



Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: December 9, 2010 – 8:30-9:53 a.m. – Whatcom County Health Department, 509 Girard Street, Bellingham

WCHAC Members Present: Gib Clarke, Laura DeRose Harker, Dave Finet, John Harmon, Nancy Larsen, Kathleen McNaughton, Paul Schissler, David Webster, Gary Williams

WCHAC Members Absent: Regina Delahunt, Sue Parrott, Steve Powers, Gary Tomsic

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
Call to order	The meeting was called to order at 8:30 a.m. by Paul Schissler. Quorum was present.	
1. Review October 14, 2010 minutes.	Minutes of October 14, 2010 were reviewed. A motion was put forth and seconded to approve the minutes as presented.	Motion: To accept the minutes of October 14, 2010 as presented. Yea: 9, Nay: 0, Abstain: 0, Absent: Regina Delahunt, Sue Parrott, Steve Powers, Gary Tomsic
2. Old Business:		
<ul style="list-style-type: none"> • EDI letter 	A letter was sent to the Economic Development Investment Board, signed by Regina Delahunt, indicating Whatcom County Housing Advisory Committee's as well as Whatcom County Health Department's support of affordable housing construction.	
<ul style="list-style-type: none"> • Point In Time Count 	Gail will be very involved in the PIT Count, and asks if anyone would be willing to volunteer this year.	

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<ul style="list-style-type: none"> • Smart Communities Award 	<p>In June, a press release identified leaders in Smart Communities throughout the state of WA. The City of Bellingham and Whatcom County were cited for excellent work, and Gary Williams was presented a certificate, signed by Governor Gregoire, for his CHAT work. Gary stated Dave Cahill should be recognized, that there were many Housing Advisory Board members on the CHAT committee, and there was much dialog and hard work by many community members. It was recommended that the board look again at the matrix of suggestions resulting from CHAT.</p>	
<p>3. Housing momentum</p> <ul style="list-style-type: none"> • New initiatives 	<ul style="list-style-type: none"> • Greg Winter reported on the Family Unification Program (FUP) grant application, a HUD program focusing on families not reunited because of housing problems. The program utilizes youth vouchers, which are temporary, and permanent family vouchers. BHA took the lead on that application and required lots of partnerships. • VASH – as of today, the next group of veterans will be meeting with the housing authority. It is hoped the VA social worker will be in place in early 2011. The Housing Authority/VA/HSC partnership has been a good one. • Veterans Assistance Fund was transferred from Administration to the Human Services division of the Health Department. A \$892,000 fund balance exists in that cost center, and some of those funds will be used in a strong effort to house veterans. The goal is to house 100 veterans, and the program hopes to engage someone in a case management capacity who can bridge clients to VA services. Many older vets have expressed negative feelings about VA, so case management will help. The HSC served 57 veterans in the last two years with an equal ratio of younger to older veterans. Property tax millage generates veterans fund at a rate of about \$270,000 per year. • Youth – NWYS received a runaway youth grant to open up a youth shelter; the facility is not open yet, but this, and veteran housing, are good examples of the community filling gaps in homeless services. • Hearth Academy – Greg reported on a training program, put together by the National Alliance to End Homelessness, designed to help communities implement the Hearth Act. 	

