



Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: October 14, 2010 – 8:30-10:10 a.m. – Whatcom County Health Department, 509 Girard Street, Bellingham

WCHAC Members Present: Regina Delahunt, Dave Finet, John Harmon, Steve Powers, Paul Schissler, Gary Tomsic, David Webster

WCHAC Members Absent: Gib Clark, Laura DeRose Harker, Nancy Larsen, Kathleen McNaughton, Sue Parrott, Gary Williams


Whatcom County Health Depart Staff/Guests: Gail de Hoog, Whatcom County Program Specialist; Anne Deacon, Whatcom County Human Services Manager; Greg Winter, Whatcom Homeless Service Center; David Stalheim, City of Bellingham; Vicki McClure, Health Department Human Services Clerk

| Agenda Item | Discussion | Action/Who |
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| Call to order | The meeting was called to order at 8:31 a.m. by Paul Schissler. Quorum was present. | |
| 1. Review September 9, 2010 minutes. | Minutes of September 9, 2010 were reviewed. A motion was put forth and seconded to approve the minutes as presented. | Motion: To accept the minutes of September 9, 2010 as presented. Yea: 7, Nay: 0, Abstain: 0, Absent: Gib Clark, Laura DeRose Harker, Nancy Larsen, Kathleen McNaughton, Sue Parrott, Gary Williams |
| 3. Old Business: • Comprehensive Plan Housing Chapter Timeline | Samya was unable to attend today, but electronically reported to Gail that work continues on the revised draft, which will be sent to the committee membership. Samya has received some very good comments, and would like more input. Members were asked to send any additional comments to Samya. | |

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| <ul style="list-style-type: none"> Ferndale EDI | <p>The city of Ferndale has submitted an EDI Program funding application to pay for public facility costs that are related to the construction of affordable workforce housing. The application has been prepared on behalf of City of Ferndale, the City of Bellingham and any other Whatcom city wanting to participate, to be administered by the City of Bellingham. Examples of these public facility costs include impact fees (transportation, schools, and parks) and certain utility charges. The application has been found to be complete, and has gone to the County Executive. Congratulations to Paul, as this funding has not been used for affordable housing before. A motion was made and seconded to support the use of EDI funds for affordable housing. Discussion took place regarding limitations regarding EDI funding. The fund was set up for rural counties, and if Whatcom County were to exceed the population threshold we wouldn't be eligible for the funds. It is unknown how the population is indexed, and the comment was made that it might be based on density. Paul will check on population thresholds and if loan repayment goes back into the General Fund. The cost savings \$20,000 per new single family home constructed.</p> | <p>Motion: Whatcom County Housing Advisory Committee supports using EDI funds for affordable housing projects. Yea: 7, Nay: 0, Abstain: 0, Absent: Gib Clark, Laura DeRose Harker, Nancy Larsen, Kathleen McNaughton, Sue Parrott, Gary Williams</p> |
| <p>4. Recommendations for funding of housing projects 2011</p> | <p>Sue Parrott, Gary Williams and Gail de Hoog made up the Review Committee for RFP #10-71. Gail Gary and Gina goldsmith made up the Review Committee for RFQ #10-74.</p> <ul style="list-style-type: none"> RFP #10-71, SHB 2060 Very Low income Housing Program: original funding available \$138,000. Agencies recommended for funding as well as funding amounts are: Sean Humphrey House \$11,500; Interfaith Coalition \$17,500; Lydia Place \$17,000; Northwest Youth Services \$13,000; Opportunity Council Dorothy Place \$25,000; Sun Community Services \$14,500; Womenscare Shelter \$24,000; and YWCA \$15,500. Additionally, Lake Whatcom Center was awarded \$10,000 for stair repair, and an additional and previously committed \$27,000 goes to Sun Community Services for year #2 operating costs in their 3-year contract. Due to budget cuts, RFP/RFQs were designed to maintain infrastructure. These contracts will be in place for only one year. One applicant was not eligible. RFQ #10-74, Whatcom Homeless Services Center Housing Case Management Services: funding available \$347,750 to | <p>Motion: To approve recommendations for 2060 funding relative to RFP #10-71 as presented. Yea: 7, Nay: 0, Abstain: 0, Absent: Gib Clark, Laura DeRose Harker, Nancy Larsen, Kathleen McNaughton, Sue Parrott, Gary Williams</p> <p>Motion: To approve recommendations for 2163 funding relative to RFQ #10-74 as presented. Yea: 7, Nay: 0, Abstain: 0, Absent: Gib Clark, Laura DeRose Harker,</p> |

