In the income category 0-30% HAMFI, American Indian/Alaska Native all face a disproportionately greater need when faced with housing problems and severe housing problems. A disproportionately greater need regarding housing problems and severe housing problems is also faced by Blacks, Asian and Hispanics making 30-50% of HAMFI, Asian and Hispanics making 50-80% HAMFI, and Asians making 80-100% of HAMFI. When considering housing cost burden, American Indians/Alaska and Hispanic households face a disproportionately greater need when compared with other racial and ethnic categories.

### **If they have needs not identified above, what are those needs?**

During the Affirmatively Further Fair Housing plan, the City also reviewed types of households facing housing problems and cost burden.

The majority of households in Bellevue have less than five people and face the least housing problems. Non-family households have the most housing problems at 35 percent followed closely by family households with more than five people with 34 percent. Non-family households are more severely cost burdened than family households, but percentages are closer, only a difference of 8 percent.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

During the review of disproportionately greater need, the distribution of the population of Bellevue was reviewed to determine if there is a minority population concentration by census tract. If a census tract holds a minority population that is three times the city's average for that particular race, there is a minority concentration present in that census tract. Upon review of the census tract minority percentages, there are none with a high minority concentration. An analysis of the census tract minority population reveals there are eight census tracts that have elevated percentages of minority population concentration, or double what the specific minority percentage is for the city as a whole. Census Tract 101.04 has an elevated population of two or more race; Census Tract 101.05 has elevated percentages of some other race alone; Census Tract 101.08 has elevated population of Native Hawaiian and Other Pacific Islander; Census Tract 102.04 has elevated population of American Indian and Alaska Native and Native Hawaiian and other Pacific Islander; Census Tract 102.05 has elevated population of two or more races; Census Tract 102.07 has elevated population of Asian; Census Tract 105.01 reports elevated population of American Indian and Alaska Native; and Census Tract 105.05 reports elevated population of some other race alone. These areas will be monitored for any increases in minority concentration,

## Demo

which could indicate discriminatory practices or disproportionate need by the low- and moderate-income households in that area.

## NA-35 Public Housing – 91.205(b)

### Introduction

Bellevue is part of the Omaha metropolitan area; the majority of public housing is located in the Omaha city limits. Bellevue is served by the Bellevue Housing Authority which provides 49 housing units and 275 tenant-based housing choice vouchers in the community. The following tables provide more detail on public housing units and the characteristics of the tenants as well as information on housing choice vouchers administered by the public housing authorities (PHAs).

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	49	275	0	275	0	0	0

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**

Bellevue Housing Authority

**Data Source Comments:**

The Bellevue Housing Authority reports 49 units of public housing and 275 tenant-based vouchers.

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,448	12,305	0	12,305	0	0
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	2	43	0	43	0	0
# of Disabled Families	0	0	1	75	0	75	0	0
# of Families requesting accessibility features	0	0	45	226	0	226	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	27	153	0	153	0	0	0
Black/African American	0	0	16	61	0	61	0	0	0
Asian	0	0	1	5	0	5	0	0	0
American Indian/Alaska Native	0	0	1	3	0	3	0	0	0
Pacific Islander	0	0	0	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	16	0	16	0	0	0
Not Hispanic	0	0	41	210	0	210	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Demo

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Bellevue Housing Authority (BHA) maintains a public housing waiting list for prospective tenants including those looking for accessible units. There are currently 478 persons on the list for public housing. Unfortunately, the waiting list is not broken-down by number of bedrooms requested.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Bellevue Housing Authority has identified the following immediate needs for public housing residents and housing choice voucher holders:

- Assistance with security deposits to landlords and utilities for new voucher holders.
- Affordably priced 3- and 4-bedroom housing.
- Adding the additional protected class for source of income
- Developing access to publicly supported housing for all residents
- Improving the knowledge and access to services, programs, and assistance for the disability community and LEP community.
- Better access to public transportation.

**How do these needs compare to the housing needs of the population at large**

The needs of public housing residents and housing choice vouchers holders are fairly consistent with the needs of the population at large. All tenants are concerned about affordability and employment needs. As housing cost increase, the need for affordable housing and living wages increase substantially.

**Discussion**

The Bellevue Housing Authority provides a vast amount of housing assistance through the management of Housing Choice vouchers. In addition, the BHA owns and operates housing facilities that are an extremely important resources for the community. BHA partners with the city to identify housing needs and provides the necessary knowledge and experience to develop needs. During the consultation process for this plan, BHA is eager to partner with the City and others to develop the resources needed to implement the housing goals of the plan.

In the AFFH it was identified that overall, Bellevue lacks available public housing. Bellevue has a total household of 19,216 households in the jurisdiction with 2,445 households, or 12.7%, with of income 50% below the area median income. There are only 454 publicly supported housing units in Bellevue, which is substantial lower than the households that would qualify for assistance. According to Bellevue Housing Authority, the placement of larger families is difficult due to limited available units with four bedrooms or more.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Bellevue is part of the Metropolitan Area Continuum of Care for the Homeless (MACCH). MACCH’s main objective is to unite the efforts of shelter, housing, supportive services, and faith-based organizations that serve homeless and near-homeless individuals and families in Douglas, Pottawattamie, and Sarpy counties. The information and numbers provided by MACCH are for the entire service area. The City of Bellevue is working with MACCH to determine specific numbers for the community. MACCH gathers information from local reports that are a resource for stakeholders in each community to view the data and charts based primarily on the Homeless Management Information System (HMIS) data about homeless persons who used emergency shelter, transitional housing, or permanent supportive housing programs.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	145	0	0	0	0
Persons in Households with Only Children	0	3	0	0	0	0
Persons in Households with Only Adults	15	1,006	0	0	0	0
Chronically Homeless Individuals	17	150	0	0	0	0
Chronically Homeless Families	0	5	0	0	0	0
Veterans	2	89	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	2	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

## Demo

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The City of Bellevue is part of the MACCH jurisdiction and therefore is working with the organization to determine data specifically for Bellevue. Currently, estimates of the number becoming and exiting homelessness each year is collected in the Continuum of Care quarterly performance reports, but only includes discharges that are entering permanent housing. Those who are discharged into an unstable housing situation may return and skew the overall data.

The number of days that persons experience homelessness has not been determined and collected separately from sources in the past. By definition, chronically homeless is “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.” Using this definition it can be assumed that these individuals and families face a higher number of days with instances of homelessness. Bellevue is working with MACCH to develop these data sources in future reports.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	265	0
Black or African American	173	0
Asian	3	0
American Indian or Alaska Native	26	0
Pacific Islander	6	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	91	0
Not Hispanic	426	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

During the 2018 Point in Time Count, there were 289 persons in households with at least one adult and one child provided shelter in the MACCH service area. Of the total, 214 were in emergency shelters and 75 were in transitional shelters. This made up a total of 106 households; 169 children under the age of 18 and 120 adults.

The Point in Time count also reported there were a total of 4 veteran households were in emergency and transitional housing.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Based on the 2018 Point in Time count of the 289 sheltered persons, 42% were white, 41% were Black or African American, 3% was Asian, 3% were American Indian or Alaska native, and 1% were Pacific Islander. Of the households, 14% were Hispanic and 86% non-Hispanic.

The homelessness percentages are significantly difference from the population of Bellevue which is 96% white, 6.5% African American, 2.9% Asian, 0.5% American Indian or Alaska Native, and 0.2 % Pacific Islander. This is also similar to the Hispanic percentage which for Bellevue is 15.7%. This difference could reflect the population of the MACCH service area as a whole.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to MACCH Annual Homeless Assessment Report during 2016, a total of 6,947 homeless persons were assisted in Omaha through emergency shelters, transitional housing, and permanent supportive housing. Emergency shelter was utilized the most by an estimated total of 667 individuals and 117 families. Of the total, 389 or 13% were persons in families. This is a substantial difference between persons in families and individuals. 12% of the Omaha metro homeless population are chronically homeless and 6% of the Omaha metro homeless population are veterans.

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section includes descriptions of housing needs of persons who are not homeless but require supportive housing. This includes, but is not limited to:

- Elderly, 62 and older
- Frail elderly, defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework)
- Persons with mental, physical, and /or developmental disabilities
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

### **Describe the characteristics of special needs populations in your community:**

According to the 2013-2017 American Community Survey in Bellevue, 7,046 residents, or 13%, are over the age of sixty-five (65). Of these total elderly residents, the following are the residents with a specific disability: 1,436 (20.4%) ambulatory disability; 893 (12.7%) hearing disability; 837 (11.7%) independent living difficulties; 470 (6.7%) cognitive disability; 378 (5.4%) vision disability; and 479 (6.8%) self-care disability. Bellevue has nursing homes and assisted living villages for the elderly and frail elderly. The Community Resource List provided by the University of Nebraska Medical Center list two long term care units in Bellevue with 271 beds. Services provided by these facilities include Alzheimer's support, physical, speech, and occupational therapy.

Mental, physical, and/or developmental disabilities are likely to cause serious problems in language, learning, mobility and capacity for independent living. These individuals frequently need assistance with living conditions, transportation, and life skills training. According to the 2013-2017 American Community Survey, Bellevue has approximately 1,569 persons with mental disabilities up to age 64 years old. The Department of Health and Human Services of Nebraska Roster of Centers for the Developmental Disabled shows that there are 55 beds available in Bellevue provided by Eastern Nebraska Center of Medical Disabilities (ENCOR). There are numerous services provided in Bellevue by agencies for the developmentally disabled by agencies such as Eastern Nebraska Community Action Partnership, Heartland Family Services, and Lutheran Family Services. Sheltering Tree is also in the process of building a new residential community to service, protect, and inspire adults with developmental disabilities in Bellevue.

Specific population numbers from those suffering from alcohol and drug addiction in our community are not available. There are various organizations that provided supportive outpatient services to this population, but unfortunately there are not inpatient beds available in Bellevue. With Bellevue's close proximity to the Omaha metropolitan area, organizations in Omaha are depended on to provide inpatient services needed for these special needs populations.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

As a micropolitan of the rest of the population, the non-homeless special needs population faces similar housing and supportive service needs as the rest of the population. The greatest need uncovered during discussions was a lack of resources to address the needs of persons with substance abuse and mental and physical disabilities in Bellevue. While supportive services for these populations are provided by some local organizations in Bellevue, most services are provided by agencies in Omaha. This then brings the need and focus to transportation services between all communities in Sarpy and Douglas Counties.

Non-homeless special needs were determined through consultations with service providers, citizen survey, and interactive public meetings. Partnerships with experienced professionals and organizations serving special needs populations is critical to the Bellevue understanding needs this population may face and developing innovative was to address those needs.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In a December 2015 report by the State of Nebraska Department of Health and Human Services, there were an estimated 2,247 were living with HIV/AIDS in Nebraska for a rate of 119 per 100,000 population. The three most populous counties in Nebraska (Douglas, Lancaster, and Sarpy Counties) account for 54% of the state's population and 82% of the number of HIV diagnoses in Nebraska. There are not many opportunities for social service assistance within the Bellevue specifically for citizens with this diagnosis.

Like other special needs populations, a decent quality of life is difficult to achieve because of such things as low-income, lack of transportation services, and housing related issues. Currently, no housing needs have been identified, but if one arises, it may be addressed through funding categories used to meet multiple needs. With limited dollars and unavailability of HOPWA funds, the City of Bellevue depends on CDBG funding to provide services to individuals and families with HIV/AIDS.

### **Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Improving public facilities where they are substandard is important to creating a desirable residential environment and attracts investment by homeowners, housing developers, and small businesses. Improving and Expanding Infrastructure and Improving Public Facilities and Buildings were cited as a highest priority. Demographic trends show that the number of persons over the age of 65 in Bellevue will increase in the time period covered by this Consolidated Plan. This increase in the number of older households will put pressure on facilities and programs as well as housing serving this segment of the population.

### **How were these needs determined?**

To determine these needs, information that was obtained from the census along with input from the community survey, public meetings, service providers and city staff were all reviewed and analyzed to identify and develop the public facility needs in Bellevue.

### **Describe the jurisdiction’s need for Public Improvements:**

Bellevue is known as the oldest community in Nebraska. With that designation, comes older, well-established neighborhoods with antiquated infrastructure and needed rehabilitation to maintain systems to the level needed for a growing community. Public facilities that benefit the entire community and need monitoring and repairs to maintain service, such as sidewalks, lighting, drainage and water/sewer facilities, particularly in low- and moderate-income areas, ranked highest in need and will be a priority with a goal of improving the livability and aesthetic appearance of the areas. This is an important initial step in upgrading the image an area projects and convincing people that a neighborhood is a safe and sanitary place to live. Wherever possible, CDBG funds will be leveraged with other sources of private and public funds. The health and well-being of residents is an important focus of Bellevue to maintain wellness and entice future residents. By improvement or adding to public facilities and recreation opportunities outdoors, the city would experience an increase involvement of citizens and personal investment in the well-being of our city.

The AFFH identified lack of private investment in specific neighborhoods as a need. With focus on the future growth of the Highway 34 corridor in southern Bellevue, the City will have to look at additional housing, job trainings, and transportation options to encourage development and employment opportunities. The majority of the established areas, specifically north of Olde Towne Bellevue and east of Fort Crook Road, are residential zoned and have limited commercial and retail space. Development in the older eastern areas of Bellevue are limited by lot availability/size and commercial zoning availability.

### **How were these needs determined?**

Input from the community survey, public meetings, and staff participation were all used to develop the public improvements needs in Bellevue.

### **Describe the jurisdiction's need for Public Services:**

Another focus for creating desirable neighborhoods is on services provided. There is a need to link access to supportive services to affordable and appropriate housing for individuals throughout Bellevue. This need is demonstrated by the focus of community input and needs survey on supportive services for community members. The highest needs identified for public services included transportation, mental health, senior services, and crime awareness and preservation. All of these priority needs are targeted for low and moderate income community members. Again, wherever possible, CDBG funds will be leveraged with other sources of private and public funds. In addition, the capacity of community development staff will be leveraged where appropriate with the capacity of other public and private agencies, and non-profit organizations to develop and manage public service projects.

Programs and activities aimed at maintaining or improving social and economic conditions are vital to the long-term future of the community. Particular emphasis will be placed on activities that assist local businesses with building improvements and job creation and retention activities. Wherever possible, CDBG funds will be leveraged with other sources of private and public funds.

### **How were these needs determined?**

To determine public service needs, data gathered from the census and input from the community survey, public meetings, and staff participation were all used to identify and develop the needs in Bellevue.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

An overview of the housing market analysis reveals the following data. The population in Bellevue grew by an annual growth rate of 1.5% between 2010 and 2013. During this same period of time, the number of housing units within the city increased by 1.8% annually. The housing growth outweighed the population increase from 2010-2013 which assisted to accommodate the population rise.

Bellevue is an older community with aging housing. Only 4% of owner-occupied and 8% of renter-occupied units were built since 2000. The majority of housing units were built from 1950-1970. During this time, 58% of owner-occupied and 51% of renter-occupied units were built.

The current vacancy rate in Bellevue is 6% with owner occupied households making up 64% of the occupied units and renter occupied making up 36%. The average household size in Bellevue is 2.61.

The median home value has been recovering from the housing crisis indicated by the increase in home values by 2%. Median contract rents had only increased by 18% since 2000. The Area Median Contract rent is \$705. When compared to the Fair Market Rent, the Area Median Contract rent is lower than rent for a 1-bedroom unit, similar to a 2-bedroom rent, but higher than 3+ bedroom rentals.

The City of Bellevue is in the jurisdiction of the Metropolitan Area Continuum of Care for the Homeless (MACCH). Through MACCH, there is an inventory of housing by homeless sub-population. This inventory is conducted annually in conjunction with the MACCH application for Support Housing Program and Shelter Plus Care NOFA by HUD.

Median age of residents is 34.3 with the age range of 25-34 capturing the greatest percent of the population with 14.6%. Education and Health Care Services, Retail Trade, and Art/Entertainment/Accommodation are the largest employment sectors in Bellevue making up 67% of the labor force. The largest group of Bellevue residents in the workforce have some college or an Associate's degree (39%), Bachelor or higher degrees (28%), followed by high school graduates (26%), and those without a high school or equivalent diploma (7%). This represents a positive shift since 2000 when only 25% held Bachelor or higher degrees compared to the national average of 24%.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The City of Bellevue is a well-established community with the majority of land inside city limits filled and limited opportunities for in-fill. Bellevue along with other Nebraska communities faces an interesting development market. The changes in conditions inside Bellevue’s city limits appear to be small due to most development occurring outside city limits in the extra-territorial zoning jurisdiction (ETJ). Development in this area is done through sanitary and improvement district (SID), which is a municipal corporation formed in accordance with the Nebraska statues to aid in the development of land parcels outside cities. SIDs are governing bodies for new subdivisions to install and maintain public streets, sewers, utilities and recreation areas. Once the SID has paid off its debt, it is then annexed into the city limits. Currently, Bellevue has about 29 SIDs with 8 being recommended for annexation.

In Bellevue, there are a total of 21,750 housing units available. Table 26 – Residential Properties by Unit Number shows that detached structures make up the largest portion of units with 15,160, or 70% of the total number. Multi-unit facilities with more than 2 units total 5,365 units, or 25% of the total number of units.

