



Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: September 11, 2008 - 9:00-10:34 AM – Whatcom County Health Department, 509 Girard Street, Bellingham

WCHAC Members Present: Regina Delahunt, Laura DeRose, Dave Finet, Rebecca Johnson, Sue Parrott, Steve Powers, Paul Schissler, Gary Tomsic, Gary Williams

WCHAC Members Absent: David Cahill, Michele Hall, John Harmon, Nancy Larsen. Ronald Buchinski (submitted a letter of resignation).

Whatcom County Health Depart Staff/Guests: Gail DeHoog, Health Department Housing Specialist; Vicki McClure, Health Department Clerk; Greg Winter, Whatcom Homeless Service Center; Samya Lutz, Planning and Development; Bruce Johnson, Project Homeless Connect

Agenda Item	Discussion	Action/Who
<p>1. Review July 10, 2008 minutes.</p> <p>2. Welcome new HAC member and vacancy to fill</p>	<p>The meeting was called to order at 9:00 AM. The August 14, 2008 minutes were approved unanimously as presented.</p> <p>Steve Powers was introduced and welcomed as the newest member of the Whatcom County Housing Advisory Committee. There still remains a vacancy to fill. No applications have been received from any homeless or formerly homeless at this point for consideration. Members are encouraged to approach possible applicants.</p> <p>Ron Buchinski has submitted a letter of resignation. Members would like to have dialogue with Ron regarding his concerns, as they would hate to lose his membership to the board. Greg Winter will approach Ron as well. Ron's pending resignation creates an possible vacancy on the Whatcom County Housing Advisory Committee.</p>	

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<p>3. Transportation Impact Fees & Affordable Housing Exemption</p>	<p>Samya Lutz, Planner with the Whatcom County Planning & Development Services, reported on a proposal which will go before the Planning Commission this afternoon regarding low income housing and a mechanism for requesting waiver from Transportation Impact Fees. The definition of “low income housing” was discussed, and it was determined that the definition should be revised. Another change suggested is that “requires” be changed to “targets” in line 1 in the cited chapter, which would allow the opportunity for exceptions. Additionally, an exception to the “thirty percent” clause should be included for those living at or below the federal poverty level. It was recommended that perhaps the WCHAC could proactively establish a recommended procedure/process through which application for waiver would be sought. Clarification would also need to be made as to the size of project, number or percentage of units to be available for low-income housing, duration and continuance of rental rate agreement, and target population for whom housing would be available. Suggestion was made that perhaps applications could be reviewed by Gail or a subcommittee, then brought to WCHAC for endorsement, refusal, or to request more information, before funding would be sought by the applicant and the permit process would continue.</p>	<p>ACTION: Motion: It is recommended that the Whatcom County Housing Advisory Council develop a generic process for reviewing applications for transportation impact fee waiver, and making recommendations for presentation to the County Executive and/or County Council. Yea 10; Nay 0; Absent 4; Abstain 0</p> <p>ACTION: Gail to e-mail motion today to Samya for presentation to the Planning Commission.</p> <p>ACTION: The WCHAC will develop a definition for “affordable housing for low and extremely low income families.”</p>
<p>4. Update on HGAP I & II Projects</p>	<p>Greg Winter provided a presentation on the HSC. Numbers of those housed have increased. Representatives of HSC are providing presentations to various city and county councils, property managers and landlords, social and health service providers. Presentations include information on the 10-Year Plan. It was recommended that presentations be planned for police chiefs, the OC-CRN meeting, and the building industry. Definition of primary, secondary and tertiary populations was given. Greg stated that they are seeing more of the “secondary” population than anticipated, and not as many “primary.” Gail, Dave, Greg and others are working of housing solutions for the tertiary population. Greg further stated that increasing effective landlord outreach is one of their goals.</p>	

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<p data-bbox="184 168 474 233">Update on HGAP I & II Projects (con't)</p> <p data-bbox="184 302 411 367">5. 2060 Capital Project process</p> <p data-bbox="184 670 466 703">6. Shelter Plus Care</p> <p data-bbox="184 1040 470 1105">7. Project Homeless Connect</p>	<p data-bbox="514 168 1369 266">There was an HGAP II applicant conference September 10, 2008 with one potential project applicant presentation. Target start date is January 1, 2009</p> <p data-bbox="514 302 1346 634">The budget indicates that money is accumulating in the 2060 Capital Project fund. Committee members would like funding to be available for future 2060 project funding and there was discussion regarding releasing an RFP in early 2009. It was suggested that there would be a two-stage process with RFQs going out in January, RFPs going out in August, with recommendations going to County Council in September. Volunteers for a subcommittee to develop the process include David Cahill, Gary Williams, John Harmon, Gail de Hoog, and Sharon Robinson.</p> <p data-bbox="514 670 1369 1040">Gail reported that Shelter Plus Care needs administrative support and more sponsors. Opportunity Council, working with the Housing Authority, is considering becoming a sponsor. Re-Entry Coalition would like Opportunity Council to provide the administrative support needed for vouchers, which are funded through General Fund dollars. Opportunity Council asked about mitigation fund and is interested in working with Re-Entry, to start within one month. A Shelter Plus Care RFP will go out to see what kind of applications come by the end of the year for funding for next year as the utilization of Shelter Plus Care funds for the ten Year Plan to end Homelessness is a high priority.</p> <p data-bbox="514 1073 1360 1438">Bruce Johnson provided an update and offered thanks to those who responded with recruitment suggestions. Reported successes include that they held a workshop, and that OC, CCS, and Lydia Place have been very supportive. The Planning group is no longer in existence and has been expanded to move to the implementation phase. A steering committee is being developed to deal with day-to-day decisions. The group is planning a presentation on 9/23/08 from 9:00 a.m. to noon, they will participate in a Tacoma event, and a 1/29/09 local event is planned in conjunction with the PIT count. Gary will be working with Project Homeless Connect to coordinate.</p>	

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<p>8. R&R and O&M RFPs</p> <p>9. HUD Samaritan Bonus Project Update</p> <p>8. Other</p>	<p>R&R conference is scheduled this week. O&M was released yesterday, 9/10/08.</p> <p>Steve reports that the application is being turned in tomorrow for the state to review. They are focusing on eight of 40 units. If accepted, the application will go to HUD. The project needs case management funding, and CCS would like to partner with other agencies to fill that need.</p> <p>McKinney funds are being applied for to support Rapid Re-Housing in partnership with Clallam county.</p> <p>Recommendation was made that Greg Winter join the Council at the table on a seating available basis.</p>	<p>ACTION: Motion: It is recommended that Greg Winter join the Council at the table on a seating available basis as a non-voting member.</p> <p>Yea 10; Nay 0; Absent 4; Abstain 0</p>
<p>Adjourn</p>	<p>The meeting was adjourned at 10:34 AM</p>	
<p>Next Meeting</p>	<p>9:00-10:30 AM - 2nd Thurs. – October 2, 2008 Whatcom County Health Department Administrative Conference Room 509 Girard Street,</p>	