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| 4. Recommendations for funding of housing projects 2011 (con't) | <ul style="list-style-type: none"> • support infrastructure of case management for Whatcom Homeless Service Center. Subject to availability, increased funding, from reserve dollars, is requested. Agencies recommended for funding and funding amounts are: • Northwest Youth Services \$61,909; Catholic Community Services \$107,664; Lydia Place \$84,500; Opportunity Council \$130,000. These are one-year contracts, renewable for up to three years. One agency, needing match funding, wasn't funded but will be receiving the requested funding in 2011 depending on funding availability. | <p>Nancy Larsen, Kathleen McNaughton, Sue Parrott, Gary Williams</p> |
| 5. Housing momentum <ul style="list-style-type: none"> • Recording fee revenue trends, new initiatives, and affirming the vision in challenging times | <ul style="list-style-type: none"> • Gail provided a handout outlining 2060 Fund trends from 2007 to present. March through July of 2010 showed revenue decreases ranging from 36 to 40%. With a 3% increase in August, and a 2% decrease in September, it is hoped that we've hit bottom on document recording fee revenue. 2163/1359 Expenditures are up significantly, showing an increase from \$716,243 to \$1,120,771 from 2009 to 2010. This is due to the fact that commerce cut \$750,000 from the HGAP projects and the County has picked up the resulting gap. A portion of 2163/1359 Funding is scheduled to sunset in 2013. Commerce is working on an agency request legislation to eliminate the sunset of the recording fee. <p>Greg presented funding information for the Homeless Service Center. The HSC's goal is to shift the funding burden from the County to other funding sources. The handout, provided by Greg, illustrated funding sources secured for 2011 and funding sources outlook through 2015, indicating added funding sources, those with possible continuation, and those with end dates. The HGAP grant ended at the end of 2009, Gates Foundation funding is scheduled to discontinue at the end of the second quarter of 2012, and 2331 (stimulus recording fees) will sunset the end of the second quarter of 2013. The "Reduce Victimization Pilot" is a small pilot, serving high risk homeless who cycle through the judicial system. It brings with it new funding from the Bellingham Police Dept. NSMHA is looking at redirecting Federal Block Grant funding into their</p> | |

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| <ul style="list-style-type: none"> • Recording fee revenue trends, new initiatives, and affirming the vision in challenging times (con't) | <p>own programs due to the economic environment. HSC is unsure how this will impact the housing programs they currently fund. Historically, they have continued funding successful programs with good outcomes. HSC, Health Dept. and the Bellingham Housing Authority have been successful at getting 25 Veterans Affairs Supportive Housing (VASH) vouchers, similar to Shelter Plus Care, into the community. Catholic Housing Services may have units available for VASH. With the leadership of HSC and the County, we are looking at gaps not previously addressed.</p> <ul style="list-style-type: none"> • A regional Veterans Housing Summit was held on October 6, 2010. Sponsored by WA DVA, representatives from Island, Skagit and Whatcom counties met to increase housing opportunities for veterans. The plan is to demonstrate coordination and collaboration throughout the state, which can be presented to the federal government for veteran housing funding support. • An application for Project-based VASH vouchers has been released by HUD. BHA is looking at VASH-related, scattered site and City Gate involvement. Greg Winter is exploring contracting for case management at the local level for VASH eligibility. • Local Veterans Relief funds in the past were used on an individual support basis. Since Veterans Services has come under the umbrella of Human Services, we are able now to provide services at a programmatic level and leverage funds. Steve reported that Catholic Housing has obtained funding for vet housing in Pierce County and is looking to duplicate the program in Whatcom County. • Steve also shared a story about a condemned house rehabbed with the help of volunteer workers. The individual organizing that effort is considering starting a non-profit. It was recommended that the individual ally with an existing non-profit. Speaking on behalf of this individual, Steve would like to forward his information to those interested. Dave Finet is | |

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| <ul style="list-style-type: none"> Recording fee revenue trends, new initiatives, and affirming the vision in challenging times (con't) | <ul style="list-style-type: none"> interested as they may have access to funding which could bridge gaps. Building inspectors may be able to provide information about houses in need of rehab assistance. Steve will send information to Gail, who will forward it on to the committee membership. A Low Income Housing Listening Tour will take place on Thursday, November 4, 2010 at 3:30 p.m. in the YWCA ballroom. | |
| <p>6. On the Horizon</p> <ul style="list-style-type: none"> Legislative hot topics | <ul style="list-style-type: none"> Greg met with Des Skubi regarding ballot initiatives and shared concerns regarding prescription drug, and dental coverage elimination. John reported on a work session meeting discussing housing inclusionary zoning, stating CHAT membership had more members opposed to inclusionary zoning than in favor of it. The major concern appears to be governmental control. David Stalheim reported IZ It is being considered only for annexation, re-zones or up-zones. This is expected to be a long, bumpy road. The Bellingham City Council meeting will set the tone. Some recommendations from CHAT may move ahead which includes EDI funding. The City weighs in on housing issues through their lobbyist; the County doesn't have lobbyists. Support of the board could be indicated via a letter to the County Executive. | |
| <p>Adjourn</p> | <p>The meeting was adjourned by acclamation at 9:58 a.m.</p> | |
| <p>Next Meeting</p> | <p style="text-align: center;"> October 14, 2010 8:30 – 10:00 a.m. Whatcom County Health Department Administrative Conference Room 509 Girard Street, </p> |  |