Of the 20,600 occupied units in Bellevue, 64% are owner occupied and 36% are renter occupied. Table 32 – Unit Size by Tenure shows the number of units available to owners and renters by the number of bedrooms. Owners have a larger number of units with 3 bedrooms or more available to them compared to renter; there are 11,365 owner units, but only 2,075 renter units with 3 or more bedrooms. This is opposite of the availability of smaller unit size which are available in greater quantity for renters than for owners. There are 2,050 units with 1 bedroom or less available for renters while that number dwindles to 120 units for owners.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,160	70%
1-unit, attached structure	760	3%
2-4 units	765	4%
5-19 units	2,950	14%
20 or more units	1,650	8%
Mobile Home, boat, RV, van, etc	465	2%
<b>Total</b>	<b>21,750</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	335	5%
1 bedroom	100	1%	1,715	23%
2 bedrooms	1,735	13%	3,255	44%
3 or more bedrooms	11,365	86%	2,075	28%
<b>Total</b>	<b>13,220</b>	<b>100%</b>	<b>7,380</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Under the Consolidated Plan and program regulations, CDBG funds can be used to develop affordable housing units and rehabilitate existing housing units. As discussed in the Needs Assessment (NA-10), the City of Bellevue’s ability to respond to increasingly difficult housing issues is currently resource constrained by the limited amount of CDBG entitlement funding along with reductions to other funding sources. The City of Bellevue has previously utilized CDBG funds to assist low- and moderate-income homeowners through an owner-occupied and elderly housing rehabilitation programs. The programs assisted with rehabilitation of housing units to address safety issues and code violations.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The anticipated loss of affordable housing comes from the expiration of one Section 8 contract for a housing complex with 10, 1-bedroom units. There are no additional affordable home losses anticipated as a result of Section 8 or Low-Income Housing Tax Credit (LIHTC), however continued levels of state and federal funding for affordable housing is always a concern.

### Does the availability of housing units meet the needs of the population?

Population growth between 2010 and 2013 was 1.5% with the current number of households at 20,600. This number is slightly less than the number of available housing units of 21,750. The number of housing units within the city increased between 2010 and 2013 by approximately 1.8% annually. Overall, there housing growth was slightly higher than the population growth which allowed for the accommodation of households moving in to Bellevue. With the low housing vacancy rate of 6%, if the population growth expands beyond historical levels, the City will need to review opportunities for housing growth and possibly review a housing study.

Table 27 – Unit Size by Tenure shows that 64% of the units in Bellevue are owner occupied while 36% are renter occupied. The housing units available to renters are evenly distributed between 1, 2 and 3 or more bedroom units while the majority of owner units have 3 or more bedrooms. Of the owner housing units, 86% are 3 or more bedroom compared to 28% for renter units. This leaves the majority of rental units, or 67%, with 1 or 2 bedrooms, which is significantly more when compared to owner units of which 14% have 1 or 2 bedrooms.

According to the 2013-2017 American Community Survey in the jurisdiction, the average household size is 2.6. Of the total, households that have 4 person or larger make up 25% of the total number of households in Bellevue. Units available in Bellevue with 3 or more bedrooms make up 65% of the available units.

### **Describe the need for specific types of housing:**

During consolidated planning community input sessions, the following needs regarding housing were discussed:

- the need for additional rental housing with 3 or more bedrooms,
- the availability of assistance to create affordable rentals through a rehabilitation assistance, and
- the possibility of a land bank to assist with the purchase and development of scattered sites within city limits.

If the city estimates a growth rate following the growth rate from the previous 10-years, it is anticipated that additional housing units would be needed since the current housing vacant rate is 6%. As discussed previously, the distribution of units across the available unit size is comparable to the population by household size, but when reviewing available units by renter and owner, the availability of larger units is limited for renters.

With the presence of Offutt Air Force Base and programs for veterans, the city anticipates a growth in the population of 65 and older in need of housing such as retirement and assisted. To date, investors have built the needed units to house this population. Continued investment is encouraged to avoid any possible future housing crisis.

### **Discussion**

During community input sessions, it was suggested the City increase affordable housing options by conducting a housing market study to identify opportunities for development and possible incentives for developers.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Table 28 – Cost of Housing indicates that the cost of housing is increasing in Bellevue. The median home value has recovered from the housing crisis and remains steady as indicated by the increase in home values by 2%. Median contract rents had only increased by 18% since 2000, which shows a cost increase similar to cost of living increases during that period.

According to Table 29 – Rent Paid, the majority of rental units, or 82%, in Bellevue are below a rent of \$999. Rental units that are less than \$500 make up 16% and units that are between \$500 and \$999 make up 66% of available rental units.

When considering cost of housing, affordability is a significant consideration for low- and moderate-income households as demonstrated in Table 30 – Housing Affordability. Of the 7,610 rental units available, only 400, or 5%, are available for households making 30% of the HUD Adjusted Median Family Income (HAMFI). The remaining units are divided between 50% HAMFI and 80% HAMFI. Rental units available for households making 50% HAMFI compose 30% and 80% HAMFI compose 64% of the affordable rental market. It is important to note that availability of units is not taken into consideration nor is the current occupancy income when looking at the cost of housing. Although a unit is affordable for a family earning 30% HAMFI, the family occupying the unit may or may not meet or exceed those income limits.

Table 31 – Monthly Rent indicates that the fair market rents in Omaha and Council Bluffs Metro Area, which includes Bellevue, exceed the affordability by extremely low households.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	132,600	135,600	2%
Median Contract Rent	600	705	18%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,195	16.2%
\$500-999	4,885	66.2%
\$1,000-1,499	980	13.3%
\$1,500-1,999	215	2.9%
\$2,000 or more	105	1.4%
<b>Total</b>	<b>7,380</b>	<b>100.0%</b>

Table 30 - Rent Paid

### Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	400	No Data
50% HAMFI	2,315	1,275
80% HAMFI	4,895	4,055
100% HAMFI	No Data	5,984
<b>Total</b>	<b>7,610</b>	<b>11,314</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 32 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

Housing units that are available for lower-income individuals and families may be occupied by higher income individuals and families thereby making these units even scarcer for households in need. Additionally, statistics show that those with lower income, and not just those receiving disability or other subsidies, are in need of lower cost of housing. However, in Bellevue, lowered housing costs is not the pattern as rent continues to increase at a higher rate than home values as more people move into the community. To meet monthly fair market rent, Bellevue needs additional units available for those households earning less than 30% and 50% of HAMFI.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The Median Home Value increased by 2% between 2000 and 2013 while the Median Contract Rent increased by 18%. When considering the average increase in housing cost, it can be determined the cost of contract rent will continue to increase at a greater rate than home values in the area. As demand for housing increases with the population, it is expected that the cost will increase and as the supply decreases.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Area Median Contract rent is \$606. When compared to the Fair Market Rent, the Area Median Contract rent is lower than rent for a 1-bedroom unit, similar to a 2-bedroom rent, but higher than 3+ bedroom rentals.

**Discussion**

Many low- and moderate-income persons and households, especially the extremely low-income households, those exiting homelessness, foster care, incarceration, and substance-abuse treatment, and other persons with special needs, have problems accessing and obtaining affordable housing. The City's strategy to affordable housing is to support Consolidated Plan partners that expand affordable rental housing opportunities, particularly for low-income persons, through new construction and the redevelopment of vacant units and lots. The City will provide support for housing rehabilitation for owner and renter units to provide additional housing as opportunities come available and meet eligibility requirements.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The condition of housing includes review of the significant characteristics of the existing housing supply including age and condition, the number of vacant and abandoned units, and the risk posed by lead based paint.

Table 32 – Condition of Units outlines the number of select conditions that affect owner-occupied and renter-occupied units. Housing conditions are similar to housing problems in the Needs Assessments and are (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. The majority of units in Bellevue are not affect by any housing conditions. Specifically, 81% of owner occupied and 58% of renter-occupied units have none of the selected conditions. Units affect with one selected condition are the second highest with 18% of owner-occupied and 36% of renter-occupied units.

Bellevue is an older community with aging housing. Only 3% of owner-occupied and 18% of renter-occupied units were built since 2000. The majority of housing units were built from 1950-1970. During this time, 57% of owner-occupied and 48% of renter-occupied units were built.

Due to the majority of housing units being built before 1980, there is a greater risk for lead-based paint hazards. Table 34 – Risk of Lead-Based Paint indicates that 60% of the units occupied by owners and renters were built before 1980 when the use of lead-based paint was prevalent. Of those units, about 10% have children present in the home increasing their risk for lead-based paint poisoning.

### Definitions

Housing is considered to be in standard condition when it meets all state and local codes. Housing is considered substandard but suitable for rehabilitation if the unit is in poor condition but is structurally and financially feasible to rehabilitate. Housing with significant structural damage is considered substandard and not suitable for rehabilitation.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,360	18%	2,680	36%
With two selected Conditions	130	1%	375	5%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,730	81%	4,315	58%
<b>Total</b>	<b>13,220</b>	<b>100%</b>	<b>7,380</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	410	3%	1,370	19%
1980-1999	4,250	32%	2,040	28%
1950-1979	7,525	57%	3,525	48%
Before 1950	1,035	8%	445	6%
<b>Total</b>	<b>13,220</b>	<b>100%</b>	<b>7,380</b>	<b>101%</b>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,560	65%	3,970	54%
Housing Units build before 1980 with children present	1,455	11%	770	10%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

As the City of Bellevue’s ownership and rental housing stock ages, there is and will be a growing need to rehabilitate these homes. As demonstrated by the data above, Bellevue has not seen much new housing construction for a number of years and a large majority of homes were built before 1980. With each passing decade, the issue of the aging housing stock that has not received periodic maintenance and upgrades will become more apparent particularly in the segments serving extremely-low income; low-income; and moderate-income families. It is important that Bellevue maintain programs that offer housing rehabilitation assistance to ensure those who are able will remain in their homes.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The number of units at risk of lead-based paint hazard is shown above in Table 34; an estimated 8,560 of owner-occupied and 3,970 of renter-occupied units were built before 1980 and therefore at risk of lead-based paint hazards.

If these units contain a proportionate share of persons as the city proportion, overall 16% of low- and moderate-income families face LBP hazards, or 1,369 owner-occupied households and 635 of renter-occupied units.

### **Discussion**

#### Broadband Access

According to the national broadband map created by the National Telecommunication and Information Administration, Bellevue is well-served by broadband internet service providers. There are three providers through satellite, and one provider each through cable, fixed wireless, and ADSL in the Bellevue area. In older housing units, the need for broadband wiring would be higher than in newer housing. According to broadbandnow.com, there are 13 internet providers in Bellevue with five of those offering residential services with approximately 95% of Bellevue residents serviced by multiple wired providers.

In 2014, the Nebraska Information Technology Commission completed a study of Broadband in Nebraska. The study found that 99.5% of all Nebraska residents have broadband service of 10 Mbps down available. About 75% of Nebraska households have access to a place locally that provides free Internet access with 76% in the Omaha metropolitan area. In the metropolitan area, 82% of households have a subscription to broadband service with 75% having at least 25 Mbps down available. The Action Plan Priorities for the Omaha region which includes Sarpy County and Bellevue are:

**Priority 1:** Digital Literacy and Adoption — *Establish partnerships with key stakeholder groups to accomplish goals outlined in the regional plan and develop a series of workshops with the partners to provide effective education for their clientele.*

**Priority 2:** Health Care — *Develop tools as needed to provide access to needed services (such as health care enrollment).*

**Priority 3:** Economic Development — *Utilize AIM's Career Link for low-resource families to find employment opportunities.*

**Priority 4:** Non Profits and Education — *Work with community partners to provide effective education and build awareness of how non-profits can increase their influence and effectively deliver services using technology.*

The City of Bellevue will assist with identifying partnerships to develop tolls to provide access to needed services and broadband access. The City is not aware of any local organizations engaged in narrowing the digital divide, but will continue to monitor and assist organizations at the regional and state level as needed.

### Resiliency

The most common natural disasters likely to cause housing damage in Bellevue are flooding and severe weather including tornadoes and hail storms. Low- and moderate- income households may have more difficulty recovering from such housing damage and may require additional resources and support.

The City of Bellevue has partnered with the Sarpy County Emergency Management Agency which leads efforts on a county wide basis “protect communities by coordinating and integrating all activities necessary to build, sustain, and improve the capacity to mitigate against, prepare for, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters.”

There are limited geographic areas of the city known to have a disproportionately high risk of natural disasters. These areas are located along the floodplain of the Missouri River and Platte River as demonstrated during the 2019 flooding and following Presidential Declaration of Natural Disaster.

Several task forces have been organized in response to the flooding in 2019, including the Sarpy County Housing Affordability Task Force. Through participation in these task force, the City will work to identify goals and priorities to further develop affordable housing in locations not susceptible to natural disasters.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

This section provides a summary of the public and assisted housing available throughout the City. While the HUD required portion of this section focuses on Public Housing and Housing Choice Vouchers, other types of subsidized/assisted housing, particularly Low-Income Housing Tax Credit developments, are an important component of affordable housing stock.

Generally, in public housing and subsidized housing (such as HUD Section 202 developments) tenants pay only 30% of their income towards rent and the housing development receives an operating subsidy to cover the balance of the operating costs. In these developments, there is generally no fixed rent because people pay a percentage of their income. In tax credit developments, the developer receives a capital subsidy to assist with construction costs but no operating subsidy. The capital subsidy allows the developer to charge a rent that is below market rate, but that rent cost is a fixed amount and not a percentage of the household’s income.

The Bellevue Housing Authority oversees public housing in the City of Bellevue maintaining a total of 49 units. The supply of public housing units is significantly short of the needs. This is demonstrated by the consistent number on the waiting list for public housing and inquiries from other areas. The current waiting list is full. When openings on the waiting list are available, the list is open to 75-100 at a time which takes about an hour to fill and the list is closed again.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			49	275		275	0	0	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

Bellevue Housing Authority

**Data Source Comments:**

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Bellevue Housing Authority owns 49 housing units in the City of Bellevue. They are in average physical condition, and continuously updated to remain competitive with current market units and maintain high occupancy rates.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Bellevue Housing Authority	61

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The housing stock is aging and is in need of capital improvements. The capital needs are significantly underfunded. The Housing Authority is looking into alternative funding models to improve the condition and long-term viability of the housing units.

Currently, the Bellevue Housing Authority is working to incorporate energy efficiency updates into each year's capital improvement plan. Most recently, all new windows were installed in 11 units with a plan for 11 units to receive new windows this year and 8 units the following year. HVAC systems, water heaters, and appliances are always upgraded to the most efficient system that is affordable.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Bellevue Housing Authority is committed to providing quality, affordable housing, which is decent and safe to eligible families in the community. They strive to make the best use of all available resources so that residents may live in an environment that is well maintained and attractive.

The Housing Authority has recently added community gardens at its two largest complexes. Extension information is provided. A children's program was also offered to increase participation.

The Rentwise curriculum is available and is encouraged to be attended by all residents. Included in this class is education on communication with your landlord, how to be a good neighbor, and budgeting information.

### Discussion:

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The City of Bellevue is in the jurisdiction of the Metropolitan Area Continuum of Care for the Homeless (MACCH). Through MACCH, there is an inventory of housing by homeless sub-population. This inventory is conducted annually in conjunction with the MACCH application for Support Housing Program and Shelter Plus Care NOFA by HUD. The numbers provided are for the area covered by the continuum as a whole.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In Bellevue, there are organizations that provide complement services targeted to homeless persons or those at risk of becoming homeless. Local organizations provided emergency financial assistance to cover rent, bills, or utilities to assist families to remain in their homes. Also provided by the City of Bellevue is a bus services for elderly to assist with transportation to and from locations within the service area.

Most services targeted at homeless persons are located within Omaha. Health services are provided by the Veterans Medical Center, One World, Charles Drew: Campus for Hope, and Baright Shelter clinics. The Nebraska Commission for the Blind and Visually Impaired assist with vision care. Eastern Nebraska Office on Aging and Care Consultants for the Aging offer assistance with benefits applications and community resources. Also, the Nebraska AIDS Project provides health care funding through Ryan White program and health care coordination.

Mental Health Services are provided by the Community Alliance through the mental health outreach services, Lutheran Family's Urgent Mental Health Care, Lasting Hope Recovery Center, the VA Mental Health Clinic, and Eastern Nebraska Community Action Partnership. For children and families with children, mental health services are also provided at the Nebraska Children's Home Society, Boys Town, Boys and Girls Club, Girls Inc., Kids Can, and Completely Kids.

For employment assistance, Metro Community College, Heartland Workforce Solutions, and Women's Center for Advancement provide job readiness assistance and employment linkage.

Legal Services are provided by Legal Aid of Nebraska. There are numerous free meal sites throughout Omaha including: Open Door Mission, Siena Francis House Shelter, Heart Ministry Center, Park Avenue Community Meal, inCommon Community meal, and Holy Family.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

As members of the MACCH jurisdiction, many efforts and organizations are coordinated through the continuum of care.

For chronically homeless individuals and families identified through various outreach efforts, they are assessed when entering a shelter by the agencies whom they have contacted and are referred to appropriate services to meet their needs. Shelter services are provided by Siena/Francis House, the Stephen Center, and Open Door Mission and Lydia house. These organizations provided shelter as well as case management.

