



Whatcom Co. Housing Advisory Committee MEETING AGENDA

Thursday, August 12, 2021 8:30-10:00 AM

Agenda Items		Time
1.	Call to order, introductions and roll call of members present (Brien)	5 min
2.	Action item: Approval of June 2021 Minutes (Brien)	
3.	Agenda review (Brien)	
4.	Reports/Action <ul style="list-style-type: none"> • <i>Presentation: Forest & Laurel Senior Housing Project (Adrienne)</i> • <i>Endorse Forest & Laurel Senior Housing for Low Income Housing Tax Credits (Brien)</i> Reports/Discussion/Action Items <ul style="list-style-type: none"> • <i>1590, 1406, and Affordable Housing Development Updates (Chris)</i> • <i>Update 1406 Spending Plan (Chris)</i> Reports/Discussion <ul style="list-style-type: none"> • <i>Funding Overview Charts (Chris)</i> <ul style="list-style-type: none"> a. <i>New Funding, New Spending</i> • <i>Eviction Prevention Efforts (Ann)</i> • <i>Winter Shelter Conversations (Ann)</i> • <i>COB Update</i> • <i>WHSC Update</i> 	75 min
5.	Public Comment (2 minutes per person)	10 min
6.	Next meeting date: Thursday, October 14 th , 2021, 8:30am to 10:00am	
7.	Adjourn (Brien)	

All meetings are held in accessible locations. Sign language interpreter service, assisted listening devices and communication materials in alternative formats are available upon four (4) working days advance notice. Contact Ashley Geleynse, at 360-778-6066 or AGeleyns@co.whatcom.wa.us.





Whatcom County Housing Advisory Committee Meeting Minutes

Meeting Date/Time/Location: June 10, 2021 8:30 AM to 10:00 AM – Virtual Meeting

WCHAC Members Present: Hadrian Starr, Diana Phair, Deanna Wildermuth, Teri Bryant, Brien Thane, Samya Lutz, Kyle Christensen, Satpal Sidhu, Tara Sundin, Michael Jones, Anne Deacon, Dean Fearing

WCHAC Members Absent: Ashley Thomasson, Karen Burke, Marc Walker

Whatcom Co. Health Dept. Staff/Guests: Chris D’Onofrio, Barbara Johnson-Vinna, Ashley Geleynse, Dena Jensen, Paul Schissler, Michael Lilliquist

Agenda Item	Discussion	Action/Who
A. Call to order, introductions	Introductions commenced and quorum present.	Brien
B. Minutes Approval April 2021 Minutes Approval	Chris recommended that an amendment be made to the minutes in reference to 1590 funding. The bill reads that at least 60% must be used for affordable housing, and the remaining funds may be used for housing related behavioral health services. Anne moved that the minutes from the April meeting be approved. Satpal seconded the motion. The committee voted and the motion passed.	Ayes: 9 Abstain: 2 Motion Passed
C. Agenda Review	No proposed amendments to the agenda.	Brien
D. Reports/Discussion 1. Homeless Strategies Workgroup Recommendations 2. 1590, 1406, and Affordable Housing Development	Anne gave a report on the Homeless Strategies Workgroup’s recommendations presented to City and County Councils, outlining action steps going forward. This committee has been tasked by County Council to provide oversight for the ongoing progress of the recommendations. Each meeting, staff will report on the progress of recommendations, followed by discussion. The county has added a young adult shelter to the list of recommendations, and is working on that with Northwest Youth Services. Anne reviewed the county’s outline for activity, funding source, funding allocation and timeline for two sources of funding available for affordable housing: 1406, the Affordable & Supportive Housing Fund; and 1590, Sales and	Anne



