



Whatcom Co. Housing Advisory Committee MEETING AGENDA

Thursday February 9, 2023 8:30-10:00 AM

Hybrid: Civic Building 1st Floor Conference Room*,
322 N Commercial St in Bellingham & Zoom

*Please note new in person location

Agenda Items		Time
1.	Call to order, introductions and roll call of members present (Ashley T.) <ul style="list-style-type: none"> • New members Von Ochoa and Dan Dunne 	5 min
2.	Agenda review (Ashley T.)	
3.	Action item: Approval of October & December 2022 minutes (Ashley T.)	
4.	New applicants for housing advocate position – call for volunteers to review applications (Chris)	
	Reports/Discussion <ol style="list-style-type: none"> 1. Funding Overview, Expectations, & Budget Proposal – Discussion (Chris) 2. Upcoming Presentation to Councilmembers - Discussion (Chris) 3. Brief Legislative Update (Chris) 4. Whatcom Homeless Service Center Update (Teri) <ol style="list-style-type: none"> a. PIT Count first impressions 5. WCHD Housing Program Updates (Chris) 6. City of Bellingham Update (Samya) 	80 min
	Public Comment (2 minutes per person)	5 min
	Next meeting date: Thursday, April 13, 2023, 8:30am to 10:00am	
	Adjourn (Ashley T.)	

Community members who require special assistance to participate in a committee meeting are asked to contact the meeting facilitator at least 4 business days in advance.
ageleyns@co.whatcom.wa.us



Whatcom County Housing Advisory Committee

Meeting Minutes

Meeting Date/Time/Location: October 13, 2022 8:30 AM to 10:00 AM – Hybrid: Garden Level Conference Room & Zoom

WCHAC Members Present: Ann Beck (left early), Ashley Thomasson, Brien Thane, Bruce Bosch, Dean Fearing, Hadrian Starr, Kayla Schott-Bresler, Tara Sundin, Teri Bryant

WCHAC Members Absent: Dawna Morse, Deanna Wildermuth, Diana Phair, Samya Lutz

Whatcom Co. Health Dept. Staff/Guests: Amanda Burnett, Barbara Johnson-Vinna, Chris D’Onofrio / Cindy Madigan, Debbie Paton, Helen Campbell, Hillary Pritchard, Paul Schissler, Stephen Webber, Yoga Northwest

Agenda Item	Discussion	Action/Who
A. Call to order, introductions	Introductions commenced and quorum present. Kayla chaired the meeting.	Kayla
B. Agenda Review	There were no proposed additions to the agenda.	Kayla
C. Minutes Approval	Ann Beck moved that the minutes from the August meeting be approved. Kayla Scott-Bresler seconded the motion. The committee voted and the motion passed.	Ayes: 9 Abstain: Nays: Motion Passed
D. Reports/Discussion		Kayla
1. EDI Program	Kayla provided an overview of the County’s Economic Development Investment (EDI) program used to pay impact fees for affordable housing development. To date, 131 loans totaling \$2.3M have gone out, and approximately \$425k has been repaid to the County to be reinvested. Recently, the County has developed a second program to allow the fund to cover other infrastructure associated with affordable housing development (construction of public water/sewer/stormwater connections, public transit, etc.) This new program can be used by both non-profit and for-profit developers, with loan structure varying based on the project. This new program has not yet been used, so the County is doing outreach and soliciting feedback from developers. The Executive’s office is open updating the program based on feedback received. Revisions will be brought back to this group for discussion in the second quarter of 2023.	
2. 2023 Budget Preview	Chris D’Onofrio gave an overview of the 2023 budget, which totals over \$13M.	Chris