Families with Children are also provided services by the area shelters and Heartland Family Service. If the family with children is fleeing domestic violence, Catholic Charities provides assistance. Heartland Family Services also provides rapid re-housing services with both housing relocation and stabilization services.

With Offutt Air Force Base as part of the community, there is a large population of veterans. For those that experience homelessness, Family Housing Advisory Service provides an Outreach to Veterans program. The Nebraska Veterans' Aid Fund also provides temporary emergency assistance for unforeseen emergencies where resources are not immediately available. There is a Veterans Hospital located in Omaha and the veterans home in Bellevue.

Those youth that are unaccompanied receive outreach from the Youth Emergency Services program and transitional housing. Project Everlast works with youth in foster care to ensure they leave the system and avoid homelessness.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

With its close proximity to Omaha, Bellevue does not have as many services located within city limits as are available north in Omaha and Douglas County.

The City of Bellevue much like other communities in the area has a growing senior citizen population. As the population grows older, elderly are in need of access to facilities, programs that are affordable because many are on a fixed-income which will impact their ability to afford decent housing. In some cases, the need is for in-home care or residential facilities that are not affordable. Currently, there are 584 units in assisted living and long-term care facilities. With close proximity to Offutt Air Force Base, Bellevue has a large retired military population and is home to the Eastern Nebraska Veterans Home. Service providers in Bellevue include, specialized transportation by the City of Bellevue, senior services at the Bellevue Senior Center, adult day services at Hillcrest Center, health and fitness programs at the Lied Activity Center, and numerous medical/rehabilitation/pharmacy facilities.

The community provides various services to those living with a disability. An individual with a disability is any person who has a physical or mental impairment that substantially limits one or more major life activities. Bellevue has six service providers for those persons with disabilities: Community Supports, Inc, Developmental Services of NE, Inc., Hands of Heartland, Black Hills Work, Inc, and ENCOR Cass/Sarpy County. These organizations offer assistance with residential living, in-home based services, teaching services, respite, and adult day services. The Nebraska Department of Health and Human Services also offers a variety of programs to assist those living with disabilities and their families. Some of the assistance offered is with housing, transportation, modifications, personal care, and specialized equipment.

For those facing addiction, the focus is on recovery while other needs such as housing, employment, and insurance all face risk. Bellevue has various outlets for those with alcohol or other drug addictions. There are three substance use disorder assessment providers in Bellevue with CHI Health, Lutheran Family Services, and OneWorld. Three organizations provide assistance for civilians and military personnel such as: Individual, Couples and Family Counseling Services, trauma treatment & therapeutic support for active military, veterans and their loved ones, psychiatric medication evaluation and medication monitoring, Outpatient Substance Abuse Treatment, chemical dependency evaluations, and counseling for victims of domestic violence.

Another special needs group is persons with HIV/AIDS and their families. There is currently not a testing site located in Bellevue. The Nebraska AIDS Project (NAP) provides case management and services to the population with HIV/AIDS. NAP provides a variety of services such as prevention/education, testing and support network for those infected and their families. Hospice care is also provided through NAP or organizations associated with NAP.

The City of Bellevue city limits is served by the Bellevue Housing Authority for public housing.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Housing supporting services provide for those returning from mental and physical health institutions is an important part of continued recovery. Eastern Nebraska Community Action Partnership and Lutheran Family Services provide case management and outpatient treatment for persons returning from mental and physical health institutions. The Nebraska Department of Health and Human Services, Behavior Health Service provides assistance with housing vouchers and housing searches as part of pre-discharge transitional services. There are also many organizations that provide services in Omaha such as Open Door Mission and Community Alliance.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

To address housing and supportive services, the City of Bellevue will continue supporting non-profit affordable housing plan partners, such as the Bellevue Housing Authority and Habitat for Humanity of Sarpy County as well as Rebuilding Together, in their efforts to provide affordable housing for the elderly, frail elderly and disabled by providing supportive services, funding opportunity partnerships, and addressing all avenues of assistance such as municipal infrastructure and permitting fees. The City will also continue outreach coordination with special-needs service providers to increase neighborhood-integration for special-needs individuals and their families through the housing rehabilitation assistance program and rental financial support programs.

The City will work with its Consolidated Plan partners to further examine the supportive housing and services gap with the non-medically controlled and/or substance-abuse dually-diagnosed mentally-ill, and explore ways to ameliorate the conditions that create chronic homelessness.

In addition, businesses receiving infrastructure improvement funding for economic development and job growth purposes will be encouraged to include outreach to physically-disabled, developmentally-disabled, elderly, single head of household, and other special needs individuals in their recruitment strategy.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Bellevue will continue to research and work with community partners to provide housing assistance and rehabilitation services to assist elderly, frail elderly, and persons with disabilities to remove barriers to housing. The City will continually look for new opportunities to assist with addressing housing and supportive service needs with CDBG funding and by forming new and expanded partnerships with those agencies providing support. The City will also focus on public facility improvements to remove accessibility barriers in parks and sidewalks around the community.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City's location, variety of housing prices and types, relatively low unemployment and crime rates, good schools and amenities, and close proximity to Offutt Air Force Base have contributed to strong housing market. With of a few small exceptions, the City contains limited large tracts of vacant land for residential development. The overwhelming majority of new single family and multifamily construction occurs outside the city limits in Extra Territorial Jurisdiction, as explained previously in the Housing Market Analysis.

The City of Bellevue completed a Comprehensive Plan that identified the housing goals as to contribute to the metropolitan job-housing balance and create more choice for all types of housing (single family, multi family, apartments, new construction, rehabilitation) to better serve the increasingly diverse citizens of Bellevue. As the City updates its Comprehensive Plan on a regular basis, it will continue to look at creative planning and design for neighborhoods to encourage meeting these goals.

Public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing. The City of Bellevue does not consider public development policies and regulations to be major barriers to the provision of affordable housing. During the creation of land development policies, the City takes into account their impacts on all its citizens.

Barriers also include those not associated with public policy. This includes the limited Section 8 vouchers and publicly assisted housing, limited public transportation to business centers, and the limited funding available for the development of additional affordable housing units as the community's population and need grows.

# MA-45 Non-Housing Community Development Assets – 91.215 (f)

## Introduction

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	61	3	0	0	0
Arts, Entertainment, Accommodations	3,117	2,295	14	20	6
Construction	1,567	528	7	5	-2
Education and Health Care Services	4,040	3,210	19	28	9
Finance, Insurance, and Real Estate	2,017	549	9	5	-4
Information	677	190	3	2	-1
Manufacturing	1,887	494	9	4	-5
Other Services	759	483	4	4	0
Professional, Scientific, Management Services	2,504	1,176	12	10	-2
Public Administration	0	0	0	0	0
Retail Trade	3,140	2,295	15	20	5
Transportation and Warehousing	912	254	4	2	-2
Wholesale Trade	958	183	4	2	-2
Total	21,639	11,660	--	--	--

**Table 40 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	28,850
Civilian Employed Population 16 years and over	26,925
Unemployment Rate	6.71
Unemployment Rate for Ages 16-24	23.12
Unemployment Rate for Ages 25-65	4.28

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	6,225
Farming, fisheries and forestry occupations	1,570
Service	2,930
Sales and office	7,175
Construction, extraction, maintenance and repair	2,545
Production, transportation and material moving	1,920

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,025	79%
30-59 Minutes	4,870	18%
60 or More Minutes	680	3%
<b>Total</b>	<b>26,575</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,190	100	600

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,295	375	1,395
Some college or Associate's degree	8,635	395	1,565
Bachelor's degree or higher	6,295	305	935

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	110	165	180	280	200
9th to 12th grade, no diploma	795	400	300	565	385
High school graduate, GED, or alternative	1,680	1,580	1,755	3,750	2,350
Some college, no degree	2,555	2,320	1,875	3,885	1,545
Associate's degree	335	755	675	1,415	305
Bachelor's degree	390	1,885	1,080	2,435	1,145
Graduate or professional degree	10	435	515	1,295	850

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,750
High school graduate (includes equivalency)	28,040
Some college or Associate's degree	35,216
Bachelor's degree	45,278
Graduate or professional degree	56,946

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sections in Bellevue are Arts/Entertainment/Accommodation, Education and Health Care Services, and Retail Trade. These areas make up making up 67% of the jobs available in

Bellevue. While these areas make up the largest number of employment opportunities, they also have an undersupply of labor. In Table 40, a negative number in the Jobs Less Workers column indicated an oversupply of labor for the sector, or more workers than jobs. A positive number reflects an undersupply of labor. Business sectors that are faced with an undersupply of labor are the Education and Health Care Services, Retail Trade, Arts/Entertainment/Accommodations, and Other Services.

These numbers are reflective of the major employers in Bellevue including Offutt Air Force Base, Bellevue Public Schools, Bellevue University, Hillcrest Health Systems, and Wal-Mart.

**Describe the workforce and infrastructure needs of the business community:**

Major commercial corridors in Bellevue including Fort Crook Road have aged, and contain many underutilized, empty, and blighted commercial buildings most of which are in suitable condition to be rehabilitated. The CDBG Community Needs Survey revealed that encouragement for economic development and small business assistance was a high priority among residents. Consultations, public meetings and public hearings reinforced this finding. While not identified as a priority, CDBG funding to assist with new paving, aesthetic improvements, accessible sidewalks, and traffic flow improvements to revitalize these corridors and attract small and medium sized business investments to rehabilitate historic buildings and commercial spaces is greatly needed.

The review of targeted economic development needs was based on workforce, industrial sites, incentives and conversations with the region's business leaders to better understand potential opportunities and challenges not necessarily identifiable through data sources alone. Based on analysis the following infrastructure needs for business growth were identified: restoration and ongoing maintenance of structures including accessibility upgrades, small and microenterprise business assistance through a revolving loan program, and identification of additional incentives to leverage with CDBG assistance for business to increase jobs opportunities available to low- and moderate-income households.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City of Bellevue will be faced with various economic opportunities throughout the next five years. These opportunities begin with the State relinquishing control of Highway 370 between the Missouri River and Highway 75. Highway 370, also known as Mission Ave, runs through the heart of Olde Towne Bellevue which is the one the oldest portion of town and the heart of the community. With the opening of Highway 34 bridge across the Missouri River located south of Bellevue and Olde Towne, this area will be faced with development. The City is working with various partners to identify the focus of this development and the possibilities it holds for the community. Olde Towne will have expanded

opportunity to work with the City and develop this portion of the community into an economic and travel destination.

In addition to added opportunities in the eastern and southern part of the community, the City will also experience economic development in the western portion of the Bellevue with the development of a conference center and hotel complex. It is anticipated this development with spark expanded opportunities for growth for business, restaurant, and entertainment sectors.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The largest group of Bellevue residents in the workforce have some college or an Associate's degree (39%), Bachelor or higher degrees (28%), followed by high school graduates (26%), and those without a high school or equivalent diploma (7%).

With low unemployment levels, Bellevue has limited workers available to fill available employment opportunities. The unemployment rate is 6.71 for the total population but is substantially higher for ages 16-24 where the unemployment rate is 23.12. This age group covers a range of high school and college ages, which indicates a need for part-time and entry level positions.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives are provided by the State of Nebraska through the Department of Labor's Workforce Development division. The division has a wide range of employment services available to small and large businesses. Workforce development in Bellevue is limited to opportunities provided at the state level. Consideration has been given to a collaborative region approach with assistance from local universities and possible public-private partnerships being enhanced by existing networks in our community. To ensure workforce training needed is addressed, the City of Bellevue works with the Bellevue Chamber of Commerce.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Bellevue participates in the Metropolitan Area Planning Agency's (MAPA) Comprehensive Economic Development Strategy. The CEDS was completed in January 2014 and is anticipated to be updated in 2019.

The City of Bellevue is reviewing opportunities to address the goal of expansion of manufacturing base and diversity into other economic sectors in the CEDs. By educating staff on the available and eligibility requirements for CDBG funding to assist business development, opportunities to increase economic development in the City can be identified and assistance provided. Local capacity is a priority to assist new and existing business seeking funding and incentives to establish and expand that will increase job opportunities in Bellevue. CDBG funding is being considered for a revolving loan fund to assist start-up and microenterprise businesses. In eligible opportunities, CDBG funding could also be used to address items such as infrastructure improvements, working capital financing, and job training.

Most major employers and employment centers are located outside city limits in west Sarpy County and north in Douglas County. There have not been any major permanent employment increases in Bellevue in previous years. The Highway 34 corridor is the only substantial economic development opportunity on the horizon, but there has not been a commitment from any major industry to begin construction in the area.

Economic development and job centers will continue in western Sarpy County which has open land ready for development and is closer to transportation corridor of Interstate 80.

The City of Bellevue does have influence on the development within city limits and the extra territorial jurisdiction. The City does have tools provided by the Legislative Bill 840, Local Option Municipal Economic Development Act, which provides power to use local sources of revenue for economic or industrial projects and programs. This program is being used to promote new development in the Highway 34 Corridor by providing assistance for eligible economic activities such as land purchase, execute options, construction, and loan funding.

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

To determine concentrated housing problems, the City of Bellevue utilized the CPD mapping tool to identify specific areas of need in census tracts. The City defines a concentrated area of need as a census tract that holds a percentage that is 20 percentage points higher than the city's average for the need as a whole. In Bellevue, 25% of households face 1 or more of the severe housing problems defined in earlier sections. In addition, 13% of households face one of the four housing unit problems. Upon review of the census tract percentages, there is not a census tract that has a concentration of households with facing housing problems or severe housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City defines concentrated need as a census tract that holds three times the city's average for the need as a whole then a concentrated need present in that census tract. An elevated level is defined as a census tract that has twice the city's average. While there is not a concentrated level in a specific census tract, there are eight census tracts with elevated levels of racial or ethnic minorities. Those areas include: Census Tract 101.04 has an elevated population of two or more race; Census Tract 101.05 has elevated percentages of some other race alone; Census Tract 101.08 has elevated population of Native Hawaiian and Other Pacific Islander; Census Tract 102.04 has elevated population of American Indian and Alaska Native and Native Hawaiian and other Pacific Islander; Census Tract 102.05 has elevated population of two or more races; Census Tract 102.07 has elevated population of Asian; Census Tract 105.01 reports elevated population of American Indian and Alaska Native; and Census Tract 105.05 reports elevated population of some other race alone. These areas will be monitored for any increases in minority concentration, which could indicate discriminatory practices or disproportionate need by the low- and moderate-income households in that area.

When determining concentrated areas of low-income families, there are two census tracts with a concentration of households less than 80% of HAMFI. Those Census Tracts are 103.05 and 103.02, which are located within Offutt Air Force Base and Military Family Housing Areas. There is one census tract with a concentration of households that are 50% of HAMFI, Census Tract 101.06, which is located in Olde Towne Bellevue.

### **What are the characteristics of the market in these areas/neighborhoods?**

In general, the census tract areas outlined above are located in older, well-established sections of Bellevue that may lack adequate infrastructure such as sidewalks, curbs and gutters, and accessibility, such as in Census Tract 101.06. Being located along Highway 75 and Fort Crook Road, Census Tracts 101.07 and 101.08 contain higher percentage of mixed—use commercial structures that may be vacant,

underutilized and/or deteriorating. Census Tract 103.05 and 103.06 is designated as military property and contains base housing for military members stationed at Offutt Air Force Base.

### **Are there any community assets in these areas/neighborhoods?**

There are many community assets in each of the areas/neighborhoods identified.

Olde Towne Bellevue is one of the oldest sections of town with the first commercial development along with residential neighborhoods. Highway 370, also known as Mission Avenue, runs east-west through Olde Towne leading from the Bellevue Bridge over Missouri River from Iowa into the rest of Bellevue and beyond. Olde Towne was Bellevue's original central business district and still provides a variety of niche and "mom-and-pop" retail and commercial shops. There are four parks located in this area and two city pools along with camp grounds, trails, and ball fields along the Missouri River.

Census Tract 101.07 and 101.08 is an area with extensive mixed-use development with commercial and residential areas. This area is facing the difficulty of being located along commercial corridors of Highway 75 and Fort Crook Road and has various infill opportunities available.

Housing for Offutt Air Force Base is also located in these areas as mentioned above. Offutt Air Force Base has a major impact the surrounding community annually. Currently, construction continues on the new Stratcom Headquarters, renovations to the medical clinic, and repairs to the main runway. When considering the base's mission which includes but is not limited to military and civilian payrolls, services, real estate, and civic contributions, the annual economic impact is estimated at \$1 billion annually.

### **Are there other strategic opportunities in any of these areas?**

Each of these areas offers strategic opportunity to increase job growth and the availability of neighborhood-accessible goods and services through economic development activities and improved infrastructure to create suitable neighborhoods. In addition to these neighborhoods, the City of Bellevue is focusing additional development along the Highway 34 corridor in southern Bellevue. The Highway 34 corridor is the only substantial economic development opportunity on the horizon, but there has not been a commitment from any major industry to begin construction in the area.

Most major employers and employment centers are located outside city limits in west Sarpy County and north in Douglas County. There have not been any major permanent employment increases in Bellevue in previous years. Economic development and job centers will continue in western Sarpy County which has open land ready for development and is closer to transportation corridor of Interstate 80.

