



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 |
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| 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 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 | Kayla |

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| <p>2. 2023 Budget Preview & 1406 Funds Discussion</p> | <p>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.</p> <p>Chris D’Onofrio gave an overview of the 2023 budget, which totals over \$13M.</p> <ul 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>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>Chris</p> |
| <p>3. Telegraph Townhomes</p> | <p>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 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), | <p>Chris, Dean</p> |

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| | <ul style="list-style-type: none"> • 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>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.</p> | |
| 4. Review of Past Motions/Action | 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. | Amanda |
| 5. Severe Weather Operational Plan | 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 | <p>Chris and Barbara shared the following Health Department updates:</p> <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 | <p>Teri provided the following updates:</p> <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. | Teri |

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| | <ul style="list-style-type: none"> 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. | |
| E. Public Comment | There was no public comment. | Kayla |
| F. ADJOURN | Meeting was adjourned at 9:30 am. | Kayla |
| NEXT MEETING | Next regular meeting December 8, 2022 8:30 – 10:00 a.m. <u>In-Person and Virtual</u> | |