Agenda Item	Discussion	Action/Who
<p data-bbox="222 238 373 297">& 1406 Funds Discussion</p> <p data-bbox="174 954 468 980">3. Telegraph Townhomes</p>	<ul data-bbox="543 238 1682 711" style="list-style-type: none"> • Nothing has dramatically shifted in terms of interventions – permanent supportive housing, case management, rental assistance, and emergency shelters remain the four main categories of service spending. • The Emergency Solutions Grant for COVID-19 will be expiring at the end of September 2023. • We have seen about a 30% decrease in revenue so far in 2022 in regards to 2060 and 2163 document recording fees. • 1406 is budgeted at about \$380k. <u>New programs at</u> Lydia Place and Mercy Housing CM represent 11 and 16 new units of permanent supportive housing. 1406 in the Whatcom Homeless Service Center (WHSC) contract is for rental assistance. WHSC is fiduciary for other partners; partners that receive rental assistance funding from the WHSC include Northwest Youth Services, Lydia Place, Opportunity Council Community Services, and sometimes Catholic Community Services. • 1590 is budgeted at about \$735k, representing pretty close to the 40% of funding that's allowable for housing related services. • 2060 is budgeted at about \$250k in spending across several contracts. <p data-bbox="495 735 1688 878">Chris answered questions related to prevention funds and use of 1590 funds. Kayla added that there will be approximately \$3.5M left in the County's ARPA budget for housing in 2023 and 2024. There is about \$1.5M each of 1406 and 1590 funds at this given time. The committee briefly discussed rental assistance and prioritization of assisting families with children.</p> <p data-bbox="495 927 1671 1071">Kulshan Community Land Trust (KLCT) is constructing a number of permanently affordable townhomes, due to rising construction costs is about \$800k over budget. There is a potential opportunity to use about \$60k per townhome (4-6 homes) to make these homes affordable for households between 55-60% of the AMI. The committee discussed several items related to this topic, including:</p> <ul data-bbox="543 1084 1696 1357" style="list-style-type: none"> • Concern about high interest rates and down payment assistance, • Unexpected circumstances that may come up that would prevent a homeowner from being unable to pay their mortgage, and what KLCT and Habitat for Humanity can do to help, • Tenure (approx. 7 years), • Possibility of putting in a higher percentage per unit and supporting construction of less units, • Total subsidy towards this project to date, and • Possibility of families with children moving into these units (with the exception of condominiums, majority of KLCT buyers are families with children) 	<p data-bbox="1724 976 1860 1002">Chris, Dean</p>

Agenda Item	Discussion	Action/Who
4. Review of Past Motions/Action	Dean agreed to continue conversations with existing funders, see where things are at, and bring back a proposal with the amount of 1406 needed to complete this project.	Amanda
5. Severe Weather Operational Plan	Amanda provided an update on approved motions related to 1406 funds. To date, no motions have been approved regarding 1590 funds. Committee members generally agreed to revisit the strategy for 1406 at the next meeting. The County has a signed contract for an overnight severe weather shelter at Civic Field. Operational details such as cleaning, laundry, and transportation are still being worked out. The County website is expected to be updated with severe weather shelter details at the beginning of November.	Amanda
6. WCHD Housing Program Updates	Chris and Barbara shared the following Health Department updates: <ul style="list-style-type: none"> • We are looking at opportunities for expansion of alternative shelters for families with children as a way to Segway out of and/or augment motel stays. • Efforts toward stabilization of 22 North continue to be implemented and appear to be effective. Several examples were given. 	Chris, Barbara
7. City of Bellingham Update	No update from the City of Bellingham.	
8. Whatcom Homeless Service Center (WHSC) Update	Teri provided the following updates: <ul style="list-style-type: none"> • There are a couple of openings on the outreach team which close tomorrow. • It was previously mentioned that the WHSC will be moving to the upstairs at 1111 Cornwall where walk in access will be increased, but it hasn't happened yet. Teri anticipates this to happen at the end of this month. • WHSC received a small amount of state funding to increase outreach outside the City of Bellingham and the County provided funding for a vehicle to increase access to hard to reach places. • Partner spending is going according to schedule. 1406 is used for rental assistance as a last resort when other sources cannot be used so as to preserve for other purposes as discussed by the committee. • The next Coalition to End Homelessness meeting will be focused on state and local advocacy. 	Teri
E. Public Comment	There was no public comment.	Kayla

Agenda Item	Discussion	Action/Who
F. ADJOURN	Meeting was adjourned at 9:30 am.	Kayla
<i>NEXT MEETING</i>	Next regular meeting December 8, 2022 8:30 – 10:00 a.m. <u>In-Person and Virtual</u>	

Whatcom County Housing Advisory Committee

Meeting Minutes

Meeting Date/Time/Location: December 8, 2022 8:30 AM to 10:00 AM – Hybrid: Garden Level Conference Room & Zoom

WCHAC Members Present: Ann Beck, Ashley Thomasson, Brien Thane, Bruce Bosch, Dawna Morse, Diana Phair, Hadrian Starr, Samya Lutz, Tara Sundin, Teri Bryant

WCHAC Members Absent: Dean Fearing, Deanna Wildermuth, Kayla Schott-Bresler

Whatcom Co. Health Dept. Staff/Guests: Amanda Burnett, Ashley Geleynse, Barbara Johnson-Vinna, Chris D’Onofrio / Cindy Madigan, Citizen, Dan Dunne, Debbie Paton, Helen Campbell, Kate Laspina, Paul Moore, Paul Schissler, Rachel Munroe, Stephanie Sarver, Von E. Ochoa