The Consolidated Plan includes combined efforts of economic development and residential infrastructure improvements to revitalize these neighborhoods while preserving unique and historic characteristics that make Bellevue a vibrant community. Through these actions to improve infrastructure, private and public investment in these areas will be stimulated.



**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Bellevue prepared the 2019-2023 Consolidated Plan as a requirement to receive Federal Housing & Urban Development (HUD) Community Development Block Grant (CDBG) program funds. It is a strategic plan for addressing low- and moderate-income housing, community and economic development needs. The Consolidated Plan's Strategic Plan provided below identifies priority needs and geographic focus areas for Federal funding for housing, community and economic development activities during the next five years.

The City of Bellevue has identified the following priorities for the 2019-2023 Consolidated Plan as outlined by the CDBG program goals.

### Expanded Economic Opportunities

The City of Bellevue will place high priority and focus on promoting economic development opportunities in order to increase revenues without increasing taxes by increase the job opportunities and growth of the community. To increase economic development, the City of Bellevue will address issues such as continued deterioration of vacant, underutilized, commercial structures in core, high traffic commercial corridors, which directly involve low- to moderate-income block groups. By providing assistance directly to business, the City will present on opportunity to support the expansion of economic opportunities and the addition of job opportunities to the community.

### Creating a suitable living environment

The City of Bellevue will promote the development of suitable living environments through directing support to revitalize and reinvest in areas that address public infrastructure such as sidewalks, parks, and streets. By putting forth financial assistance and priority to improve neighborhoods where current populations reside and affordable housing stock remains available, the City can increase business development by improving the public infrastructure to reinvigorate the area and promote the area to future residents and employees.

### Promote decent, safe, and affordable housing

Bellevue is the oldest community in Nebraska, and as shown in the Housing Market Analysis, a large percentage of Bellevue's housing stock is older homes in mature neighborhoods. An effort will include decreasing blight through neighborhood improvements and promoting the development of additional affordable rental housing through new construction and rehabilitation of existing structures through public and private investment with City support.

### **CDBG-CV Substantial Amendment**

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. This made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds, to respond to the growing effects of the historic COVID-19 public health crisis. The Department of Housing and Urban Development (HUD) informed the City of Bellevue that CARES Act funding would be allocated to the City based on the existing entitlement formulas for the CDBG program.

HUD has allocated the first phase of CARES Act funds, CDBG-CV, to the City in the amount of \$202,734. HUD will allocate additional CARES Act funds in the future, through second and third phase distributions, from which the City could be a recipient and receive additional funds to expend under this Plan.

The CARES Act also authorized the HUD Secretary to grant waivers and alternative requirements related to the use of CDBG-CV funds, including the suspension of the 15 percent cap on funding for public services; reducing the public comment period for consolidated plan and action plan amendments to five days; and allowing the option of virtual public hearings. All activities funded must still meet the eligibility and national objective requirements of the CDBG program. At the time of this substantial amendment, the City has applied for waivers for the CDBG-CV supplemental funds, and is amending its Citizen Participation Plan to include expedited citizen engagement during times of local, state, or national emergencies, such as with preparation a Substantial Amendment to the 2019 Annual Action Plan, as well as the 2019-2023 Consolidated Plan, which were approved by City Council on July 16, 2019. The Annual Action Plan amendment identifies proposed activities for the expenditure of CDBG-CV to address the COVID-19 crisis. An amendment to the Citizen Participation Plan is also proposed. Please refer to AP-35 for a detailed description of proposed activities and funding for each CDBG-CV activity.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Bellevue
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Bellevue will target CDBG resources to address high priority needs city-wide and in low- and moderate-income areas as defined by the census data and HUD. The City will discuss the geographic priorities on an annual basis during allocation process. Activities that provided an area benefit per HUD regulations often succeed in addressing barriers in the low-moderate income (LMI) neighborhoods of Bellevue by providing affordable housing, public facilities improvements, and increased availability of public services for the area’s residents.

At this time, the City is not targeting specific neighborhoods, but may develop target areas over the period of this plan as several local initiatives develop more specific revitalization plans. These initiatives include Olde Towne Improvement plans, revitalization of Fort Crook Road, and development of the Highway 34 Bridge corridor. As new information and data become available, the City will amend the plan to clearly identify proposed targeted areas.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Encourage Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents
	<b>Geographic Areas Affected</b>	City of Bellevue
	<b>Associated Goals</b>	Rehabilitation of Commercial Buildings Increase Employment Opportunities Accessibility of Transportation Opportunities

	<b>Description</b>	Encourage Economic Development through Business Development and Job Creation by promoting business growth and development to increase job opportunities and revenue growth for the community as well as provide assistance for the development and expansion of employment opportunities and job training. As with many communities, Bellevue is facing a need to increase revenues in order to continue to offer a high level of services to residents. To assist with this effort, the City has placed a high priority on CDBG support for economic development. Many of the commercial corridors, such as Olde Towne Bellevue and Fort Crook Road corridor, have aged and contain many underutilized, empty, and blighted commercial building. As these building site sat empty, some have deteriorated to an unsuitable condition for rehabilitation and other buildings are faced with increased rehabilitation cost due to updated building codes and infrastructure requirements. By focusing CDBG funds on assistance to business owners, microenterprises and new business will have additional resources to encourage expansion and development of new business in the city limits. With low unemployment, existing business face additional efforts to recruiting and train talented employees. In addition to business support, CDBG funds will be used to support employment opportunities through job training opportunities and expansion of accessibility and available public transportation options.
	<b>Basis for Relative Priority</b>	The CDBG Community Needs Survey indicated that Business Development and Job Creation ranked as the highest need among citizens. Focus for economic development was on infrastructure improvements, financial resources and micro-loans. Consultation with city officials, stakeholders, and community meetings reinforced this finding.
2	<b>Priority Need Name</b>	Improve Public Infrastructure and Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development

<b>Geographic Areas Affected</b>	City of Bellevue
<b>Associated Goals</b>	Public Facilities and Infrastructure Improvements Removal of Barriers to Accessibility
<b>Description</b>	<p>Improve and expand the availability and accessibility of public infrastructure and building to rehabilitate, expand, and improve infrastructure in established business and residential areas within city limits to promote and encourage redevelopment and reuse of available sites. This priority reflects the City's need to replace and upgrade deteriorating infrastructure in low income areas, especially in older neighborhoods which fall within eligible low- and moderate-income (LMI) areas including but not limited to infrastructure improvements, accessibility concerns, and hazard mitigation. The public facilities improvements will support revitalization and create economic development opportunities which will increase employment and housing sustainability for LMI area residents. By putting forth efforts to reverse deterioration in older, existing neighborhoods where affordable housing remains available, and the safety and livability can be improved for LMI and special needs residents, the City can increase development to reinvigorate and reinvest areas of our community while supporting economic development and housing rehabilitation efforts. City resources will be leveraged along with public and private efforts in order minimize the CDBG funds needed to plan, assess, estimate, manage, implement, and maintain projects.</p> <p><i>AFFH Priority: With focus on the future growth of the Highway 34 corridor in southern Bellevue, the City will have to look at additional housing, job trainings, and transportation options to encourage development and employment opportunities. The majority of the established areas, specifically north of Olde Towne Bellevue and east of Fort Crook Road, are residential zoned and have limited commercial and retail space. Development in the older eastern areas of Bellevue are limited by lot availability/size and commercial zoning availability.</i></p>

	<b>Basis for Relative Priority</b>	The CDBG Community Needs Survey indicated that improved and expanded infrastructure including public facilities and buildings with emphasis on parks/open areas, street improvements, broadband access, and lighting was viewed as the second highest priority by Bellevue residents slightly behind economic development. Public facilities and improvements needs were also emphasized during consultation with City departments and leadership. By providing a suitable living environment through public infrastructure improvements such as parks and recreation opportunities, it will encourage family and households to consider relocation to an area which will increase the labor market for potential business development. Bellevue residents placed more emphasis on the specific public infrastructure improvements of accessibility and improvements to sidewalk, parks, and streets for livability and sustainability of residential neighborhoods.
<b>3</b>	<b>Priority Need Name</b>	Increase Affordable Housing Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City of Bellevue

	<b>Associated Goals</b>	Sustain Current Affordable Housing Increase Affordable Housing Opportunitites Increase Financial Literacy
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<p><b>Description</b></p>	<p>Increase affordable housing opportunities maintain the availability and affordability of current housing market stock while researching and developing opportunities to expanding affordable housing opportunities through partnerships. As Bellevue’s housing stock continues to age, the need to sustain the current available housing stock will increase. The housing market analysis showed that a substantial percentage of Bellevue’s housing stock is older homes built prior to 1980. By providing assistance to low- and moderate-income homeowners, the available housing stock would be preserved and remain affordable. The cost of rental and owner housing continues to increase which creates cost burdens on LMI households; cost burden is the greatest need affecting Bellevue households with 14% of households facing cost burden and 10% of households facing severe cost burden. The need for additional affordable housing units were identified as larger homes with 3-bedrooms for large families and smaller accessible units for the elderly, physically disabled, and individuals exiting homelessness. With limited funding available through CDBG, efforts to identify and support business partnerships and non-profit agencies will be needed to increase the development of needed rental housing units. CDBG funds will be allocated to support efforts to increase affordable housing units through acquisition and rehabilitation. The City will encourage projects that demonstrate community partnerships and provided leveraged dollars to increase the effectiveness of the project. In addition, the City will look for projects that assist with addressing the needs of the elderly, disabled, small families, and at-risk low- and moderate-income individuals and families, infill housing that utilizes vacant lots and/or reduces vacant building blight, particularly in targeted areas.</p> <p><i>AFFH Priority: Overall, Bellevue lacks available public housing. The AFFH found that Bellevue has a total household of 19,216 households in the jurisdiction with 2,445 households, or 12.7%, with of income 50% below the area median income. There are only 454 publicly supported housing units in Bellevue, which is substantial lower than the households that would qualify for assistance. With limited numbers of public housing units available, families of five or more may face more housing problems than small families. The number of housing units with more than four bedrooms is limited and affects larger families’ ability to find affordable housing units. With available land becoming limited and Bellevue becoming landlocked by surrounding communities and natural barriers, future development of affordable housing will become more challenging with the political environment supporting more economic development.</i></p>
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	<b>Basis for Relative Priority</b>	While community stakeholders placed a high priority on housing needs, the CDBG Community Needs Survey indicated that residents felt housing improvement and availability was a need but ranked behind public facility improvements and economic development. To assist with housing improvements and rehabilitation, residents placed emphasis on financial assistance for rehabilitation, education and counseling for renters and homeowners, and housing accessibility.
4	<b>Priority Need Name</b>	Increase and Expand Public Service Availability
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	City of Bellevue
	<b>Associated Goals</b>	Provide Community/Neighborhood Services Fair Housing Outreach

	<b>Description</b>	<p>Increase and expand public service opportunities to provide support and assistance for the development and expansion of public service with community partners to address underserved needs in the community. Public services contribute to the well-being of individuals, families and neighborhoods and are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other important services. The City of Bellevue has identified needs in the community as, but not limited to, transportation, mental health services, senior services, and crime awareness services as well as fair housing education. Services for the elderly, mentally ill and persons with disability is also an important aspect of public service available in the community. Should a housing or supportive housing needs crisis emerge, the City of Bellevue would partner with the appropriate agency to provide assistance. With limited funding available, the City will work to develop partnerships to identify and address the needs in our community.</p> <p><i>AFFH Priority: Private industry in Bellevue does not report fair housing outreach efforts. Without the knowledge of fair housing, reports of issues go unreported and then enforcement cannot take place. There is a need for additional awareness and information regarding fair housing for residents, landlords, property managers, realtors, and other housing professionals. Bellevue lacks a site or office for the agencies and organizations supporting fair housing in our community. Bellevue faces what many communities face regarding alleged community opposition to minorities and development of additional public housing units. With limited citable instances and lack of supporting data, this community opposition appears to be perceived by surrounding communities and could be addressed with education and outreach.</i></p>
	<b>Basis for Relative Priority</b>	<p>The priority is based on consultations, community need survey results, community meetings, and the needs and market analysis of this Consolidated Plan. During the community meetings and needs survey, many residents discussed the lack of services directly in the city limits of Bellevue with most services being offered in Douglas County.</p>
5	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	City of Bellevue
	<b>Associated Goals</b>	Planning and Administration
	<b>Description</b>	Administration of the CDBG Program to continue to maintain and administer a successful CDBG program. Administration and planning of CDBG programs includes the implementation of this consolidated plan which requires certain administrative and planning activities including, but not limited to, the development of plans, environmental review of projects, subrecipient monitoring, development of fair housing information and other activities required by HUD regulations.
	<b>Basis for Relative Priority</b>	The City of Bellevue staff will place emphasis on the successful implementation of the CDBG program to ensure continued receipt of the funding.
<b>6</b>	<b>Priority Need Name</b>	<i>COVID-19 Preparation, Prevention, and Response</i>
	<b>Priority Level</b>	<i>High</i>
	<b>Population</b>	<i>Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Chronic Homeless Individuals Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities</i>
	<b>Geographic Areas Affected</b>	<i>City of Bellevue</i>
	<b>Associated Goals</b>	<i>Homeless Prevention Child and Youth Services Housing Preservation Planning and Administration</i>

	<b>Description</b>	<i>CDBG0CV funds will be used for CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19</i>
	<b>Basis for Relative Priority</b>	<i>The COVID-19 pandemic has adversely affected businesses and residents in the city of Bellevue. In response, the City will identify programs to address the current crisis in a timely manner.</i>

**Narrative (Optional)**

The City of Bellevue’s Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. The City uses these priorities and goals to form the basis for determining what types of programs and activities will be funded over the next five years. The priorities are based on the previous needs assessment, market analysis, community input and program eligibility requirements. As with previous years, the level of need in the community will always be greater than the limited resources available to assist with addressing those needs.

The following have been identified as general priorities for use of CDBG funding. The priorities outlined in this portion of the Plan will be reviewed annually and adjusted as necessary.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Consolidated Plan does not include funding recommendations for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The Consolidated Plan does not include funding recommendations for non-homeless special needs Tenant Based Rental Assistance. There is a lack of units with supportive services in the community. Consultation with disabled and LIHTC providers, and the Bellevue Public Housing Authority anticipated no change in housing voucher availability if the federal and state funding remains unchanged. Based on rental cost burdens compared to the availability of owner-occupations in low- and moderate-income neighborhoods, the City has chosen to focus on housing rehabilitation and expansion of affordable rental rather than subsidize rentals. The Community Needs Survey, resident comments, and consultation did not note TBRA as a high priority need given limited funds and resources currently available through the CDBG program.
New Unit Production	Currently, the City does not receive HOME funds to assist with new construction. The Consolidated Plan emphasizes non-financial support such as the identification and coordinated acquisition of publically held lots for development purposes, reduced permitting fees for non-profit affordable homebuilders, support for a housing study for the area, identification of other incentive for developers in conjunction with the study, and CDBG applications for land acquisition, infrastructure, and demolition cost with leveraging funds.
Rehabilitation	With the current age of housing stock in Bellevue, a priority need is for rehabilitation of existing low- and moderate-income owner and rental housing units. Another need is to ease cost burden for extremely low and low-income renters, and low- and moderate-income homeowners. Rehabilitation programs have previously been used to help ease home improvement cost for low- and moderate-income homeowners.
Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations and assistance by an experienced housing development entity and financial assistance with leveraged funding. When structures are of historic or architectural value, the cost can be increase. The Consolidated Plan does provide the resources for this type of development rather than new construction.

**Table 49 – Influence of Market Conditions**



## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The 2019 Action Plan will be the first year of 2019-2023 Consolidated Plan. The Action Plan addresses the proposed programs, projects, and activities that will be undertaken with the resources anticipated to be available in the proposed budget. The City of Bellevue anticipates receiving about \$310,000 in CDBG funds per year from FY 2019-2023. These funds will be used to fund eligible community development projects in low- and moderate-income areas or to benefit low- and moderate-income families and households. Based on the priorities and needs identified, funds are anticipated to be allocated as follows:

- maximum of 20% will be allocated to planning, administration, and governmental compliance, such as fair housing studies, ect.
- 30% to encourage business and job growth through economic development projects
- 30% for improvements to public facilities or building improvements to encourage development
- 20% or more for improving or expanding affordable housing

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	355,531	0	250,000	605,531	1,244,469	CDBG funding will be used throughout the city limits for priorities outlined in the Consolidated Plan and will be leveraged with other federal, local or private funding sources.
CDBG-CV	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$202,743	0	0	\$202,743	\$0	In order to prevent, prepare for, and respond to coronavirus, the City received \$202,743 in CDBG-CV funding; additional funding may be allocated to the City for use in response to the COVID-19.

**Table 50 - Anticipated Resources**

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

The City of Bellevue is an entitlement community for CDBG funding and does not receive any additional funding from HUD. During the annual funding cycle, the City does not require a match to a funding request, but does emphasize providing leveraged funding from projects seeking CDBG funds. Agencies are required to identify their efforts to obtain additional resources to assist with their projects in the application form.

The City does encourage and support community organizations to seek other grants to through private, public, state and federal grants to supplement CDBG improvement projects. As in the past, the City of Bellevue will be as creative as possible to find other sources of funding from state, federal, private developer, tax-credits, loans, and local funds in order to develop and deliver efficient and cost effective projects.