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<p>3. Housing momentum</p> <ul style="list-style-type: none"> New initiatives (con't) 	<p>Under the Hearth Act, “high performing communities” must meet specific goals including a single point of entry, use of effective assessment tools, homelessness prevention, and implementation of rapid re-housing. Two sites were selected for this initial training: Whatcom County and Washington DC. This one and one half day clinic, which requires preliminary work and follow-up for next step assistance, will cost \$5,900. Greg still needs to sign the MOA, and will hire a part-time person for data collection in preparation for the training. Greg asks for \$2,900 from the Health Department to help with associated costs. Having these outside experts come in will provide valuable insight. Per Gail, follow-up to Greg’s request will come later in the meeting.</p>	
<p>4. 2011</p> <ul style="list-style-type: none"> State of the State, State of the County/Direction of the Health Department, and Funding projections 	<p>The current biennium ends 6/30/11, and due to a budget shortfall, we are experiencing a lot of cuts in human services. Approximately \$600,000 may be lost in mental health programs. The Homeless Service Center and Sun House benefit from these funds, and NSMHA may need to use Federal Block Grant funds to pay for these types of services. We will have fewer HGAP dollars, and are looking at mental health millage and 1/10th funds to support programs. A \$5 billion shortfall is expected in the next fiscal year.</p> <p>Document recording fee collections are going back up. We were collecting progressively less each month from January through the summer, but they began to pick back up in October and November. Collection of housing fees (HB 2331) sunsets in 2013, but it is hoped that legislation will allow extension of the fee. These dollars stay in our community. We need to advocate for allies: banks, realtors, developers, title companies. A senator from Clark county is working on having filing fees go into the General Fund, and a bill is being drafted regarding the Home Security Fund.</p> <p>Gail requested discussion of guidelines for requests outside of the RFP/RFQ process. An example of such a request by NWYS was provided to the membership. Another example is that a HUD rapid re-housing grant requires approximately \$20,000 match per federal fiscal year. The membership was reminded that discussion on this topic occurred approximately two years ago, along with discussion regarding emergency funding. Criteria for</p>	<p>Dave Finet will provide further information to the membership.</p>

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<p>4. 2011</p> <ul style="list-style-type: none"> • State of the State, State of the County/Direction of the Health Department, and Funding projections (con't) 	<p>prioritization would need to include:</p> <ul style="list-style-type: none"> • Funding leverage possibilities where funds would be used to leverage other funds • Funding would need to be consistent with the plan, and not have political connections. • How are revenues trending? Can increased funding be approved when only a certain allocation was offered in the RFP/RFQ, but with the ability to increase funding as dollars are available? • Does the County have an unfunded award policy? • Do we want to even address a dollar threshold, especially for single-source situations? 	<p>Gail will research past minutes for this topic, draft guidelines which include 10-year plan information and recommendations, and circulate to the membership for input.</p>
<p>5. On the Horizon</p> <ul style="list-style-type: none"> • Meeting schedule for 2011 • Election of officers • COB property tax breaks 	<ul style="list-style-type: none"> • The board will meet on the following dates in 2011: February 10, April 14, June 9, August 11, October 13, and December 8. All meetings will continue to be held from 8:30 to 10:00 a.m. in the Health Department Admin. Conf. Room. • By-laws were provided as part of the meeting package, and attention drawn to reference to election of officers. Paul has served as Chair for two years, so is ineligible to serve in that capacity in 2011. Gary Williams has indicated an interest in being nominated for Chair. Attendees were asked to think about who might be interested in running. The nomination process will be completed and voted on at the February 2011 meeting. • An article from <i>The Bellingham Herald</i> was shared regarding tax breaks for developers building apartments and condominiums in the Samish Way and Fountain districts. Requirements for the tax break include “one-tenth of the homes be affordable to a renter earning 50 percent of the area median income or less, and another one-tenth affordable to a renter earning 80 percent of the area median income or less.” 	
<p>Public Comment</p>	<ul style="list-style-type: none"> • Walton II is opening in February 2011, which includes a broad spectrum of income. There are eight project-based vouchers there. • Funding has been requested and a development group is working on the Delft Square project in Lynden. Word of 	

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Public Comment (con't)	<p>success or failure in acquiring funding will arrive in about a week.</p> <ul style="list-style-type: none"> • Happy Holidays everyone! 	
Adjourn	The meeting was adjourned by acclamation at 9:53 a.m.	
Next Meeting	<p style="text-align: center;">February 10, 2011 8:30 – 10:00 a.m. Whatcom County Health Department Administrative Conference Room 509 Girard Street,</p>	