Agenda Item	Discussion	Action/Who
G. Call to order, introductions	Introductions commenced and quorum present. Ann will continue to chair this meeting but asked for volunteers to chair future meetings. Brien agreed to step up where needed. Ashley Thomasson agreed to chair meetings if Brien is unavailable. The committee will vote on 2023 chair and vice chair at the next meeting.	Ann
H. Agenda Review	There were no proposed additions to the agenda.	Ann
I. Minutes Approval	The October minutes were not circulated with the agenda so the committee will vote to approve the minutes at the next meeting.	Ann
J. Reports/Discussion		
9. Local Plan Update	Barbara introduced the summary to the Local Plan update, the third update to the 2019 Strategic Plan to End Homelessness. The full 9-page update can be found at this link . City staff urged county staff to take every opportunity to be clearer about the housing crisis in Whatcom County, especially when communicating with the Department of Commerce.	Barbara
10. Funding Resources & Demand for Services	Chris provided an overview of the funding cliffs expected in 2023 due to several federal and state funding sources set to expire. Additionally, we are seeing about a 40% drop (approx. \$400k difference) in document recording fees due to the reduction in home sales and refinancing activity. At the same time, the demand for services in our community continues to grow with increases in housing costs and essential goods. Ann clarified	Chris

Agenda Item	Discussion	Action/Who
11. Affordable Housing Funds Strategy Discussion	<p>that all funding sources have restrictions; document recording fees are our most flexible fund, and now will be one of the smallest funds for homeless and housing services.</p> <p>Chris reviewed past action related to the 1406 fund and reported on the current state of 1406 and 1590 funds. In 2023, 1406 will continue to support rental assistance through the Whatcom Homeless Service Center (WHSC), and supportive services for Lydia Place’s Heart House and Mercy Housing’s Trailview Apartments. 1590 funds will support various homeless service programs. At the end of 2023, we expect there to be about \$3M between the two funds, with many competing needs, such as an interim facility for families with children and affordable housing for seniors. Chris welcomed committee discussion and entertained a possible motion for use of these two funding sources.</p> <p>Tara suggested there was not enough information provided for a strategy discussion, and asked about the role of this committee on next year’s budget. Chris clarified that County staff look to this committee for advice on local affordable housing funds, and recommendations from this committee carry weight when taken to Council. There are a lot of knowledgeable stakeholders on the committee and the discrepancy between the amount of resources available compared to the demand for housing and services make for difficult decisions. Samya recalls spreadsheets that health department used to provide with an overview of other funding sources in budget which explained how budget decisions were made. Samya would like to see how funding shifts over time, trends in spending and current fund balances so the committee is able to advocate for other funding sources too (i.e. Behavioral Health Fund). Samya also suggested the committee needs to hear from Teri about emerging trends of populations in the housing pool and discuss targeting resources to priority populations. County staff will receive the approved budget back from the Finance department in early January and will have more shareable information then. It was clarified that Behavioral Health Funds are still in play in the housing budget. In fact, the Behavioral Health Advisory Committee recently supported increasing the allocation for the housing budget in order to fund behavioral health clinician positions for supportive housing programs.</p>	Chris
12. Telegraph Townhomes Proposal	Von asked questions related to Eleanor Apartments, MAT facilities and the possibility of tiny homes for each MAT facility, and farmworker housing. County staff and committee members responded.	Ann
13. Severe Weather Shelter Update	Dean was absent from the meeting so this agenda item was tabled and will be discussed at the next meeting.	Amanda