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

The City of Bellevue is an entitlement community for CDBG funding and does not receive any additional funding from HUD. During the annual funding cycle, the City does not require a match to a funding request, but does emphasize providing leveraged funding from projects seeking CDBG funds. Agencies are required to identify their efforts to obtain additional resources to assist with their projects in the application form.

The City does encourage and support community organizations to seek other grants to through private, public, state and federal grants to supplement CDBG improvement projects. As in the past, the City of Bellevue will be as creative as possible to find other sources of funding from state, federal, private developer, tax-credits, loans, and local funds in order to develop and deliver efficient and cost effective projects.

**Discussion**

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BELLEVUE	Government	Non-homeless special needs Planning	Jurisdiction
Bellevue Chamber of Commerce	Other	Economic Development Planning	Jurisdiction
Bellevue Housing Authority	PHA	Planning Public Housing	Region
Metro Area Continuum of Care for The Homeless	Continuum of care	Homelessness Non-homeless special needs public services	Region
Metropolitan Area Planning Agency	Regional organization	Economic Development Planning neighborhood improvements public facilities	Region

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The greatest need identified to improve institutional structure is an increased awareness of and access to information regarding services and shelters available to at-risk, special-needs, and the homeless. Since Bellevue does not have extensive services available within city limits, information about the services and organizations in Omaha need to be identified and information available when the need arises.

The City strategy is to coordinate partnerships amongst its Consolidated Plan partners and identify and add new partners, including health, mental health, homelessness, veteran, elderly, community-based, housing, continuum of care members and state and local government agencies to further examine the causes and demographics of homelessness and risk, identify and report trends impacting multiple agencies in a more timely fashion, coordinate the expertise of experienced providers to act as educators and mentors for other organizations to ensure all needs are addressed timely and in unison, provide outreach, and work with Consolidated Plan partners to examine ways to improve conditions that create risk, homelessness, and chronic homelessness among the mentally-ill and other special-needs residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation			
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

As a member of the Omaha metro area, the Metro Area Continuum of Care for the Homeless (MACCH) coordinates the activities for the jurisdiction’s continuum of care. The community-wide partnership formed through the agencies that comprise MACCH that services are coordinated and extended to homeless persons. When an individual enters a shelter, they work with a case manager to assess their situation, stabilize their housing, and connect them services to address their needs.

MACCH provides services through the service delivery system outlined above with housing provided by numerous shelter such as Open Door Mission, Siena House, Stephen Center, and the Francis Center and Heartland Family Service, and VA Housing Programs; mental health services provided by Community

Alliance, Lutheran Family Services, Lasting Hope Recovery Center and the VA Mental Health Clinic; emergency services provided by WCA (Women Against Violence), Heartland Family Services, Youth Emergency Services, Alcoholic Anonymous, Veterans Outreach Program, Together Inc, and Salvation Army; legal services provided by Legal Aid of Nebraska; medical services provided by Baright Shelter Clinic, Charles Drew: Campus for Hope, Nebraska Health and Human Services, Renaissance Clinic, Nebraska AIDS Project, and One World Health Center; employment assistance provided by Heartland Workforce Solutions and Metro Community College; and youth services provided by Child Saving Institute Crisis Center, Yes Drop-in Center, Youth Emergency Services Center, and Heartland Family Services. This list is not all inclusive and as new services and services providers are identified they will be added to the list.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The MACCH provides a coordinated effort to address needs through their extensive list of providers and collaborators which strengthens the delivery system. Bellevue depends on this organization to assist when needs arise in the community for which services are not available or the City needs assist identifying the proper outlet to request assistance. The homeless shelters have case managers with accesses to a wide variety of services to assist those with special needs.

The reporting of data and statistics for Bellevue specifically is a gap which hinders the City's ability to identify needs and then apply for funding to address the need. Unfortunately, transportation is a major gap in the service delivery system for the Bellevue area. As identified during community input sessions for the Consolidated Plan, services for special needs are limited in Bellevue and most have to travel into Omaha for services. There is one public transportation bus line that runs in Bellevue providing transportation into Omaha.

Public housing is limited in Bellevue due to the number of units, and for those with special needs it is even more limited. The City needs to assist with identifying and developing additional affordable housing units specifically for transitional housing needs, cost burdened households, and lessening the time and need for waiting list for affordable units.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Bellevue is working with MACCH to information and coordinates efforts in Bellevue to reach those who have special needs and other persons who may be experiencing homelessness. In working with MACCH, Bellevue hopes to develop a data driven effort to address specific needs in the community. Increased emphasis is being placed on data and statistics with the decrease in available funding to address needs. Bellevue is also working to create a stronger relationship with MACCH and become

better educated on the services and implementation of a work plan to identify where the City can assist with addressing needs with limited funding.

To address housing needs, the City is working with the Bellevue Housing Authority to develop new and innovative ways to address the needs with limited funding. Discussions to address the housing needs are ongoing and will move forward as sources of funding are identified.

The City is also working with MAPA to address the transportation concerns in Bellevue. As part of the Heartland 2050 plan, Bellevue has voiced its concern regarding lack of transportation services between Omaha and surrounding communities. It is anticipated this plan will assist with identifying a quality approach to addressing this issue and allowing the City to identify a best practice for addressing the need.

## SP-45 Goals Summary – 91.215(a)(4)

Pending: **CDBG-CV** funds to associated goal will be added when specific activities have been identified

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Commercial Buildings	2019	2023	Non-Housing Community Development	City of Bellevue	Encourage Economic Development	CDBG: \$100,000	Facade treatment/business building rehabilitation: 2 Business
2	Increase Employment Opportunities	2019	2023	Non-Housing Community Development	City of Bellevue	Encourage Economic Development	CDBG: \$125,000	Jobs created/retained: 10 Jobs
3	Accessibility of Transportation Opportunities	2019	2023	Non-Housing Community Development	City of Bellevue	Encourage Economic Development	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Public Facilities and Infrastructure Improvements	2019	2023	Non-Housing Community Development	City of Bellevue	Improve Public Infrastructure and Facilities	CDBG: \$550,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1165 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Removal of Barriers to Accessibility	2019	2023	Non-Housing Community Development	City of Bellevue	Improve Public Infrastructure and Facilities	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted
6	Sustain Current Affordable Housing	2019	2023	Affordable Housing	City of Bellevue	Increase Affordable Housing Opportunities	CDBG: \$100,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
7	Increase Affordable Housing Opportunities	2019	2023	Affordable Housing	City of Bellevue	Increase Affordable Housing Opportunities	CDBG: \$65,000	Homeowner Housing Added: 2 Household Housing Unit
8	Increase Financial Literacy	2019	2023	Affordable Housing	City of Bellevue	Increase Affordable Housing Opportunities	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
9	Provide Community/Neighborhood Services	2019	2023	Non-Homeless Special Needs	City of Bellevue	Increase and Expand Public Service Availability	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Fair Housing Outreach	2019	2023	Non-Housing Community Development	City of Bellevue	Increase and Expand Public Service Availability	CDBG: \$30,000	Other: 1 Other
11	Planning and Administration	2019	2023	Administration	City of Bellevue	Planning and Administration	CDBG: \$250,000 <i>CDBG-CV: \$5,000</i>	Other: 5 Other
12	<i>COVID-19 Preparation, Prevention and Response</i>	<i>2019</i>	<i>2023</i>	<i>Affordable Housing/Non-Housing Community Development</i>	<i>City of Bellevue</i>	<i>Increase Affordable Housing Opportunities; Increase/Expand Public Service Availability; Planning/Administration</i>	<i>CDBG-CV: \$197,743</i>	<i>Other:</i>

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Rehabilitation of Commercial Buildings
	<b>Goal Description</b>	Increase rehabilitation of existing commercial building to encourage growth and redevelopment of current commercial corridors.
2	<b>Goal Name</b>	Increase Employment Opportunities
	<b>Goal Description</b>	Increase employment opportunities for residents through new development and expansion of existing business and assistance with existing job opportunities.

3	<b>Goal Name</b>	Accessibility of Transportation Opportunities
	<b>Goal Description</b>	Assist with the identifying the need and expanding accessibility and availability of transportation options.
4	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	Improve and expand the availability and sustainability of public facilities and infrastructure in previously developed areas of the community.
5	<b>Goal Name</b>	Removal of Barriers to Accessibility
	<b>Goal Description</b>	<i>AFFH GOAL - Identify prospects to address Bellevue's aging infrastructure and necessary updates to ensure all residents have accessibility to services.</i>
6	<b>Goal Name</b>	Sustain Current Affordable Housing
	<b>Goal Description</b>	Sustain the current available housing unit by providing assistance to low- and moderate-income homeowners to maintain and improve homes.
7	<b>Goal Name</b>	Increase Affordable Housing Opportunities
	<b>Goal Description</b>	Increase the development of affordable housing units through ownership and rental opportunities. <i>AFFH Goal: Increase affordable housing opportunities to expand housing choice by increasing quality and quantity of affordable housing units and the number of participating landlords in the jurisdiction</i>
8	<b>Goal Name</b>	Increase Financial Literacy
	<b>Goal Description</b>	<i>Increase homeownership opportunities through financial literacy and promoting equitable access to credit and home lending</i>
9	<b>Goal Name</b>	Provide Community/Neighborhood Services
	<b>Goal Description</b>	Increase and expand public services that address demonstrated residential needs. <i>AFFH Goal: Provide opportunities to alter the perceptions of community exclusion and diffuse opposition to affordable housing through knowledge and education.</i>

10	<b>Goal Name</b>	Fair Housing Outreach
	<b>Goal Description</b>	<i>Increase the overall knowledge and understanding of fair housing with the community's developers, real estate professionals, financial institutions, elected officials and residents.</i>
11	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide funding to administer and plan CDBG funded activities and program successfully.
12	<b>Goal Name</b>	<b>COVID-19 Preparation, Prevention, and Response</b>
	<b>Goal Description</b>	<i>CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic.</i>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Bellevue does not receive HOME federal grant funds but intends to research options and opportunities to apply for additional funds under programs such as the HOME program. The City will continue to work to promote and expanded affordable housing to all extremely low-, low-, and moderate-income households during the next five-year Consolidated Plan.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

As provided by the Bellevue Housing Authority, there is no agreement or requirement to increase the number of accessible units by Section 504 Voluntary Compliance.

### **Activities to Increase Resident Involvements**

The City of Bellevue will continue working closely with the Bellevue Housing Authority to address the importance of resident involvement and promote fair housing information among the residents. Programs funded by the City of Bellevue will be promoted among the residents to increase involvement in city events and activities. Businesses receiving CDBG funding assistance for economic development and job growth purposes are encouraged to include Public Housing resident outreach in their recruitment strategy.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

NA

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City's location, variety of housing prices and types, relatively low unemployment and crime rates, good schools and amenities, and close proximity to Offutt Air Force Base have contributed to strong housing market. With of a few small exceptions, the City contains limited large tracts of vacant land for residential development. The overwhelming majority of new single family and multifamily construction occurs outside the city limits in Extra Territorial Jurisdiction, as explained previously in the Housing Market Analysis.

The City of Bellevue completed a Comprehensive Plan that identified the housing goals as to contribute to the metropolitan job-housing balance and create more choice for all types of housing (single family, multi family, apartments, new construction, rehabilitation) to better serve the increasingly diverse citizens of Bellevue. As the City updates its Comprehensive Plan on a regular basis, it will continue to look at creative planning and design for neighborhoods to encourage meeting these goals.

Public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing. The City of Bellevue does not consider public development policies and regulations to be major barriers to the provision of affordable housing. During the creation of land development policies, the City takes into account their impacts on all its citizens.

Barriers also include those not associated with public policy. This includes the limited Section 8 vouchers and publicly assisted housing, limited public transportation to business centers, and the limited funding available for the development of additional affordable housing units as the community's population and need grows.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To address the barriers to affordable housing, the City of Bellevue will continue to work with partners to educate the public regarding affordable housing and fair housing information to ensure that all barriers have been identified.

The City will place high focus and priority on economic development as part of the Consolidated Plan to assist will increasing income levels to fill the gap between available resources and housing costs. Included in this plan includes a priority to addressing affordable housing by increasing and improving the available housing stock and expanding rental housing opportunities. The City will also work with partner organizations to increase the housing development efforts through vacant land purchases, infill development and supportive infrastructure needs.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Bellevue has identified a need to recognize and provide data for the homeless population and needs specifically in the Bellevue community. The City of Bellevue will work with MACCH and other homeless assistance providers to develop a reporting system to obtain these numbers and assess needs for specific communities. With the increase in data, reports and finding derived from data will be more meaningful and present a more accurate picture of the homeless population which will assist with the application to and obtaining of funds to address the needs.

### **Addressing the emergency and transitional housing needs of homeless persons**

Addressing emergency and transitional housing needs of homeless persons transitioning to permanent housing is a goal of MACCH. Through coordination and organization partnerships and can be achieved by increasing access to permanent housing options and equipping participants with the economic resources and tools necessary for long-term housing stability. While in programs, participants receive structured services to mitigate barriers to housing such as education/training, substance abuse counseling, health care, and mental health services.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Bellevue will work with MACCH to assist homeless persons make the transition to permanent housing and independent living. Given the consultative input from the community and other providers that additional shelters and services were a low priority while transitional housing was greater need. With the only receipt of funds being from CDBG, the City will work with the continuum of care to increase planning and grant writing to address the needs in Bellevue. It is the anticipated outcome from coordinating collaborative efforts and conversation among service providers serving homeless, veterans, youth, families, housing and shelter providers, institutions potentially discharging into homelessness, and at-risk support providers, that an integrated and coordinated case management system can be developed that addresses the individual and complex needs of Bellevue residents experiencing homelessness. One of the priority goals of the Consolidated Plan is the expansion and rehabilitation of affordable rental housing which would assist with providing additional housing for those in need of permanent housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Bellevue's strategy focuses on coordinating collaborative conversations and efforts amongst the many separate agencies serving homeless, veterans, youth, families, housing and shelter providers, institutions potentially discharging into homelessness, and at-risk support providers, to develop a coordinated case management system that addresses the individual and needs of residents experiencing homelessness.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

With the age of the housing unit available in Bellevue, the need for lead base paint hazard testing and remediation has been identified as part of the Consolidated Plan. To assist with addressing LBP hazards, the City of Bellevue will work to incorporate lead paint hazard inspection, testing, preparation of abatement specifications, and financial assistance for abatement in to all housing development programs. With limited funding levels, the City will work to identify community partners and additional funding sources to expand LBP efforts.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Due to the age of the housing in Bellevue, there is a need to address Lead Based Paint (LBP) hazards much in excess of available resources. Currently testing levels show elevated levels of lead-based paint in children in census tracts in Omaha which has provided them with data needed to apply for grants through HUD to remediate lead-based paint in those census tracts. While the City of Bellevue does have older housing stock, lead based paint assistance is provided on a case by case basis.

### **How are the actions listed above integrated into housing policies and procedures?**

These actions were a key part of the City's Owner-Occupied Housing Rehabilitation program and procedures that was available until 2016. The Program required assessment and abatement of LBP hazards in all rehabilitation projects. With the exhaustion of funding, the program was closed, but the City continues to explore other funding sources that may be used to address the problems associated with lead-based paint and lead poisoning in children.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

As in the above sections in this Consolidated Plan, there are various social service programs, some of which are funded in part with CDBG funds, to address the needs of people living in poverty. Also, as described, the primary reason that people are living in poverty is the lack of income needed to afford life's necessities. As identified in the Needs Analysis, the primary need in Bellevue for households is cost burden, with people paying over 30% and often over 50% of income for housing.

This Consolidated Plan includes goals and programs to improve the financial independence of individuals and families experiencing poverty by focusing on the economic development, business development and the housing market needs to supplement services provided by various organizations in the community and metro area. The identified priorities to address this need include: focusing on economic development efforts to increase job opportunities and business growth to increase incomes of those low- and moderate-income families; coordinate with organizations providing services to poverty-level families to identified and address unmet needs in the Bellevue community; and, provide assistance to alleviate housing needs and hazards for low- and moderate-income families.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

As the lead agency, the City of Bellevue coordinates CDBG plans, goals, and programs with Consolidated Plan partners, residents, continuum of care, public and private agencies, governmental organizations, non-profit organizations, civic and business leaders, elected officials and other community members to utilize dollars in the most efficient way to address the needs for low- to moderate-income people using the limited resources and funding available.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The CDBG Program Administrator manages the CDBG projects and subrecipients, carries out the day-to-day operations, and implementation of funded activities. Project oversight and monitoring is accomplished using a system of internal controls that separate duties. In addition, the CDBG Program Administrator is developing a CDBG Procedural Manual to ensure consistency in the administration of the program. All purchasing, including purchases under the CDBG Program, are subject to the City's Purchasing Manual. Small purchases in the aggregate follow documented price and rate quote processes. Purchases of goods and service in excess of the purchase ceiling follow formal RFQ, RFP or closed sealed bid processes and are subject to Council approval.

