



Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: June 11, 2009 – 8:32-10:00 a.m. – Whatcom County Health Department, 509 Girard Street, Bellingham

WCHAC Members Present: David Cahill, Regina Delahunt, Laura DeRose, John Harmon, Nancy Larsen, Kathleen McNaughton, Sue Parrott, Steve Powers, Paul Schissler, Gary Tomsic, Gary Williams

WCHAC Members Absent: Rebecca Johnson

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

Agenda Item	Discussion	Action/Who
Call to order	The meeting was called to order at 8:32 a.m. by Paul Schissler. Quorum is present.	
1. Review April 9, 2009 minutes.	The April 9, 2009 minutes were reviewed and approved unanimously with the addition of the reformatted Phase IV Planning Belief and Knowledge Objectives Document as presented.	
2. Introduction of new WCHAC member	Introductions were conducted and WCHAC applicant, Andy Accimus, was introduced. Andy lives and volunteers at Lighthouse Mission and Hope House and has applied to be the Community Representative to the WCHAC.	Motion: To recommend to the County Executive appointment of Andrew Accimus to the position of Community Representative on the WCHAC. Aye 11, Nay 0, Abstain 0, Absent: Dave Cahill (arrived later), Rebecca Johnson
3. Old Business	<ul style="list-style-type: none"> • Capital application: WCHAC established a process for inviting applications for available 2060 capital improvement funds every two years. Three letters of interest were received, one from the Archdiocesan Housing Authority and two from Bellingham/ Whatcom County Housing Authority. AHA withdrew its intent to apply and Bellingham/Whatcom County 	Motion To recommend consideration by the County Executive an amount of \$250,000 in 2060 funds be awarded to Bellingham/ Whatcom County Housing Authority. Aye 10, Nay 0, Abstain 1, Absent: Dave Cahill (arrived later), Rebecca Johnson

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<p>3. Old Business (continued)</p>	<p>Housing Authority submitted one final application for \$250,000 in 2060 funds for Varsity Village, a 101-unit project in south Bellingham, with 100% Section 8 vouchers, and to use as leverage funding.</p> <p>Phase IV Planning: The draft outline of the Phase IV Update of the 10-year Plan to End Homelessness in Whatcom County was distributed. The goal was to have the plan in place in June. A lot of work has been accomplished, but we are awaiting further funding developments. Attendees were asked to review the outline provided to the membership and to let Gail know if anything has been missed. No contractor was available this year to help write the plan. It is hoped to have the plan available by the end of the year, but Gail will report again at the August meeting. Sustainability is important, and we will be looking at the future of HGAP and hope that HGAP funding will continue. Committee members and Small Cities are encouraged to provide input to the plan.</p> <p>Re-Entry Program: HGAP II has begun. City Gate, a 38-unit complex (37 plus one resident manager) in the York neighborhood for high-risk offenders received positive coverage on KING 5 TV. Considered permanent supportive housing, it is hoped that once stabilized, residents will move into the community and create openings for new residents at City Gate. Residents of the facility will be required to participate in treatment if indicated, be clean and sober, and cannot carry a conviction for arson or sex offense. Unfortunately, a washing machine ran over this past weekend and damaged six units. Pioneer Human Services will be seeking funding for repairs from the 2060/2163 Emergency Repair fund, previously established by this committee for emergency repairs of this nature. The entire amount of damage is unknown at this time. The committee may recommend to PHS review of their insurance and that they consider using a vendor for laundry equipment for liability purposes. Gail will e-mail members if application is made for repair funding.</p> <p>Revenue Projection: Terry Hinz presented updated revenue projections (effective 5/27/09) and supplied the members with a handout. It is anticipated that we will meet projected 2060 revenue collections for this year. HB 2331, which increases the 2163 fee from \$10 to \$30, will be effective the end of July, will in</p>	

	place for four years, and is expected to provide an additional \$230,000 in funding for 2009 and approximately \$450,000 per year after that.	
4. Homeless Service Center	A handout and report on the Homeless Service Center was provided by Greg Winter. Greg hopes to work with Shirley Forslof	Motion: To support the use of 2163 funds from new legislation, in the amount of
	<p>To help develop public information related to the increase in HB 2163 document recording fees from \$10 to \$30. Birth and death documents are exempt from the 2163/1359/2331 fees, but all other recorded documents will require a minimum of a \$58 fee. Greg provided a presentation to County Council recapping the Homeless Service Center's accomplishments over the past nine months as well as information from the Point In Time Count. Of particular interest from the Point in Time Count:</p> <ul style="list-style-type: none"> • 880 households, made up of 1328 persons, are homeless at any point in time in Whatcom County • The number of chronically homeless decreased from 158 to 115 from 2008 • The number of persons experiencing homelessness decreased from 4000 to 2500 from 2008 to 2009 • For the first time job loss and inability to pay rent were among the top reasons for homelessness. <p>HSC funding sources were reviewed. From July '08 to May '09 the HSC assisted 427 households, and were at or above target for all populations. Supplemental funding needs were discussed, with the lack of additional funding leading to longer waiting lists and fewer persons served. With current funding, HSC anticipates the ability to serve approximately 65% of those they were projected to serve due to higher actual costs than predicted and the shifting of Rental Assistance funds to pay for master leasing costs. Stimulus funding carries very well-defined criteria, and families helped with those funds are not included in the report.</p> <p>It is hoped that information will be received soon from CTED regarding funding and when cuts may start. Due to an anticipated 40% cut in HGAP I and II, need for back fill funding is expected.</p>	\$157,500 to cover the projected funding deficit to the Homeless Service Center. Aye 12, Nay 0, Abstain 0, Absent: Rebecca Johnson
5. Housing Affordability	There is state, federal, and some private funding available, but few homes available for those making less than \$80,000 per year. Rental prices are increasing and renters are moving out to double up or move in with family. Similar trends as in past years are	

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5. Housing Affordability (con't)	seen for this time of year but for different reasons. Steve Powers reports low vacancy rates, and stated that many are renting instead of buying. There is currently a 3% vacancy rate for low income housing in Whatcom County where a 4-5% vacancy rate in market rate housing is "normal".	
6. On the Horizon	To be included in discussions at September 10 meeting, as well as further discussion on housing affordability.	
Adjourn	The meeting was adjourned at 10:00 AM	
Next Meeting	September 10, 2009 8:30 – 10:00 a.m. Whatcom County Health Department Administrative Conference Room 509 Girard Street,	