Agenda Item	Discussion	Action/Who
14. WCHD Update	<p>There are currently two severe weather shelter operations: Road2Home is running at the City of Bellingham's Civic Field (averaging 50-55 guests per night) and Ferndale Community Services is running at the United Church of Ferndale (averaging 12-13 guests per night). As of 12/1/2022 Base Camp's overflow shelter at Christ the King has added 40 additional cold weather beds which will be available nightly through 2/28/2023. Also, as of 12/1/2022 the YWCA has added 8 beds nightly specifically for women. Whatcom Transit Authority continues to provide support with transportation to the Civic Field location when it is activated. Thus far the temperature threshold has not been met to activate the City of Bellingham's daytime warming center. Ann gave a big thank you to Road2Home for operating the Bellingham based shelter which has stretched capacity almost every night. The current contract covered 15 days of operations, which will likely be hit next week, so County staff will be going back to Council to increase the contract budget.</p> <p>All human services programs, including the housing program will continue to grow in the coming year. An affordable housing specialist will be starting January 3rd, and housing specific supervisor will be starting the first part of the year. This will allow another supervisor to focus on the other human services programs (developmental disabilities, veterans, and prevention). We also anticipate adding an additional program specialist focused on interim shelter/climate change, bringing the housing team up to four full time staff by this time next year.</p>	Ann
15. City of Bellingham Update	<p>The City of Bellingham's (COB) notice of funding availabilities are posted on the COB's website. Open opportunities accepting applications include: Community/Public Facilities; Housing/Human and Social Services Grants; Preservation and Production – Housing and Shelter; First Steps to Develop Affordable Housing or Shelter; Acquisition and Opportunity Loans, and Emergency Repairs. There will be a separate letter of interest for homelessness prevention and diversion services opportunity released at a later date that City staff will provide to County staff to share out to the committee.</p>	Samya
16. WHSC Update	<p>Teri expressed appreciating the Local Plan update, and acknowledged partner agencies for helping to use rental assistance dollars to house clients. The Point-In-Time Count is coming up and currently waiting on more guidance from the Department of Commerce about requirements. The WHSC recently moved to a new office space and hope to have open access hours with housing navigator by the end of the month. The center is currently hiring for two positions: a veterans navigator and program support specialist. Housing pool applications</p>	Teri

Agenda Item	Discussion	Action/Who
	trends in 2022 show a general increase in applications, and specifically for families with children and those who are experiencing domestic violence. There have been several months when the WHSC has received 100 or more applications per month.	
K. Public Comment	Von provided public comment about the possibility of an edutainment series to inspire community engagement.	Ann
L. ADJOURN	Meeting was adjourned at 9:49 am.	Ann
<i>NEXT MEETING</i>	Next regular meeting February 9, 2022 8:30 – 10:00 a.m. <u>In-Person and Virtual</u>	

2023 Housing & Homelessness Program Contracts and Services Overview

The charts below provide a snapshot of contracted funds and project capacity as reported by agency partners. Some of these numbers are estimated, all are likely to change, and this is not a complete budget document. This information is provided as a general overview to describe funding proportions and approximate amounts.

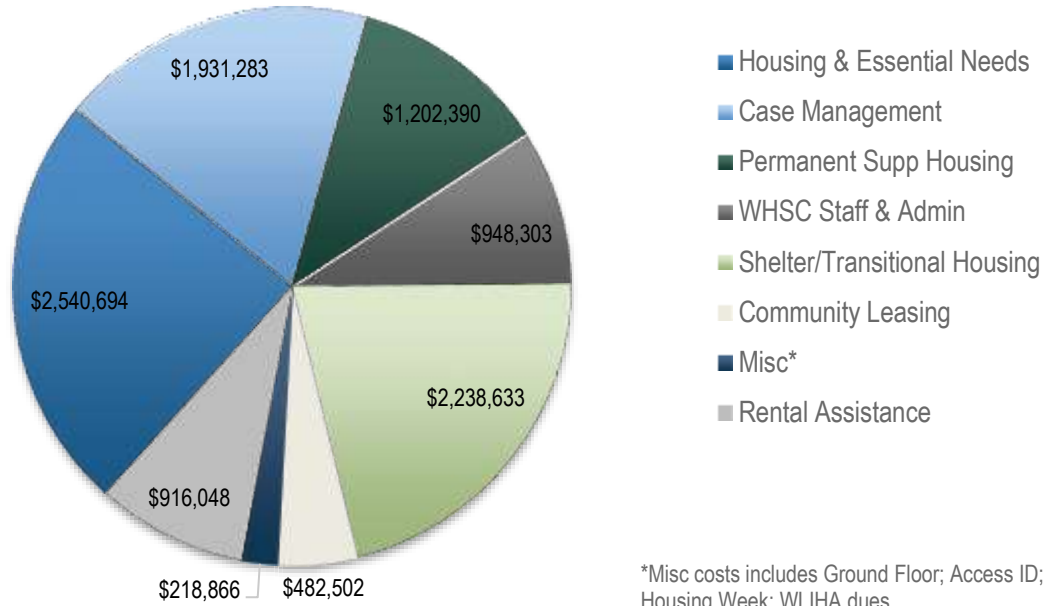
The funds described in the following pages include only contracts originating with Whatcom County Health and Community Services and does not include support from the City of Bellingham, the Whatcom/Bellingham Housing Authority, or private donors and foundations, which also contribute substantially to many of these agencies and services.