The monitoring process will facilitate the evaluation of program accomplishments in relation to the goals and objectives established in project proposals and contracts by allowing the City to review all programs and housing service providers in order to assess strengths, weaknesses, performance capabilities and accomplishments. Information gained from the review will give the City an opportunity to determine which programs and/or strategies are working, if benefits are being achieved, needs being met and accomplishment of objectives. Both qualitative and quantifiable methods of evaluation will be utilized.

The City of Bellevue uses an application process to distribute funding and select subrecipients to administer CDBG funded programs. In order to ensure that CDBG-funded activities are: meeting a national objective; addressing priority needs described in this Consolidated Plan; and complying with federal program standards, a contract is executed and several forms of subrecipient monitoring are undertaken.

On-going monitoring will be conducted for all subrecipients receiving CDBG funds via phone and e-mail conversations, pre-award review, invoice submissions, quarterly beneficiary reports, and on-site monitoring. Quarterly Reports will be required and act as progress reports addressing outputs, demographic data, and program funding specifics, as well as HUD-defined Performance Measures & Indicators. Prior to the execution of contracts with subrecipients, the CDBG Specialist holds a meeting to discuss the contract requirements, record-keeping and documentation requirements, among other CDBG-related topics. For invoice submission, subrecipients are required to submit supporting documentation (i.e. invoices, time sheets, etc) with requests for reimbursement; support documentation is reviewed thoroughly to ensure compliance. Along with on-going monitoring, each subrecipient will be monitored on-site annually.

## Expected Resources

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

#### Introduction

The 2019 Action Plan will be the first year of 2019-2023 Consolidated Plan. The Action Plan addresses the proposed programs, projects, and activities that will be undertaken with the resources anticipated to be available in the proposed budget. The City of Bellevue anticipates receiving about \$310,000 in CDBG funds per year from FY 2019-2023. These funds will be used to fund eligible community development projects in low- and moderate-income areas or to benefit low- and moderate-income families and households. Based on the priorities and needs

identified, funds are anticipated to be allocated as follows:

- maximum of 20% will be allocated to planning, administration, and governmental compliance, such as fair housing studies, ect.
- 30% to encourage business and job growth through economic development projects
- 30% for improvements to public facilities or building improvements to encourage development
- 20% or more for improving or expanding affordable housing

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	355,531	0	250,000	605,531	1,244,469	CDBG funding will be used throughout the city limits for priorities outlined in the Consolidated Plan and will be leveraged with other federal, local or private funding sources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG-CV	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	202,743	0	0	202743	0	<i>In order to prevent, prepare for, and respond to coronavirus, the City received \$202,743 in CDBG-CV funding.</i>

Table 54 - 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**

The City of Bellevue is an entitlement community for CDBG funding and does not receive any additional funding from HUD. During the annual funding cycle, the City does not require a match to a funding request, but does emphasize providing leveraged funding from projects seeking CDBG funds. Agencies are required to identify their efforts to obtain additional resources to assist with their projects in the application form.

The City does encourage and support community organizations to seek other grants to through private, public, state and federal grants to supplement CDBG improvement projects. As in the past, the City of Bellevue will be as creative as possible to find other sources of funding from state, federal, private developer, tax-credits, loans, and local funds in order to develop and deliver efficient and cost effective projects.

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

The City of Bellevue is an entitlement community for CDBG funding and does not receive any additional funding from HUD. During the annual funding cycle, the City does not require a match to a funding request, but does emphasize providing leveraged funding from projects seeking CDBG funds. Agencies are required to identify their efforts to obtain additional resources to assist with their projects in the application form.

The City does encourage and support community organizations to seek other grants to through private, public, state and federal grants to supplement CDBG improvement projects. As in the past, the City of Bellevue will be as creative as possible to find other sources of funding from state, federal, private developer, tax-credits, loans, and local funds in order to develop and deliver efficient and cost effective projects.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities and Infrastructure Improvements	2019	2023	Non-Housing Community Development	City of Bellevue	Improve Public Infrastructure and Facilities	CDBG: \$375,531	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2740 Persons Assisted
6	Sustain Current Affordable Housing	2019	2023	Affordable Housing	City of Bellevue	Increase Affordable Housing Opportunities	CDBG: \$10,000	Other: 1 Other
7	Increase Affordable Housing Opportunities	2019	2023	Affordable Housing	City of Bellevue	Increase Affordable Housing Opportunities	CDBG: \$22,000	Homeowner Housing Added: 1 Household Housing Unit
9	Provide Community/Neighborhood Services	2019	2023	Non-Homeless Special Needs	City of Bellevue	Increase and Expand Public Service Availability	CDBG: \$23,000	Public service activities other than Low/Moderate Income Housing Benefit: 84 Persons Assisted
11	Planning and Administration	2019	2023	Administration	City of Bellevue	Planning and Administration	CDBG: \$50,000	Other: 1 Other

**Table 55 – Goals Summary**

## Goal Descriptions

4	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Sustain Current Affordable Housing
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Increase Affordable Housing Opportunitites
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Provide Community/Neighborhood Services
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

During the 2019 Action Plan, the City of Bellevue will administer six projects that received CDBG entitlement funding. Focus and resources will be on the following priority areas:

- Public facilities and neighborhood improvements,
- Assist with acquisition for affordable housing,
- Provide community public services,
- Facilitate Capacity Building for affordable housing, and
- Administration of the CDBG program.

The allocation of funds for the following projects are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis and through input contributed by stakeholders and citizens who participated in the development of the Consolidated Plan. The objectives and outcomes for each proposed activity in 2018 may be found in section AP-38 Project Summary.

#### Substantial Amendment

*The City of Bellevue is proposing a substantial amendment to the 2019-2020 Action Plan that will make changes to the funding balances and approved projects from the 2017-2018, 2018-2019, and 2019-2020 Action Plans, including the reallocation of \$ 175,000.00 in CDBG funding. The 2017-2018 Action Plan allocation is proposed to be amended to move \$25,000.00 in grant funds from a closed project in the CDBG Line of Credit to a project approved in the 2018-2019 Action Plan.*

*The Substantial Amendment also includes reallocation of \$100,000.00 from the 2018-2019 grant fund balance which came from the cancellation of one project, the Valley View Sidewalk Project, to the Washington Park Improvement project approved in the 2019-2020 Action Plan.*

#### CDBG-CV Substantial Amendment

*The City of Bellevue accepted applications from non-profits and eligible applicants to help in the prevention of, preparation for, and response to the coronavirus. All applications must meet a CDBG eligible activity, national objective, and, must be associated with COVID-19 response. Applications were due on June 1<sup>st</sup>. CDBG Staff and CDBG Committee will meet to review applications and make a funding recommendation with publication of the proposed funding recommendation on June 10<sup>th</sup>. Once*

*proposed projects are known, the City will update the proposed substantial amendment for the 2019 Action Plan.*

**Projects**

#	Project Name
1	Habitat 2020 Land Purchase
2	CDBG Chandler Hills Paving Reconstruction and Improvement
3	Washington Park Improvements
4	Housing Foundation Capacity Building and Development
5	BJSA Sports Participation Assistance Program
6	Heartland Housing Navigator
7	Program Administration
8	2018 Land Purchase
9	Valley View Sidewalk Improvements

**Table 56 – Project Information**

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

The City of Bellevue selected priority goals during the Consolidated Plan process. During the allocation of funding for the 2019 Action Plan, the City utilized a competitive application process. To address the identified priority needs, the City of Bellevue has chosen to make available CDBG funds annually through an application process. The City accepts application from eligible organizations, which are then reviewed by staff and a CDBG Committee who determine a funding recommendation. CDBG staff determine eligibility and feasibility of each application and then distribute the application to the CDBG Committee for review based on the committee funding philosophy which includes consideration of: comparability with outlined priorities, defined objects, realistic scope, benefit to the community and LMI residents, leveraging of dollars, duplication of services and effectiveness of partnerships, process of evaluations, organization capacity, and readiness for implementation. A recommendation was then made to the Bellevue City Council for consideration. The Bellevue City Council made final approval of projects and annual Action Plans.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Habitat 2020 Land Purchase
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities
	<b>Needs Addressed</b>	Increase Affordable Housing Opportunities
	<b>Funding</b>	CDBG: \$22,000
	<b>Description</b>	The project will the purchase of one or more plots of land for the development of affordable housing. The land would be located within the city limits of Bellevue and assist with decreasing the overall cost of the construction of the housing unit for the 2020 home build project.
	<b>Target Date</b>	1/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One low- and moderate- income household will benefit from the purchase of a lot for the development of affordable housing.
	<b>Location Description</b>	The lot will be located within the city limits of Bellevue.
	<b>Planned Activities</b>	Activities will include the identification and purchase of one lot within Bellevue city limits for the construction of new affordable housing.
2	<b>Project Name</b>	CDBG Chandler Hills Paving Reconstruction and Improvement
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Improve Public Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$210,631
	<b>Description</b>	The proposed project includes the removal and reconstruction of deteriorated streets along 17th Street between Sydney Street and Josephine Streets. The project includes the removal of asphalt pavement and reconstruction with 7" concrete pavement including integral curb and gutter and replacement of the guardrail. The completed street project will have a life expectancy of 20 years.
	<b>Target Date</b>	1/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity is located in a low- and moderate-income census tract, Census Tract 101.07, Block Group 1. There is a total of 1,165 households in this census tract that will benefit from these activities.

	<b>Location Description</b>	17th Street to 19th Street, Sydney Street to Josephine Street, Census Tract 101.07, Block Group 1
	<b>Planned Activities</b>	Activities include removal of existing pavement and asphalt, building of curb and gutters, installation of roadway and guardrails.
<b>3</b>	<b>Project Name</b>	Washington Park Improvements
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Improve Public Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$289,900
	<b>Description</b>	The proposed project includes improvement to Washington Park. Safety improvements will include installation of ADA accessible around the exterior of the park, including along Franklin Street, accessible paths to each of the play structures and benches with accessible pads. ADA curb ramps will be installed at each intersection. Park improvements will include installation of new swing set with an ADA bay. ADA approved ground cover will be installed under a portion of the swing set and under the play structure. A new picnic shelter will be installed if funding allows.
	<b>Target Date</b>	1/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Washington Park is located in Olde Towne Bellevue and will impact Census Tract 101.06, Block Groups 4 and 5 with a total population of 1,405.
	<b>Location Description</b>	Washington Park is located in Olde Towne Bellevue inside the area boarder by 19th Avenue and 20th Avenue, Franklin Street and Hancock Street; Census Tract 101.06, Block Group 5 and Block Group 4.
	<b>Planned Activities</b>	Activities include the installation of ADA accessible sidewalks and curb ramps, installation of a swing set with ADA swing and ground cover, benches with wheelchair pads, and picnic shelter as funding allows.
<b>4</b>	<b>Project Name</b>	Housing Foundation Capacity Building and Development
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Sustain Current Affordable Housing Increase Affordable Housing Opportunities
	<b>Needs Addressed</b>	Increase Affordable Housing Opportunities

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CDBG funding will be provided to complete capacity building for the Housing Foundation of Sarpy County to prepare for the conversion of 51 units of public housing located within Bellevue city limits. The capacity building will include evaluation of units to determine the type of acquisition, rehabilitation or sale is appropriate for each unit and the best use for equity in each property to further finance development of affordable housing in Bellevue and Sarpy County. All 51 units are located within Bellevue and will have an impact on the affordable housing supply within city limits.
	<b>Target Date</b>	1/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Housing Foundation of Sarpy County has requested release of 51 public housing units to their ownership and control. The capacity building will assist the Housing Foundation with determining the best use for the units to maintain and increase affordable housing options in Bellevue.
	<b>Location Description</b>	All 51 units are located within Bellevue city limits
	<b>Planned Activities</b>	Activities including conducting capacity building sessions which will include the review and determination of future of 51 units of affordable housing.
5	<b>Project Name</b>	BJSA Sports Participation Assistance Program
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Provide Community/Neighborhood Services
	<b>Needs Addressed</b>	Increase and Expand Public Service Availability
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	The program will assist Bellevue Junior Sports Association to offer participation assistance for low- and moderate-income families who reside within Bellevue city limits. The participation assistance will be expanded and available for all sports programs offered by BJSA. The program offers assistance to help offset the cost of the program participation, including registration fees and equipment fees required to participate in the specific sports program.
	<b>Target Date</b>	1/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity will benefit an estimated 59 low- and moderate-income households.
	<b>Location Description</b>	The program is available to households living within Bellevue city limits.
	<b>Planned Activities</b>	The activity will provide financial assistance to allow children from LMI households to participate in sports programs.
<b>6</b>	<b>Project Name</b>	Heartland Housing Navigator
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Provide Community/Neighborhood Services
	<b>Needs Addressed</b>	Increase and Expand Public Service Availability
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The project will assist low- and moderate-income homeless individuals and domestic violence victims with housing navigation services in Bellevue city limits. The project also will provide supportive services designed to connect homeless individuals or those fleeing domestic violence to safe, affordable housing options in addition to employment and income support. The program will be expanded to serve anyone at imminent risk of homelessness.
	<b>Target Date</b>	1/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will assist 25 LMI persons.
	<b>Location Description</b>	The program will be available city wide with the navigator meeting with clients at their location.
	<b>Planned Activities</b>	The activity will provided financial assistance for a part-time Housing Navigator position along with associated operating and administrative costs related to the position to expand service to all residents of Bellevue at imminent risk of being homeless.
<b>7</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Planning and Administration

	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The project includes all activities associated with successful administration of the CDBG program including department expenses necessary to administer the CDBG program (staff, salary, benefits, supplies, and services), required action plan, CAPER, financial and reporting requirements, project monitoring, environmental assessments, continued training and education opportunities, and other responsibility for the CDBG program.
	<b>Target Date</b>	1/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	The Bellevue Administrative Offices are located at 1500 Wall Street, Bellevue, NE 68005.
	<b>Planned Activities</b>	The activity includes all cost and expenses associated with administration of the CDBG program.
<b>8</b>	<b>Project Name</b>	2018 Land Purchase
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Increase Affordable Housing Opportunities
	<b>Needs Addressed</b>	Increase Affordable Housing Opportunities
	<b>Funding</b>	:
	<b>Description</b>	The proposed project includes the purchase of two lots by Habitat for Humanity of Sarpy County for the new construction of affordable housing units. Each plot of land will be build with a safe, affordable house constructed for a qualified low- and moderate-income family through Habitat's application process. The home construction or rehabilitation will take place with funds received through donations, fundraising, and grants.
	<b>Target Date</b>	2/28/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will benefit one low- and moderate-income households.
	<b>Location Description</b>	The lot will be located within the city limits of Bellevue.
	<b>Planned Activities</b>	Activities will include the purchase of one lot within Bellevue city limits for the construction of new affordable housing.
9	<b>Project Name</b>	Valley View Sidewalk Improvements
	<b>Target Area</b>	City of Bellevue
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Improve Public Infrastructure and Facilities
	<b>Funding</b>	:
	<b>Description</b>	The proposed project includes the replacement and new construction of sidewalks and curb ramps in a low and moderate-income census tract to provide for safe, ADA compliant pedestrian travel routes for residents. This project was cancelled due to no response to Request for Bids and concerns for timeliness
	<b>Target Date</b>	6/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project has been cancelled.
	<b>Location Description</b>	The project is located in low and moderate-income Census Tract 105.02, Block Group 2, and will include Valley View Avenue from 42nd Street to Harrison Plaza and 41st Avenue from Valley View Avenue to High Meadows Lane.
<b>Planned Activities</b>	Activities include repair and replacement of dilapidated sidewalks and installation of new sidewalks and curb ramps to create continuous, ADA-compliant travel routes.	

## AP-50 Geographic Distribution – 91.220(f)

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

Allocations for CDBG funding are typically based geographically only when an application is eligible for a project primarily benefitting low-and-moderate income area that meets the priorities of the Consolidated Plan.

Of the seven projects funded during the 2019 fiscal year, two have specific locations. The City of Bellevue's Chandler Hills Paving Improvement and Reconstruction project will be located in north central Bellevue in Census Tract 101.07, Block Group 1. This block group has a population of 1,335 with 80.5% low- and moderate-income population. The Washington Park Improvement project is located in Olde Towne Bellevue, Census Tract 101.06, Block Group 4 and 5, which has a population of 1,405 and a LMI population of 52.6% and 80.3% respectively. The 2018 Land Purchase project by Habitat for Humanity of Sarpy County which includes the purchase of one lot will be located in Bellevue city limits and identified at the time of purchase. The Housing Foundation of Sarpy County anticipates owners of 51 public housing units located on various lots throughout the City of Bellevue.

#### Substantial Amendment

*Since the Washington Park Improvement project was approved in the 2019-2020 Action Plan, the geographic distribution information has been listed above. The project is in Census Tract 101.06, Block Group 4 and 5, which has a population of 1,405 and an LMI population of 52.6% and 80.3% respectively.*

#### CDBG-CV Substantial Amendment

TBD

### Geographic Distribution

Target Area	Percentage of Funds
City of Bellevue	100

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

As outlined in the Consolidated Plan, the City is not targeting specific neighborhoods, but may develop target areas over the period of this plan as several local initiatives develop more specific revitalization plans. The City of Bellevue distributes funding through a competitive application process. Emphasis is placed on projects that address high priority needs of low- and moderate-income persons, households, or areas. While the City does emphasize assisting LMI areas, the funding of specific activities is based

upon an evaluation of which ones best meets identified needs.

