



Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: May 4, 2018, 10:30-12:00 a.m. – Whatcom County Health Department, 509 Girard Street, Bellingham

WCHAC Members Present: Samya Lutz, Jennifer Moon, Paul Schissler, Regina Delahunt, Debbie Paton, Ed Moran, Bob Libolt, Emily O'Connor

WCHAC Members Absent: John Harmon, Karen Burke, Kyle Christensen

Whatcom Co. Health Dept. Staff/Guests: Barbara Johnson-Vinna, Human Services Housing Specialist; Chris D'Onofrio, Health Dept. Human Services Clerk; Anne Deacon, Human Services Manager; Kayla Schott-Bresler, Skagit County Public Health; Michael Parker, Whatcom Homeless Service Center Director; Brien Thane, Bellingham Housing Authority

Agenda Item	Discussion	Action/Who
1. Call to order, introductions	Introductions Debbie Paton agreed to act as chair in anticipation of Emily O'Connor's late arrival	Debbie Paton
2. Agenda Review	No changes requested	Debbie
3. Public Comment	No public comments	Debbie
4. New Business A. <i>February Minutes Approval</i> B. <i>Skagit HOME Consortium: Options for Whatcom County 2018-2022</i>	<p>Samya Lutz moved that the minutes from February's meeting be approved as presented. Regina Delahunt seconded the motion. The committee voted and the motion passed.</p> <p>Kayla Schott-Bresler of Skagit County Public Health provided an overview of HOME Consortium funding. In 2015, Skagit County, Island County, Whatcom County and 16 municipalities formed a HOME consortium to apply for access to an entitlement HUD grant that is expected to deliver approximately \$900,000 for the tri-county area (excluding City of Bellingham) in 2018.</p> <ul style="list-style-type: none"> • 20% of this grant (\$150,000) is awarded on a competitive basis • 10% of the grant will be withheld for administrative expenses • 70% of the grant is split among the three counties according to demographics <ul style="list-style-type: none"> ○ This amounts to approximately \$220,000 for Whatcom County in 2018 • Whatcom County currently uses funding for tenant-based rental assistance program operated through Opportunity Council 	<p>Ayes: 5 Abstain: 3 Motion Passed</p> <p>Kayla Schott-Bresler</p>



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<p>C. <i>Legislative Impacts on Housing Funds</i></p>	<ul style="list-style-type: none"> • Allowable uses of funding do not include case management or operations, however it may cover the following: <ul style="list-style-type: none"> ○ Rehabilitation of owner-occupied housing ○ Development of new housing units (capital only- no operations costs) <ul style="list-style-type: none"> ▪ Studios and 1-bedrooms are in need ○ Down-payment assistance for low-income home purchasers ○ Tenant-based rental assistance (less of a priority) ○ Units must be affordable for households at 80% AMI for at least 10 years if owned, or 20 years if rented; other incorporated funding sources may require longer periods <ul style="list-style-type: none"> ▪ For a single family home, this means purchase price in \$150-175K range in Whatcom ○ Cooperative Housing Association (CHA) <ul style="list-style-type: none"> ▪ CHAs allow a group of individuals to collectively buy/construct a building and then rent out units based on their terms; may be co-owned by an outside agency ○ Possibly clean and sober housing in the form of specialized TBRA support or acquisition and rehab (or purchase) of a home bought by a Community Housing Development Organization (CHODO) for this purpose • HUD's preference is that projects be located outside of City of Bellingham limits <ul style="list-style-type: none"> ○ This still allows some periphery neighborhoods such as Alderwood, Geneva, Tweed Twenty, Yew Street Hill, Britton Road, etc. ○ HUD may be willing to allow rental assistance use within COB, but should be last priority • In Skagit County the fund is being used for home development through a community land trust and in Island County it will likely fund the development of a rental project • HUD is encouraging the development of rental housing for the competitive allotment <ul style="list-style-type: none"> ○ Funds can be banked over several years to build capacity for capital projects • The competitive portion (20% of funds) must pass through a (CHODO), such as Kulshan Community Land Trust, Opportunity Council, or Mercy Housing • Applications will be released in the Fall • Supplemental tax credits may be available for projects in "high opportunity areas" <p>7 of the 8 identified housing priorities were passed in the most recent legislative session</p> <ul style="list-style-type: none"> • HEN will not receive new funds, but has expanded eligibility to serve people with substance use disorders and the Aged/Blind/Disabled <ul style="list-style-type: none"> ○ Cash grants will provide about \$200/month per eligible person 	<p>Anne, Barbara</p>



Agenda Item	Discussion	Action/Who
<p>5. Reports/Updates</p> <p>a. Homeless Strategies Workgroup and Shelter</p> <p>b. COB Update</p> <p>c. Regional Networking Project</p> <p>d. Whatcom Homeless Service Center News</p> <p>e. Future Topics Requested</p>	<p>The Homeless Strategies Workgroup has been primarily focused on finding a site for a new low-barrier shelter</p> <ul style="list-style-type: none"> • The 509 Girard site has been taken off the table due to costs and concerns from the public • The last meeting of this group will be on Thursday, May 10th <p>The city is preparing a site to install lockers for the use of homeless population</p> <ul style="list-style-type: none"> • The lockers will be installed in parking lot of Bellingham Police Department in early August <p>The city council is about to approve a new 5-year consolidated plan</p> <ul style="list-style-type: none"> • Includes \$1.3 million from HUD, Consolidated Development Block Grants, and HOME funding, which is more than previous years • There will be a new housing project (details to be determined) on Deemer and Bakerview Road <p>City is considering putting a housing levy on the ballot for November to replace levy due to expire in '19</p> <ul style="list-style-type: none"> • New levy would bring in about \$4 Million/year • Previous levy set a seven-year goal of constructing 417 units <ul style="list-style-type: none"> ○ With one year left, already 489 units have been constructed <p>The City has increased support for case management and permanent supportive housing</p> <ul style="list-style-type: none"> • There is a renewed importance for City and County staff to align priorities and define non-redundant roles for cooperation <p>This item was tabled until the next meeting due to shortage of time</p> <p>The 22 North building has been roofed and the facility is expected to open in October</p> <ul style="list-style-type: none"> • The facility will house 40 people total, 20 of which will be youth <p>Opportunity Council is exploring use of Medicaid to pay for case management and associated services</p> <ul style="list-style-type: none"> ○ For folks with high needs, Medicaid may be an important new funding source ○ Foundational Community Supports may be able to allow increased funding of supportive housing as well as supported employment in our community <ul style="list-style-type: none"> • GRACE Update • Message development and communication strategies regarding homelessness and our housing support system 	<p>Anne</p> <p>Samya</p> <p>Paul Schissler</p> <p>Mike Parker</p>

WHATCOM COUNTY
Health Department



Regina A. Delahunt, Director
Greg Stern, M.D., Health Officer

Agenda Item	Discussion	Action/Who
6. ADJOURN		
<i>NEXT MEETING</i>	Next regular meeting June 14th, 8:30 – 10:00 a.m. Whatcom County Health Department - Admin. Conference Room	