WHATCOM COUNTY
**HEALTH AND
COMMUNITY
SERVICES**

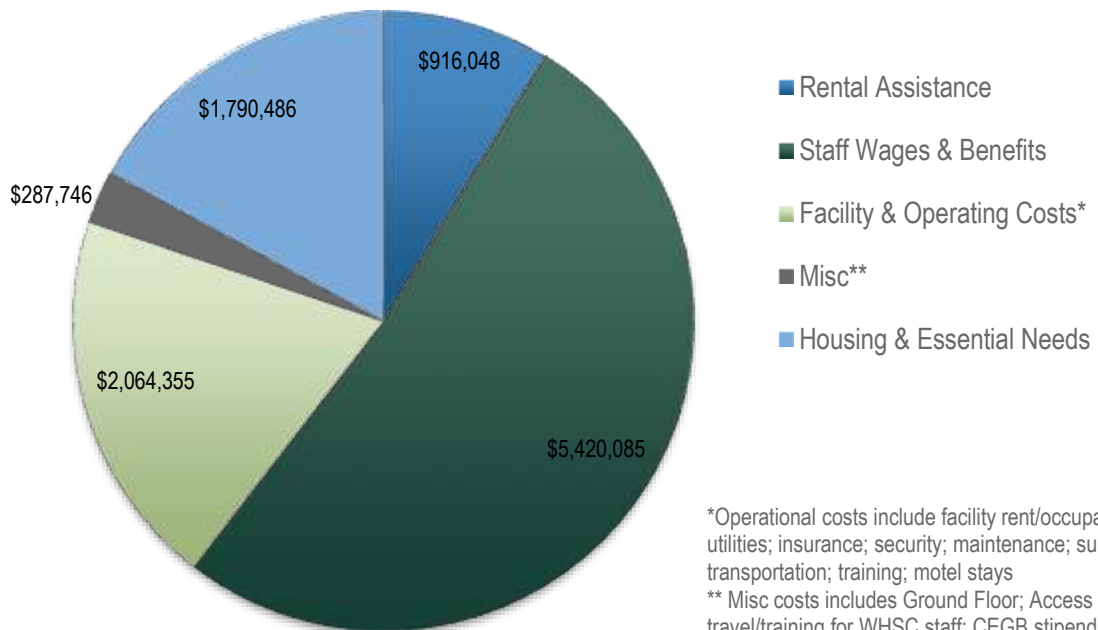


Funding Committed to 2023 Contracts by Intervention/Contract Type



*Misc costs includes Ground Floor; Access ID; PIT; Housing Week; WLIHA dues

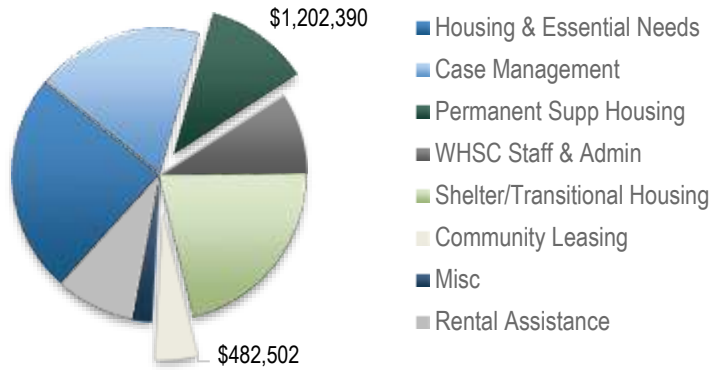
Funding Committed in 2023 Contracts by Type of Cost



*Operational costs include facility rent/occupancy; utilities; insurance; security; maintenance; supplies; transportation; training; motel stays

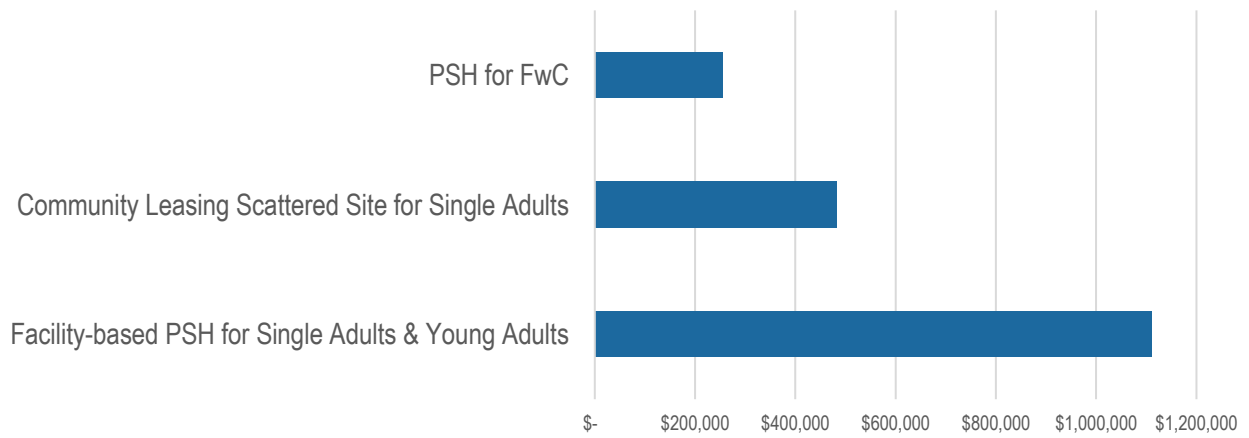
** Misc costs includes Ground Floor; Access ID; travel/training for WHSC staff; CEGB stipends; equipment and supplies for WHSC new hires, PIT; Housing Week; WLIHA dues