## **Discussion**

The City of Bellevue distributes funding through a competitive application process. Emphasis is placed on projects that address needs of low- and moderate-income persons, households, or areas, While the City does emphasize assisting LMI areas, the funding of specific activities is based upon an evaluation of which one best meet identified needs. The City accepts applications from eligible organizations which are then reviewed by staff and a CDBG Committee who determines a funding recommendation. CDBG staff determines eligibility and feasibility of each application and then distributes those applications to the committee for review based on the committee's funding philosophy which includes consideration of: comparability with outlines priorities, defined objectives, realistic scope, benefit to the community and LMI residents and leveraging of dollars. The recommendation is then provided to the Bellevue City Council for final approval of the proposed projects for the Action Plan.

### Substantial Amendment

*A semi-annual activity performance review brought to attention the unspent balance of funds in the City of Bellevue's line of credit. In order to expend available funds in a timely manner and to meet CDBG timeliness requirements as outlined in 24 CFR 570.902, the City is proposing an amendment to the scope and budget for the Washington Park Improvement project in the 2019-2020 Action Plan and amendments to the funding allocations outlined in the 2017-2018, 2018-2019, and 2019-2020 Action Plans.*

### CDBG-CV Substantial Amendment

*All funding available through the CDBG-CV program was available to agencies for activities that would benefit households and business in Bellevue affected by the coronavirus pandemic. Specific allocation throughout the City will be known once a funding recommendation is present on June 10<sup>th</sup>.*

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In the Consolidated Plan, the City of Bellevue outlined the priority to maintain and increase affordable housing stock for low- and moderate-income individuals and families. The City identified the goal to address this need of affordable housing with partners to educate the public regarding affordable housing and fair housing information.

During the 2019 Action Plan, funds have been allocated to Habitat for Humanity of Sarpy County to address critical housing needs through the purchase of a lot and the development of new affordable housing within the city limits of Bellevue. Through the partnership with Habitat for Humanity, the City of Bellevue will reduce the number of substandard housing units, maintain the existing affordable housing stock and contribute to increase independence and quality of life for very low-income households. Also during the 2019 Action Plan, the City of Bellevue is providing assistance to support the Housing Foundation of Sarpy County to build capacity to develop affordable housing while maintaining the existing level of affordable housing following the release of public housing units from HUD to the Foundation.

In order to support those who are facing homelessness, the plan allocates funding to Heartland Family Service to provide housing navigation service to those who are imminent risk of homelessness.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	25
Non-Homeless	0
Special-Needs	0
Total	25

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Affordable housing continues to be a priority for Bellevue. In addition the funding allocated in the 2019 Action Plan to activities the maintain, develop and support affordable housing, the City of Bellevue is partnering with the Bellevue Housing Authority and other agencies throughout Sarpy County to

complete a Housing Study to demonstrate the need for affordable housing and assist efforts to encourage additional development.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Bellevue Housing Authority is the primary provider of housing to very low income households in the City. The BHA receives funding on an annual basis from HUD to support the provision of housing, to make repairs on existing properties and to provide programs and supportive services to public housing residents.

### **Actions planned during the next year to address the needs to public housing**

No CDBG funding is directly allocated to meet public housing needs in fiscal year 2017. The City of Bellevue will support non-profit efforts to construct affordable housing, including the Public Housing Authority, by assisting in the identification of vacant or abandoned properties and lots for home building purposes and other areas as needed. During the 2019 Action Plan, funds have been allocated to the Housing Foundation of Sarpy County to build to capacity to focus on the maintaining and development of affordable housing. In addition, the City is supporting the effort of the Housing Authority to fund and develop a housing study for Sarpy County to demonstrate the need for affordable housing and assist with the discussion for additional development.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City of Bellevue will continue working closely with the Bellevue Housing Authority to address the importance of resident involvement and promote fair housing information among the residents. With limited funding available, the City of Bellevue has not funded a project to encourage public housing residents to become more involved in management and to participate in homeownership.

All programs funded by the City of Bellevue will be promoted among the residents to increase involvement in city events and activities, specifically economic development and job growth activities will be encouraged to include Public Housing resident outreach in their recruitment strategy.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Bellevue Housing Authority is not identified as troubled by HUD.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Bellevue relies on the Metropolitan Area Continuum of Care for the Homeless (MACCH) to assist with providing activities and projects directly to the homeless and other special needs population. MACCH most recently updated the 10-year plan to end homelessness in 2015. This updated ensured compliance with the federal strategic plan to prevent and end homelessness. The City of Bellevue actively participated to ensure all needs are identified and addressed within the jurisdiction. In the updated 10 Year Plan, the following four overarching goals were identified:

- End Chronic Homelessness
- End Veteran Homelessness
- End child, family, and youth homelessness
- Set a path to reducing overall homelessness

One needs according to service providers and shelters is increased awareness of existing resources available to meet the needs of the homeless throughout the metropolitan area. The City of Bellevue plans to continue efforts working with the Continuum of Care and area agencies to improve data regarding Bellevue and Sarpy County in order to better understand the need and coordinate efforts to address these needs. With the increased data availability, the information will be more useful and present a more accurate picture of the homeless population in order to match needs with projects and identify funding sources for projects.

In addition to the 10 year plan, MACCH was selected to participate in the national Zero 2016 Campaign to end chronic and veteran homelessness by creating a national tipping point to prove that success is possible, ultimately motivating all communities to end veteran homelessness and end chronic homelessness one year later.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Bellevue will continue to work with MACCH to identify areas where assistance can be provide beyond that of funding.

In the 2019 Action Plan, CDBG funding will be used to assist Heartland Family Services to continue Housing Navigator services to assist any family who is at imminent risk of becoming homeless or already homeless with a link to housing and income programs. The City will also provide assistance to Habitat for Humanity of Sarpy County to develop new housing units. Through the production of new housing units, the City will provide additional affordable housing for families facing homelessness or that are

already homeless.

The City also relies on its network of providers who are members of the MACCH. As these are the agencies and organizations who work day to day with the homeless, they are most capable of reaching out to the homeless population and assessing their individual needs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Bellevue does not receive Emergency Shelter Grant funds and has not committed CDBG funding to add shelters and housing in this annual action plan. Instead, the City will work with MACCH to increase their participation in available area non-profit organization planning, operational cost estimating, grant writing and other skills classes that will help the City understand the needs and provide greater assistance to shelters to increase funding, effectively and efficiently plan costs, and make the most of limited funding while preserving or increasing services. In addition to working with MACCH, the City will continue to work with all partners in the Affirmatively Further Fair Housing Plan to develop activities and provide support to addressing the needs of homeless in Bellevue.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Bellevue Housing Authority administers the housing voucher program for the Bellevue community. The City of Bellevue offers housing assistance to homeowners with repairs to ensure the housing is safe, sanitary, and accessible for the homeowner to remain in the house. The City will work with MACCH to identify gaps in service for Bellevue as a part of the 10 year plan to end homelessness. As gaps are identified, Bellevue will work with area agencies to develop programs and projects to help address the need and end homelessness.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Bellevue offers the housing assistance programs in an effort to assist low- and moderate-income persons and households to remain in their homes and not become homeless. By providing this assistance, the low and moderate-income households are able free their home of code violations and

threats to health and safety of the occupants. This activity may prevent a household from facing homelessness and allow the use of limited funding for family needs rather than costly housing repairs.

As part of the 2019 Action Plan, the City will provide assistance to Heartland Family Service to continue the Housing Navigator program and expand the program to assist all households at imminent risk of homelessness to connect them to housing and income assistance in the community. The Navigator will work closely with programs in the Bellevue area to identify eligible clients, complete initial assessments to determine client needs and assist clients in developing a plan for housing stability.

By providing the Housing Navigator program, three objective listed in the MACCH's 10 year plan to end homelessness will be addressed: increase use of prevention resources to divert families from entering shelter; reduce the length of time of homeless so that no individual or family remains homeless for longer than 90 days; and increase access to employment and benefit income. This project will provide a new service to Bellevue residents and would directly address the needs of homeless individuals in the Bellevue community by addressing a gap in services.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Bellevue is working towards elimination of barriers to all affordable housing. The City recently updated their fair housing ordinance and is working to expand expanded Fair Housing outreach by providing fair housing information brochures at city and public facilities and events, and sponsored public service announcements with media organizations that provide such services to local government. The City monitors local, county, state and federal regulations, policies and ordinances that may directly or inadvertently affect fair housing choice and takes appropriate remedial action as possible.

### **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 of Bellevue will continue to provide assistance and funding to private sector and non-profit organizations that support the goal of increasing the supply and availability of affordable housing units and number of available jobs specifically in areas where affordable housing is easily accessible. By increase the economic impact and job opportunities within the city close to affordable housing options, the City hopes to minimize the impact of the public transportation barrier. The City will continue to review it policies to identify any building or zoning codes that present barriers to the development of affordable housing. The City remains committed to removing the negative effects of public policies that serve as barriers to affordable housing.

### **Discussion:**

None.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Every year, the City of Bellevue looks for innovative, fresh ideas to use CDBG funds to address community needs and provide the biggest benefit for low- and moderate-income persons and community as a whole with the relatively small amount of CDBG funds received.

In determine the most advantageous use for the funding, the City of Bellevue takes into consideration different actions to foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination within the community.

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

The City of Bellevue will continue to identify community partners to assist with address the needs of the underserved in the community. By working with these partners and development projects for funding, the City hopes to develop public services offered by organizations within our community to specially address resident's needs.

As part of the 2019 plan, the City of Bellevue allocated funds to Bellevue Junior Sports Association to provide participation assistance to low- and moderate-income families to allow children to participate in organized sports programs.

### **Actions planned to foster and maintain affordable housing**

The City of Bellevue will continue to identify community partners to assist with address the needs of the underserved in the community. The City will continue to work with Rebuilding Together Omaha to identify opportunities to improve affordable housing for homeowners through the rehabilitation programs. In the 2019 Action Plan, funding was provided to Habitat for Humanity of Sarpy County for the purchase of a lot for development of affordable housing. Through the assistance to purchase a lot for the development of new affordable housing units the overall cost should decrease for the new homeowner. Working with these partners and development projects for funding, the City hopes to develop public services offered by organizations within our community to specifically address resident's needs.

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

As part of the ongoing program, the City will address lead-based paint hazards in homes receiving rehabilitation assistance when funding is available. The City staff will pursue educational opportunities for lead based paint to assist with educating contractors of the requirements, identify available trainings

in the area, and work to identify additional funds sources to address this issue.

### **Actions planned to reduce the number of poverty-level families**

By providing investment in economic development to encourage new or expanding businesses to locate in Bellevue, the long-term jobs for low- and moderate-income residents will be increased which will provide stable employment opportunities and increase financial independent for poverty-level families. While the current plan does not allocate funding to economic development projects, the City will continue to work with the Bellevue Chamber of Commerce and other civic and business leaders to identify opportunity to expand the job opportunities for LMI households and provide necessary assistance such as job training to prepare individuals for those opportunities.

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

The City strategy is to enhance coordinate partnerships among its Consolidated Plan partners, including health, mental health, homelessness, veteran, elderly, community-based, housing, and state and local government agencies to further examine the causes and demographics of homelessness and risk, assist in developing additional data sources, identify and report trends impacting multiple agencies in a more timely fashion, and provide outreach and education regarding conditions that create risk, homelessness, and chronic homelessness amongst the mentally-ill and other special-needs residents.

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

The City will support the efforts of the Metropolitan Area Continuum of Care for the Homeless and participate in the updates to the 10 year plan to end homelessness and more regularly in their multi agency meetings. More active participation in the Continuum will improve the coordination of the City's Consolidated Plan goals and the Continuum's 10 Year Plan to End Homelessness.

### **Discussion:**

## Program Specific Requirements

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

**Introduction:**

The 2019 Action Plan includes funding for one administration project and six additional projects: Habitat 2020 Land Purchase, Chandler Hills Paving Improvement and Reconstruction, Washington Park Improvement, Housing Foundation Capacity Building and Development, BJSA Sports Participation Assistance Program, and Heartland Housing Navigator Program.

Of the six projects, two projects will directly benefit low- and moderate-income persons; Washington Park Improvement and CDBG Chandler Paving Project will provide an area benefit with a location in a low- and moderate-income census tract; and Habitat 2020 Land Purchase and Housing Foundation Capacity Building and Development will impact low- and moderate- income housing opportunities.

#### 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	0
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>0</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.	80.00%



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> HUD FMR and HOME Rents
	<b>List the name of the organization or individual who originated the data set.</b> HUD
	<b>Provide a brief summary of the data set.</b> The monthly rent rates are for the Omaha-Council Bluffs, NE-IA HUD Metro FMR which includes Sarpy County and Bellevue, NE.
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This data is for the Omaha-Council Bluffs MSA.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> FY 2014
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
2	<b>Data Source Name</b> Bellevue Housing Authority
	<b>List the name of the organization or individual who originated the data set.</b> Bellevue Housing Authority
	<b>Provide a brief summary of the data set.</b> The Bellevue Housing Authority provided the City of Bellevue with a more accurate account of public housing information.
	<b>What was the purpose for developing this data set?</b> The data set provides the most accurate, up-to-date data available to the City of Bellevue.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data is specifically for the City of Bellevue provided by the Bellevue Housing Authority.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data provided is for the year 2018-2019.

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
3	<p><b>Data Source Name</b></p> <p>2018 Point in Time Summary</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Metropolitan Area Continuum of Care for the Homeless (MACCH)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>HUD Point in Time count for 2018. All information was gathered and verified in the HMIS except for unsheltered count, domestic violence and youth providers, and Open Door Mission.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is collected by MACCH for the identified service area.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data is collected on a single night in January.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>

CITY OF BELLEVUE, NEBRASKA  
AGENDA ITEM COVER SHEET

14b.  
6/16/2020

COUNCIL MEETING DATE: 06/16/2020		SUBMITTED BY: Legal	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input checked="" type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Conduct public hearing regarding the Disclosure of Conflict of Interest during the CDBG 2020 application funding cycle and Submit Request for Consideration of Waiver to HUD.

SYNOPSIS/BACKGROUND:

During the 2020-2021 application process, the City of Bellevue received CDBG applications from MRJC Holdings, LLC, for façade improvements and MRH Land, LLC, for façade improvements and correction of code violations. The potential conflict in this case arises from the fact that Mayor Hike, an elected official serving the City of Bellevue, is also partner in the businesses which are applicants for CDBG funding. HUD may grant a waiver to the conflict of interest regulation and allow the applicants to receive CDBG funding following a public disclosure of conflict of interest and the holding of a public hearing.

FISCAL IMPACT:  BUDGETED FUNDS?:  GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?:  COUNTER-PARTY:  INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE:  CONTRACT TERM:  CONTRACT END DATE:

PROJECT NAME:

START DATE:  END DATE:  PAYMENT DATE:  INSURANCE REQUIRED:

CIP PROJECT NAME:  CIP PROJECT NUMBER:

STREET DISTRICT NAME (S):  STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRIBUTION CODE:  ACCOUNT NUMBER:

RECOMMENDATION:

Open the public hearing to obtain resident comments regarding the public disclosure and approve the City Council President to send a letter requesting consideration of a "conflict of interest waiver" to HUD.

ATTACHMENTS:

- |                         |                         |                         |
|-------------------------|-------------------------|-------------------------|
| 1. Public Disclosure    | 2. Attorney Opinion     | 3. Letter to HUD        |
| 4. <input type="text"/> | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

*A. Bree Roblins*

FINANCE APPROVAL AS TO FORM:

*[Signature]*

ADMINISTRATOR APPROVAL AS TO FORM:

*[Signature]*

**PUBLIC DISCLOSURE**

# Suburban Newspapers

## Order Confirmation

Order# 0000139719

**Client:** CITY OF BELLEVUE CDBG SPECIALIST - SNI  
**Phone:** 4022936596

**Payer:** CITY OF BELLEVUE CDBG SPECIALIST - SNI  
**Phone:** 4022936596

**Account:** 1018725  
**Address:** 1500 WALL STREET  
BELLEVUE NE 68005

**Account:** 1018725  
**Address:** 1500 WALL STREET  
BELLEVUE NE 68005

**Sales Rep**      **Accnt Rep**      **Ordered By**      **Fax:**  
ewhite            sni-open            Abby Highland      **EMail:**

**Total Amount**                      \$45.64

**Payment Amount**                      \$0.00

**Amount Due**                      \$45.64

**Tax Amount:**                      0.00

**Payment Meth:**      Invoice Statement

**Invoice Text:**      Public Disclosure - Hike

**Tear Sheets**      **Proofs**      **Affidavits**      **PO Number:**  
0                      0                      0                      Public Disclosure

**Ad Number**                      **Ad Type**                      **Ad Size**                      **Color**  
0000139719-01                      SNI CLS Legal Sem                      2 X 51 li                      \$0.00

**Production Method**                      **Production Notes**  
AdBooker (Liner)

**Product and Zone**                      **Placement**                      **Position**                      **# Inserts**  
SNI Bellevue Leader                      C-Legal Ads SNI                      Bellevue Legals                      1

**Run Schedule Invoice Text:**      Public Disclosure of Conflict of Interest Under the Code of

**Run Dates**                      5/ 6/2020

**Product and Zone**                      **Placement**                      **Position**                      **# Inserts**  
SNI Online.com                      C-Legal Ads SNI                      Bellevue Legals                      7

**Run Schedule Invoice Text:**      Public Disclosure of Conflict of Interest Under the Code of

**Run Dates**                      5/ 6/2020, 5/ 7/2020, 5/ 8/2020, 5/ 9/2020, 5/10/2020, 5/11/2020, 5/12/2020

**TagLine:** PUBLICDISCLOSUREOFCONFLICTOFINTERESTUNDERTHECODEOFFEDERALREGULATIONANDWAIVERREQUESTTHECITYOFBELLEVUEISARECIPIENTOFCOMMUNITYDEVELOPMEN

### Ad Content Proof

Note: Ad size does not reflect actual ad

#### Public Disclosure of Conflict of Interest Under the Code of Federal Regulation and Waiver Request

The City of Bellevue is a recipient of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Bellevue as an entitlement allocates a portion of their grant funds through an application process. The City accepts applications from qualified applicants including non-profits and business owners interested in CDBG assistance for an eligible activity to benefit national objectives outlined in HUD regulations.

