



Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: September 9, 2010 – 8:30-10:10 a.m. – Whatcom County Health Department, 509 Girard Street, Bellingham

WCHAC Members Present: Laura DeRose Harker, John Harmon, Nancy Larsen; Kathleen McNaughton; Sue Parrott, Steve Powers, Paul Schissler, Gary Tomsic, David Webster; Gary Williams

WCHAC Members Absent: Regina Delahunt, Dave Finet

Whatcom County Health Depart Staff/Guests: Gail de Hoog, Whatcom County Program Specialist; Anne Deacon, Whatcom County Human Services Manager; Samya Lutz, Planning Development Services; David Stalheim, City of Bellingham; Gib Clarke, Interfaith CHC; Vicki McClure, Health Department Human Services Clerk

Agenda Item	Discussion	Action/Who
1. Call to order, introductions, and welcome	The meeting was called to order at 8:30 a.m. by Paul Schissler. Quorum was present. Attendees were introduced. Gib Clarke, who replaced Rebecca Johnson as Director of Planning and Development at Interfaith Health Clinic, was introduced. Gib has applied for membership on the Whatcom County Housing Advisory Committee and is awaiting approval by the County Executive.	
2. Review June 10, 2010 minutes.	Minutes of June 10, 2010 were reviewed. A motion was put forth and seconded to approve the minutes as presented.	Motion: To accept the minutes of June 10, 2010 as presented. Yea: 10, Nay: 0, Abstain: 0, Absent: Regina Delahunt, Dave Finet
3. Membership: <ul style="list-style-type: none"> • New applicant • Remembering Andy Accimus 	(see introductions, above) Gail attended the funeral of Andy Accimus, board member and community consumer representative, who passed away on July	

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<ul style="list-style-type: none"> • Remembering Andy Accimus (con't) 	<p>15, 2010. Andy, very much loved by his family and community, had a lot to share and a lot to give. He brought us a perspective and gave us pointed feedback. Gail learned that because of what the committee does, Andy was discovered by people who cared. Andy will be missed.</p>	
<p>3. Old Business</p> <ul style="list-style-type: none"> • Council Presentations • By-laws revision • RFP/RFQ timelines 	<p>A new "Discussion Form," designed to provide members with information on agenda items is utilized at this meeting. The form will be provided to members in advance of meetings, outlining significant points and/or a summary of the agenda item, as well as what action will be expected of the committee.</p> <ul style="list-style-type: none"> • Handout was provided to attendees of the Whatcom Homeless Service Center presentation to the County Council. • A copy of the revised WCHAC By-laws was provided to attendees. • RFP #10-71, SHB 2060 Very Low income Housing Program: funding available \$138,000, applications due 9/9/10; award notification by 9/20/10 <p>RFQ #10-74, Whatcom Homeless Services Center Housing Case Management Services: funding available \$347,750, applications due 9/16/10; award notification by 9/27/10. . This was a 3-year pilot with HGAP funding ending. We will be able to fund, but at a decreased level.</p> <p>Whatcom Homeless Services Center Administrative Services: funding available \$330,250, sole source contract, no RFQ required. Supports a centralized, single point of entry. We are seeing an \$80,000-100,000 reduction in funding.</p> <p>Gail and Greg were instrumental in getting VASH vouchers for homeless veterans. Whatcom County may have created a model for getting vouchers to homeless veterans quickly.</p> <p>Gail is requesting assistance for RFP #10-71 and RFQ #10-74 of individuals without a conflict of interest. Gary Williams and Sue Parrot volunteered for September 17th.</p>	<p>Gail and Greg will recap the evolution of the Whatcom Homeless Service Center at the October 14, 2010 meeting.</p>
<p>4. Comprehensive Plan Housing Chapter</p>	<p>Samya Lutz and David Stalheim were invited to provide information and seek input for the Comprehensive Plan Housing Element. Input should be provided prior to the next WCHAC meeting. Based on demographics, we are looking at a need of</p>	

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<p>4. Comprehensive Plan Housing Chapter (con't)</p>	<p>1500-2000 affordable housing units per year, and projections are based on historical assumptions. Planning has met with some small cities to review numbers. Samya reported that student population was treated separately. The periodic review was to occur 12/1/10, but is now postponed to 2014. A phased process will be used, with this chapter formalized in 2011. The Comprehensive Housing Affordability Survey (CHAS) provided information for the county report. The new census information shouldn't have an impact on the need for affordable housing, but there may be long-term impact due to the current economic environment. The committee is asked to provide significant input regarding goals and policies. The following concerns were discussed:</p> <ul style="list-style-type: none"> • Types, descriptions of income are not consistent. Provide explanations/definitions; perhaps provide glossary • Growing disabled, elderly population will impact consumer housing needs. Address "special needs" housing. • Tying the transportation index to affordable housing is important • Address segregation of housing by type due to zoning. Rental housing is discriminated against. In land use planning, rental housing units are segregated. Communicate the need for and value of rental units. Landlords need to take more responsibility for their property to help it esthetically fit in to the neighborhood. • Farmworker housing hasn't been addressed. • Unaccompanied minors • Jobs:housing balance • Housing for all sectors of the community (not just an affordable housing chapter). Address inclusionary communities. • Housing infill and density • Social equity (inclusiveness) – how it ties to land use and zoning • Plan implementation and accountability – who really uses this plan and chapter? What is the purpose? • Consistency with county plan to end homelessness – adopt by reference? Section addressing emergency housing doesn't support the "Housing First" model. 	

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4. Comprehensive Plan Housing Chapter (con't)	<ul style="list-style-type: none"> • Workforce housing – what fields pay less than median that are critical to county economy and way of life? (farmworkers, educators, childcare, health care, tourism, etc). • Preservation of mobile home parks • Current document contains tentative language. Translate some items to more strongly worded goals. • Seek more funding support from building trade groups. Most private sector builders thought local government should deal with affordable housing via subsidy. Look at giving incentives instead of mandates. BIAWC supported some of the things around funding. Close to one-fifth of the cost of building a house is in fees. • On page 3-15 #23 – wording regarding payment of impact fees perhaps should be softened. 	<p>Samya asks that board members send input to her.</p> <p>Paul, Gail and Greg Winter will provide additional input.</p>
Comment	<ul style="list-style-type: none"> • Members of WCHAC should be receiving an invitation for the Veterans Housing Summit, to be held on Wednesday, October 6, 2010 from 10 a.m. until 2:00 p.m. at St. Luke's HEC • Paul reported that they are releasing the action plan today regarding funding help for City Gate and Kulshan Land Trust. • The invitation for a Project Homeless Connect reception, on September 22, 2010 from 5:30 to 7:00 p.m. at St. Luke's. The event is scheduled to celebrate and kick off the next event. 	
Adjourn	The meeting was adjourned by acclamation at 10:00 a.m.	
Next Meeting	October 14, 2010 8:30 – 10:00 a.m. Whatcom County Health Department Administrative Conference Room 509 Girard Street,	