Facility-based & Scattered Site PSH

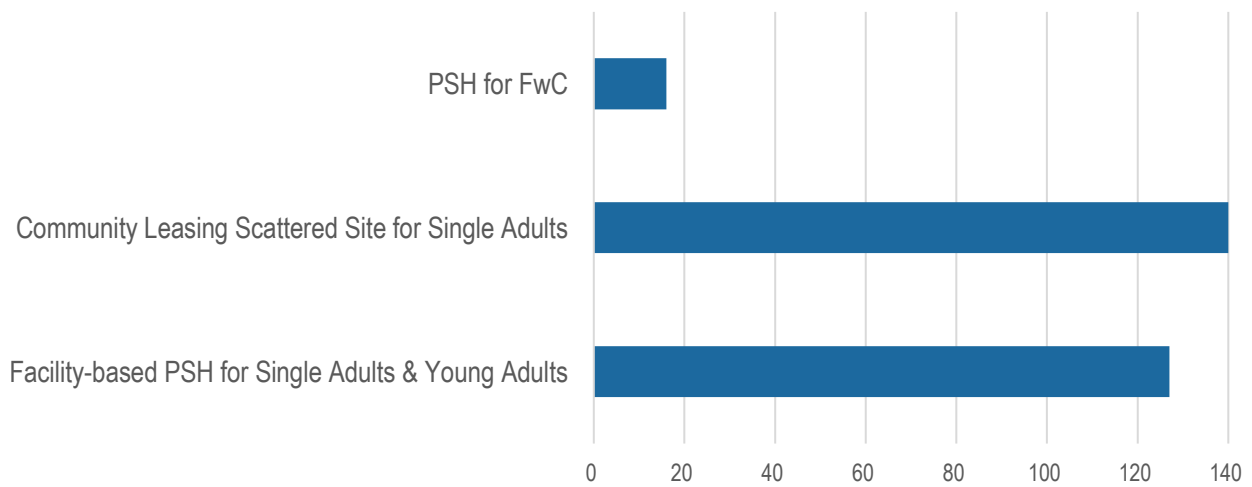


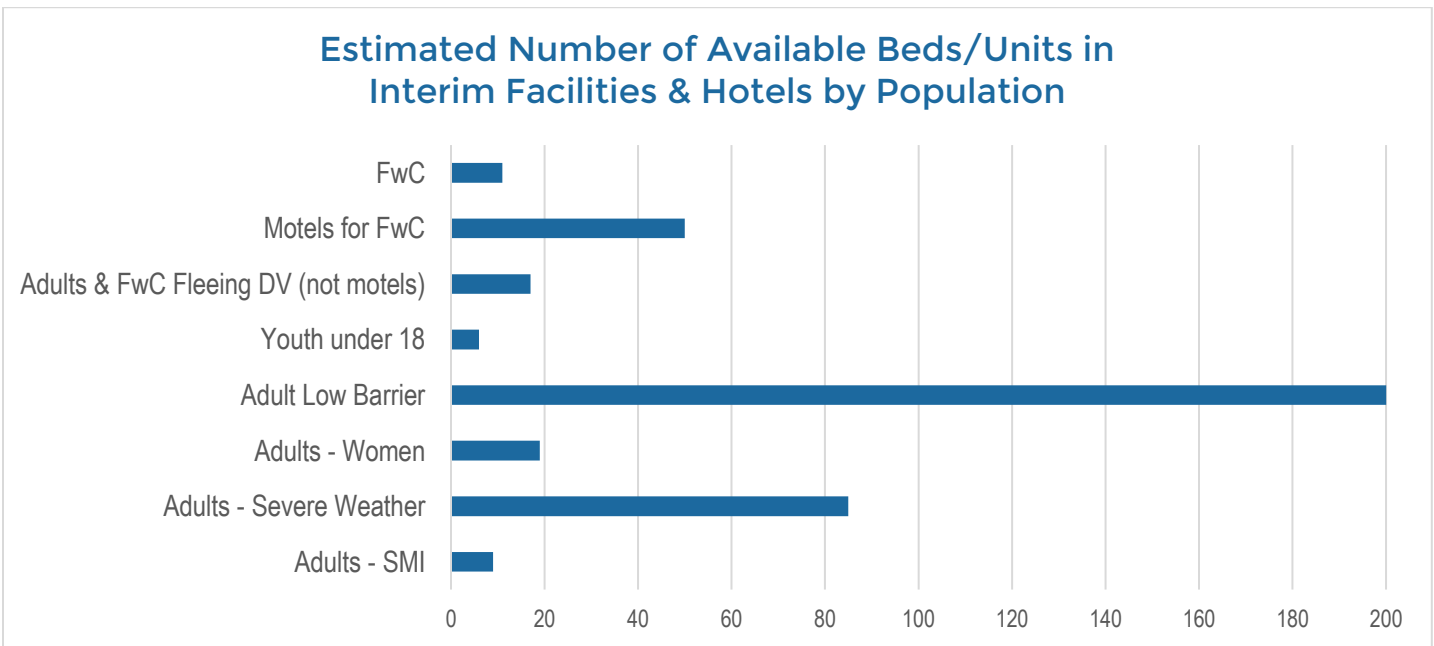