**Conflict of Interest Disclosure** - HUD regulations governing CDBG have strict guidelines relating to conflict of interest. In 24 CFR 570.611(2)(b)(c), conflict of interest applies to "any persons, who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient... that are receiving funds under this part."

During the 2020-2021 application process, the City of Bellevue has received CDBG applications from MRJC Holdings, LLC, for façade improvements and MRH Land, LLC, for façade improvements and correction of code violations. The potential conflict in this case arise from Mayor Hike, an elected official serving the City of Bellevue, is a partner in the businesses which are applicants for CDBG funding.

**Exception** - The U.S. Department of Housing and Urban Development (HUD) may grant an exception to these provisions and allow MRJC Holdings and MRH Land to receive CDBG funds, under 24 CFR 570.611(d)(1) provided the request meets the threshold including the City publicly disclosing the nature of the potential conflict and an opinion from the City Attorney that the interest for which we are seeking the exception is not a violation of State or Local law. Mayor Hike has recused himself from input in the administration and approval process of the City's CDBG program during the application process and preparation for the 2020-2021 Action Plan. The City is posting this notice and informing HUD of the circumstances in this instance and will be requesting that HUD consider an exception to its general conflict of interest rule in order to allow the City to provide assistance to this business. Ms. Bree Robbins, serving as City Attorney, will review all documentation and issue a legal opinion regarding the potential conflict of interest. She will determine whether the CDBG applications violate 24 CFR 570.611 or any City administrative policy.

In compliance with 570.611, the above disclosure will be posted for a 30-day comment public until June 16, 2020. A public hearing to obtain public comment will be held on June 15, 2020, at 6:00 p.m. during the City Council meeting in Council Chambers located at 1500 Wall Street, Bellevue, NE 98005.

If you have any questions regarding this notice, please contact the City of Bellevue at (425) 293-3000. Copies of the public disclosure documents and opinion are available for review at the City of Bellevue City Clerk Office, located at 1500 Wall Street, Bellevue, NE 98005 during regular business hours, Monday to Friday from 8:00 a.m. to 4:30 p.m. Public comments may be submitted in writing by mail or email to Abby Highland, CDBG Program Administration, City of Bellevue, at 1500 Wall Street, Bellevue, NE 98005; or by email at [abby.highland@outlook.com](mailto:abby.highland@outlook.com).  
139719; 5/06

**ATTORNEY OPINION LETTERS**



## CITY OF BELLEVUE

OFFICE OF THE CITY ATTORNEY

1500 Wall Street ☐ Bellevue, NE 68005 ☐ (402) 682-6156  
Bree.robbins@bellevue.net

April 30, 2020

HUD Omaha Field Office  
Edward Zorinsky Federal Building  
1616 Capital Avenue, Suite 329  
Omaha, Nebraska 68102-4908

U.S. Department of Housing and Urban Development  
Region 7, Nebraska  
1301 Fannin, Suite 2200  
Houston, TX 77002

RE: City Attorney Opinion  
Mayor Rusty Hike's request for exceptions for **MRH Land LLC**

To Whom It May Concern:

I have had the opportunity to review Mayor Rusty Hike's request for CDBG funding as it relates to the Agency Name: **MRH Land LLC** for the project title **First City Tavern and Grill**. I have also reviewed state, local, and federal law regarding the same. Based on my review, please let this letter confirm that the request for CDBG funding is not in violation of any state or local law.

The Mayor is required to fill out NADC Form C-3 and NADC Form C-2A to disclose the potential conflict and he must abstain from any vote at the City Council meeting on this matter. These requirements will be fulfilled and disclosed and the Mayor will also disclose the conflict on the record at the City Council meeting in which this item is on the agenda. Additionally, the City will publish a Public Disclosure of Conflict of Interest with a thirty (30) day notice and we will

hold a public hearing on the same. It is our intent to publish this notice by May 6, 2020 and hold a public hearing at the June 16, 2020 City Council Meeting.

Please let me know if you have any additional questions, comments, or concerns.

Regards,



Bree Robbins

City Attorney

CC: Mayor Rusty Hike  
Jim Ristow, City Administrator  
Abby Highland, Program Administrator



## CITY OF BELLEVUE

OFFICE OF THE CITY ATTORNEY

1500 Wall Street □ Bellevue, NE 68005 □ (402) 682-6156  
Bree.robbs@bellevue.net

April 30, 2020

HUD Omaha Field Office  
Edward Zorinsky Federal Building  
1616 Capital Avenue, Suite 329  
Omaha, Nebraska 68102-4908

U.S. Department of Housing and Urban Development  
Region 7, Nebraska  
1301 Fannin, Suite 2200  
Houston, TX 77002

RE: City Attorney Opinion  
Mayor Rusty Hike's request for exceptions for **MRJC Holdings, LLC**

To Whom It May Concern:

I have had the opportunity to review Mayor Rusty Hike's request for CDBG funding as it relates to the Agency Name: **MRJC Holdings, LLC** for the project title **One01 Mission Building**. I have also reviewed state, local, and federal law regarding the same. Based on my review, please let this letter confirm that the request for CDBG funding is not in violation of any state or local law.

The Mayor is required to fill out NADC Form C-3 and NADC Form C-2A to disclose the potential conflict and he must abstain from any vote at the City Council meeting on this matter. These requirements will be fulfilled and disclosed and the Mayor will also disclose the conflict on the record at the City Council meeting in which this item is on the agenda. Additionally, the City will publish a Public Disclosure of Conflict of Interest with a thirty (30) day notice and we will

hold a public hearing on the same. It is our intent to publish this notice by May 6, 2020 and hold a public hearing at the June 16, 2020 City Council Meeting.

Please let me know if you have any additional questions, comments, or concerns.

Regards,



**Bree Robbins**

**City Attorney**

**CC: Mayor Rusty Hike**  
**Jim Ristow, City Administrator**  
**Abby Highland, Program Administrator**

**HUD WAIVER REQUEST LETTER**

June 12, 2020

HUD Omaha Field Office  
Edward Zorinsky Federal Building  
1616 Capital Avenue, Suite 329  
Omaha, Nebraska 68102-4908

RE: Request for Exception to Conflict of Interest Requirements

To Whom It May Concern:

As an entitlement city for Community Development Block Grant (CDBG) funding through the Department of Housing and Urban Development, (HUD), the City of Bellevue, Nebraska, receives an annual allocation of funding which it distributes to subrecipients through an applicant process. During the 2020 application cycle, the City received an application from two for-profit businesses to assist with building façade improvements including window replacement and railings. The applications also included a disclosure of a conflict of interest; each business has partial ownership by the City of Bellevue Mayor, Leo (Rusty) Hike Jr.

In his position, Mayor Hike serves as an elected official of Bellevue. This presents a conflict of interest as described in 24 CFR 570.611(b) and (c).

The City of Bellevue is providing this written request to HUD for consideration of an exception to the provisions of 570.611(b). The City has met the threshold requirements of (d)(1) by:

- (1) Providing a public disclosure of the conflict of interest through a notice published in the local newspaper on May 6, 2020 and posting the notice at locations identified in the CDBG Citizen Participation Plan with a 30-day public comment period and a public hearing during a City Council meeting to be held on June 9, 2020.
- (2) Providing an opinion from the City of Bellevue's Attorney.

Please see enclosures for documentation of threshold requirements. Additionally, the nature of the conflict will be disclosed by filing NADC Form C-3 and NADC Form C-2A (see attached blank forms herein) with the City Clerk as required under Nebraska Law.

Thank you for your consideration of the exception to the conflict of interest provisions. For any questions or additional information, please contact the Ms. Abby Highland, CDBG Specialist, by email at [abby.highland@outlook.com](mailto:abby.highland@outlook.com) or by phone at (443) 655-2123; or Ms. Bree Robbins, Bellevue City Attorney, by email at [bree.robbins@bellevue.net](mailto:bree.robbins@bellevue.net), or by phone at (402) 682-6156.

Sincerely,

Councilman Don Preister  
City of Bellevue  
City Council President

Enclosures

## **Public Disclosure of Conflict of Interest Under the Code of Federal Regulation and Waiver Request**

The City of Bellevue is a recipient of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Bellevue as an entitlement allocates a portion of their grant funds through an application process. The City accepts applications from qualified applicants including non-profits and business owners interested in CDBG assistance for an eligible activity to benefit national objectives outlined in HUD regulations.

### **Conflict of Interest Disclosure**

HUD regulations governing CDBG have strict guidelines relating to conflict of interest. In 24 CFR 570.611(2)(b)(c), conflict of interest applies to “any persons, who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient... that are receiving funds under this part.”

During the 2020-2021 application process, the City of Bellevue has received CDBG applications from MRJC Holdings, LLC, for façade improvements and MRH Land, LLC, for façade improvements and correction of code violations. The potential conflict in this case arise from Mayor Hike, an elected official serving the City of Bellevue, is a partner in the businesses which are applicants for CDBG funding.

### **Exception**

The U.S. Department of Housing and Urban Development (HUD) may grant an exception to these provisions and allow MRJC Holdings and MRH Land to receive CDBG funds, under 24 CFR 570.611(d)(1) provided the request meets the threshold including the City publicly disclosing the nature of the potential conflict and an opinion from the City Attorney that the interest for which we are seeking the exception is not a violation of State or Local law. Mayor Hike has recused himself from input in the administration and approval process of the City’s CDBG program during the application process and preparation for the 2020-2021 Action Plan. The City is posting this notice and informing HUD of the circumstances in this instance and will be requesting that HUD consider an exception to its general conflict of interest rule in order to allow the City to provide assistance to this business. Ms. Bree Robbins, serving as City Attorney, will review all documentation and issue a legal opinion regarding the potential conflict of interest. She will determine whether the CDBG applications violate 24 CFR 570.611 or any City administrative policy.

In compliance with 570.611, the above disclosure will be posted for a 30-day comment public until June 16, 2020. A public hearing to obtain public comment will be held on June 16, 2020, at 6:00 p.m. during the City Council meeting in Council Chambers located at 1500 Wall Street, Bellevue, NE 68005.

If you have any questions regarding this notice, please contact the City of Bellevue at (402) 293-3000. Copies of the public disclosure documents and opinion are available for review at the City of Bellevue City Clerk Office, located at 1500 Wall Street, Bellevue, NE 68005 during regular business hours, Monday to Friday from 8:00 a.m. to 4:30 p.m. Public comments may be submitted in writing by mail or email to Abby Highland, CDBG Program Administration, City of Bellevue, at 1500 Wall Street, Bellevue, NE 68005; or by email at [abby.highland@outlook.com](mailto:abby.highland@outlook.com).

CITY OF BELLEVUE, NEBRASKA  
AGENDA ITEM COVER SHEET

16a.  
6/16/2020

COUNCIL MEETING DATE: 6-16-20		SUBMITTED BY: Interim Chief Dargy	
AGENDA ITEM:	CONSENT AGENDA <input checked="" type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Lease Extension #7 for 726 Fort Crook Road North

SYNOPSIS/BACKGROUND:

The Police Department has been leasing the property located at 726 Fort Crook Road North for several years. There are several items in storage at this location that would otherwise be exposed to the elements elsewhere. This also serves as a location that police officers may utilize for lunch breaks and report writing thus avoiding driving all the way to the Wall St. office.

FISCAL IMPACT: \$1,248.00 mo BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES COUNTER-PARTY: Bellevue Fort C INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION: Lease agreement

CONTRACT EFFECTIVE DATE: July 1, 2020 CONTRACT TERM: 3 years CONTRACT END DATE: June 30, 2023

PROJECT NAME:

START DATE: END DATE: PAYMENT DATE: INSURANCE REQUIRED: NO

CIP PROJECT NAME: CIP PROJECT NUMBER:

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRUBUTION CODE: 10-20 ACCOUNT NUMBER: 6247

RECOMMENDATION:

Approve and authorize the Mayor to sign.

ATTACHMENTS:

- Extension of Lease #7
- 
- 
- Extension of Lease #6
- 
- 

SIGNATURES:

LEGAL APPROVAL AS TO FORM: A. Bruce Robbins

FINANCE APPROVAL AS TO FORM: \_\_\_\_\_

ADMINISTRATOR APPROVAL AS TO FORM: \_\_\_\_\_

## EXTENSION OF LEASE # 7

**THIS EXTENSION OF THIS LEASE.** Dated this 1st day of June, 2020 by and between **BELLEVUE FORT CROOK, LLC. a Nebraska limited liability company** herein called "Landlord", and the **CITY OF BELLEVUE** hereinafter called "Tenant", for the premises known as **726 Fort Crook Road North, Bellevue, in Sarpy County Nebraska** hereinafter called "Premises"

### WITNESSETH

**WHEREAS**, Landlord and Tenant entered into a Lease Agreement on June 22, 2009 for the Premises and

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 2 year period on March 28, 2011

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on February 11, 2013

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on April 28, 2014

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on June 22, 2015

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on March 28, 2016

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 3 year period on July 1, 2017

**NOW, THEREFORE**, it is hereby agreed as follows:

1. **TERM:** The term of this Extension of Lease shall be from **July 1, 2020** through **June 30, 2023**.
2. **RENT:** Tenant and Landlord agree that the base rent for the Extension of Lease shall be **Forty four thousand nine hundred twenty eight & NO/100 (\$44,928)** and will be paid as follows:

For The period from **July 1, 2020** to **June 30, 2023** **\$1248.00** per month.

3. **EARLY TERMINATION:** The City may terminate this Lease early by giving written notice at least three (3) months prior to the periodic rental date specified in the Notice. The Lease shall then terminate on such periodic rental date so specified without any further obligation by either party.

All terms and conditions of the Lease are hereby reaffirmed in their entirety except for the changes reflected in the Extension of Lease:

### Paragraph 21. NOTICES:

**21. NOTICES:** Any notice or demands given hereunder shall be in writing and personally delivered or sent by certified mail, postage prepaid, at the following addresses or at such other addresses as either party may from time to time designate in writing:

**Landlord : Bellevue Fort Crook, LLC**

Wendy Martin

17105 S. Hwy 50

Springfield, NE 68059

**Tenant : Bellevue City Administrator**

Jim Ristow

1500 Wall St.

Bellevue, NE 68005

**LANDLORD:**

**BELLEVUE FORT CROOK, LLC.**

**Nebraska Limited Liability Company.**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**TENANT:**

**CITY OF BELLEVUE**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**EXTENSION OF LEASE # 6**

**THIS EXTENSION OF THIS LEASE.** Dated this 8<sup>th</sup> day of May, 2017 by and between **BELLEVUE FORT CROOK, LLC, a Nebraska limited liability company** herein called "Landlord", and the **CITY OF BELLEVUE** hereinafter called "Tenant", for the premises known as **726 Fort Crook Road North, Bellevue, in Sarpy County Nebraska** hereinafter called "Premises"

**WITNESSETH**

**WHEREAS**, Landlord and Tenant entered into a Lease Agreement on June 22, 2009 for the Premises and

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 2 year period on March 28, 2011

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on February 11, 2013

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on April 28, 2014

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on June 22, 2015

**WHEREAS**, Landlord and Tenant extended the Lease for an additional 1 year period on March 28, 2016

**NOW, THEREFORE**, it is hereby agreed as follows:

1. **TERM:** The term of this Extension of Lease shall be from **July 1, 2017** through **June 30, 2020**.
2. **RENT:** Tenant and Landlord agree that the base rent for the Extension of Lease shall be **Fourteen Thousand One Hundred & NO/100 (\$14,400)** and will be paid as follows:

For The period from **July 1, 2017** to **June 30, 2020** **\$1200.00** per month.

3. **EARLY TERMINATION:** The City may terminate this Lease early by giving written notice at least three (3) months prior to the periodic rental date specified in the Notice. The Lease shall then terminate on such periodic rental date so specified without any further obligation by either party.

All terms and conditions of the Lease are hereby reaffirmed in their entirety except for the changes reflected in the Extension of Lease:

**LANDLORD:**

**BELLEVUE FORT CROOK, LLC.**

**Nebraska Limited Liability Company.**

BY: Wendy Mart

DATE: 5-22-17

**TENANT:**

**CITY OF BELLEVUE**

By: 

Date: 5-8-17