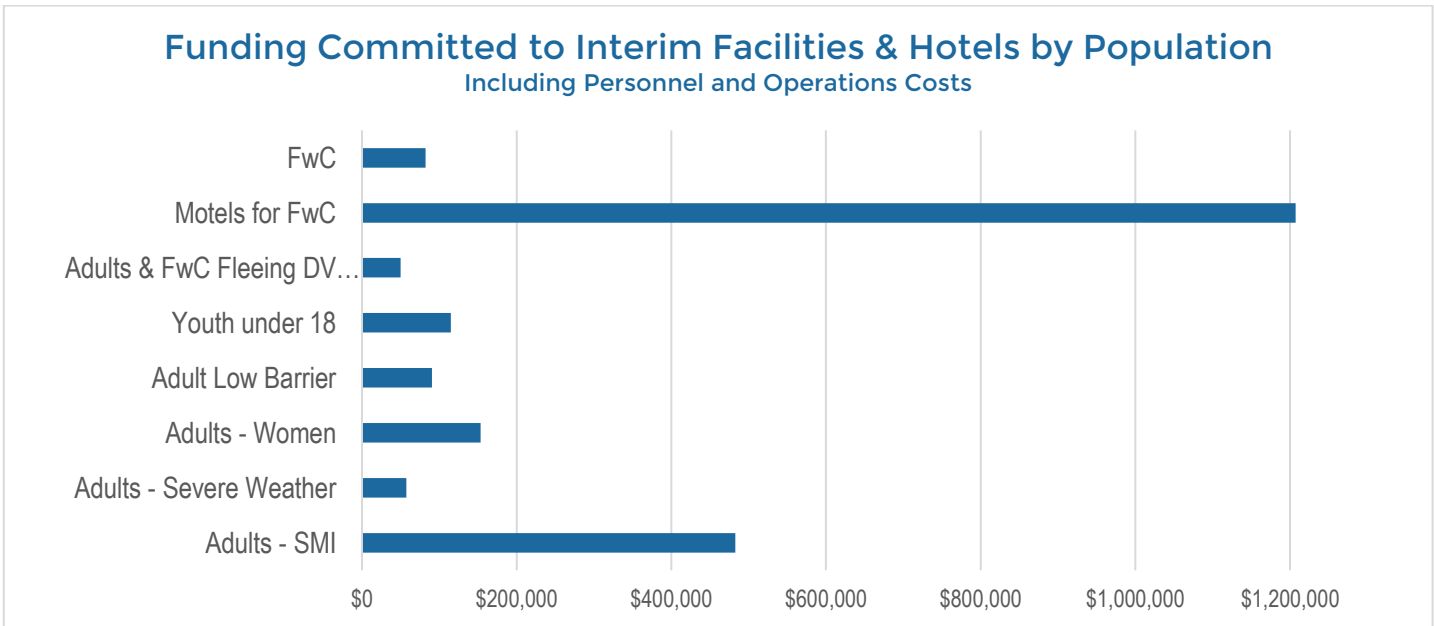
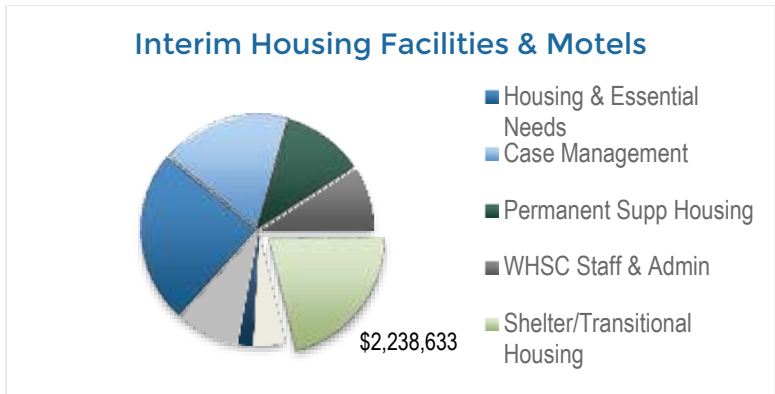
Facility-based vs Scattered Site PSH

Including Personnel and Operations Costs



Estimated Number of Available Units in Facility-based & Scattered Site PSH





**Whatcom County Housing Advisory Committee
Discussion Form**

02/09/2023

AGENDA ITEM #: 4.1

PRESENTER: Chris D'Onofrio

BOARD ACTION: Action Item Discussion FYI - Only

SIGNIFICANT POINTS OR EXECUTIVE SUMMARY

This committee met approximately three years ago and considered a phased approach to funding strategy for 1406 funds that balances needs for rental assistance, permanent supportive housing operations, and development projects.

To date, 1406 funds have been deployed for these three purposes, as follows:

Year	Rental Assist	PSH O&M	Development	Total Expense	Ending Balance
2019				0	\$72,242
2020	\$81,089	\$84,000		\$165,089	\$513,157
2021	\$10,119			\$10,119	\$1,238,315
2022 (est)	\$4,122	\$35,820		\$39,942	\$1,936,295
2023 (est)	\$224,000	\$156,000	\$100,000	\$480,000	\$TBD
Total	\$319,330	\$275,820	\$100,000	\$695,150	

In an effort to promote greater predictability and support for development projects, the funds could be allocated into specific buckets for different purposes and thereby giving developers a more reliable source of funding for both smaller projects (without Low Income Housing Tax Credits) and larger projects (with Low Income Housing Tax Credits).

BOARD ROLE / ACTION REQUESTED

Provide input and consider a spending plan that allocates funding into three buckets:

- 1) Services, Rental Assistance and PSH Operations
- 2) Small Scale Development (no LIHTC)
- 3) Larger Scale Development (leverages LIHTC funds)

See example on following page.

Three Buckets and Estimated Budget

2/8/23

	Bucket One			Bucket Two	Bucket Three
	Services	PSH O&M	Rental Assist	Small Development	Large Development
1406	0	30%	40%	30%	0
1590	40%	0%	0%	20%	40%

	Est. Revenue	Services	PSH O&M	Rental Assist	Small Development	Large Development	Total
1406	670,000		201,000	268,000	201,000		670,000
1590	2,500,000	1,000,000	-	-	500,000	1,000,000	2,500,000
	3,170,000	1,000,000	201,000	268,000	701,000	1,000,000	3,170,000

Memorandum

TO: SATPAL SIDHU, COUNTY EXECUTIVE

FROM: Ann Beck

DATE: 1/14/23

RE: Presentation from Housing Team regarding 2023 work plan and local homelessness program

This presentation will give an overview of the work planned to address homelessness in 2023 as well as a discussion of ongoing opportunities and challenges related to homelessness in Whatcom County.

As Whatcom County's housing challenges have grown over the last few years, the health department has made investments to limit the harm that homelessness creates in our community. Pandemic-related funds from state and federal agencies provided significant resources to prevent and respond to the immediate crises that impacted Whatcom households, but many of the factors that contribute to homelessness are expected to persist. The Health Department's housing team will share how homelessness is impacted by adjacent systems and how our homelessness response system is managing the crisis. We will also discuss our work towards permanent solutions and where challenges will likely be found in the coming years.

This high-level overview will help to inform Council about local efforts, partnerships, and new opportunities. It will also help bring attention to areas that lack sufficient resources and are expected to be long-term challenges associated with the structure of the regional and national housing environment, which include upcoming financial cliffs as COVID related funding ceases. Council will have opportunity to express values and preferences to guide the direction of local resource and service development, as well as learn about policies that could impact access to housing statewide and/or inform decisions that could be made at the local level.

Please call Ann Beck at 360-778-6055 if there are any questions. Thank you.