Agenda Item	Discussion	Action/Who
3. BWA Samish Commons Project	<p>Use Tax for Housing and Related Services. The City of Bellingham also passed 1590, and will collect approximately \$3M/year, so county staff recommend focusing their 1590 dollars on constructing or rehabbing affordable housing units outside of the City of Bellingham.</p> <p>The committee discussed the reallocation of 1406 funds for rental assistance, since more dollars are coming to the county for rental assistance from federal resources. The committee previously voted to set aside 60% for rental assistance over 2021 and 2022. Samya moved to have a reserve in the fund balance of 10% over 2021 and 2022 for rental assistance, to be refilled as needed to maintain a reserve of 10%. Tara Sundin seconded the motion. It was clarified that if the 10% goes unused, it will roll over into the next year, the reserve will not grow. It was clarified that with the passing of this motion, there will be enough money in the 1406 fund balance to fund what's needed for the Samish Commons project. The committee voted, and the motion passed unanimously.</p> <p>City staff plans to propose assistance in filling some of the funding gap for the Samish Commons project through a housing levy and American Rescue Plan Act (ARPA) dollars. County staff recommends using 1406 dollars to cover the remaining portion of the gap, up to \$525k. Jenny Weinstein from the Bellingham Whatcom Housing Authority gave a brief presentation on the Samish Commons project. Tyler Schroeder recommended that if the committee moves forward with a vote on using 1406 to fulfill the funding gap, that county administration then engage with county council about using ARPA dollars as a preferred funding source.</p>	<p>Anne</p> <p>Ayes: 12 Abstain: 0 Motion Passed</p>
4. 2060 Report	<p>Tara made a motion to utilize \$525k of 1406 to support filling the gap at Samish Commons, and ask that the county administration discuss utilization of the ARPA dollars as a substitute. Michael seconded. The committee voted and motion passed unanimously.</p> <p>Barbara shared the annual 2060 fund report, submitted to the County Executive and all seven Whatcom mayors. County staff plan to include 1406 funds in future reports to more closely align with the interlocal agreement between the county and the seven cities. County staff will also continue to report annually on how funding sources are braided together into contracts, and which funding sources can be used for which purposes.</p>	<p>Ayes: 12 Abstain: 0 Motion Passed</p> <p>Barbara, Anne</p>
5. Eviction Prevention Funding and New Eviction Laws	<p>Chris reviewed a flyer that includes financial, legal, and mediation assistance to help with eviction prevention, available in five languages. The eviction moratorium is still on track to end at the end of the month.</p>	<p>Chris</p>

WHATCOM COUNTY
Health Department



Erika Lautenbach, Director
Greg Stern, M.D., Health Officer

Agenda Item	Discussion	Action/Who
6. FWC & Motel Spending	Anne shared that supporting motel stays for families with children continues, and a major challenge in our community is having enough case managers to help families transition into more permanent housing situations. City and county staff meet weekly to plan and implement effective resolutions to this issue and other housing challenges. City and county staff will more thoroughly report out about strategies at the next meeting.	Anne
7. WHSC Update	The Whatcom Homeless Service Center (WHSC) is recruiting for an opiate substance use disorder specialist to join the Homeless Outreach Team. The WHSC landlord liaison is innovatively delivering mobile services, participating in outreach to landlords, as well as consulting with people in public places.	Teri
E. Public Comment	Dena Jensen, Paul Schissler, and Michael Lilliquist gave public comment.	
F. ADJOURN		Brien
<i>NEXT MEETING</i>	Next regular meeting August 12th, 2021, 8:30 – 10:00 a.m. <u>VIRTUAL</u>	

To: Washington State Housing Finance Commission
From: Whatcom County Housing Advisory Committee
Date: August 28, 2020
Re: Whatcom 9% Low Income Housing Tax Credit prioritization process

Commissioners at the WA State Housing Finance Commission (WSHFC) approved a pilot proposal during their June 25th meeting related to how the 5-county (Whatcom, Snohomish, Pierce, Clark, and Spokane) Metro Pool 9% low income housing tax credits (LIHTC) will be allocated for 2021. As part of that adopted process, each of the 5 Metro Pool counties must "...develop or modify current processes to select one prioritized project per year. The county's prioritization process shall be submitted to the Commission. As a part of this process, each county shall designate a contact person(s) that is familiar with the process and has an understanding of the local pipeline and prioritization structure. The plan shall be submitted to the Commission by September 4, 2020, or sooner...." This memo is intended to transmit the requested information from Whatcom County.

The three components Whatcom is submitting to WSHFC are:

- 1. A process by which one priority project for 9% LIHTC allocation is selected: see attached**
- 2. The priority project for the coming year: Mercy Housing Northwest, Barkley Family Housing**
- 3. A designated local contact person: Samya Lutz, Housing & Services Program Manager with the City of Bellingham**

The Whatcom County Housing Advisory Committee met on August 13 remotely, and as reflected in the published agenda, discussed this topic. Motions outlining the above decisions were made and supported unanimously.

Please accept this memo as Whatcom's evidence of providing the requested information.

We would also like to express our appreciation for this pilot process that rewards local collaboration, something for which we have been working for quite some time. We would still like to work toward further clarity with WSHFC on how Whatcom's per county annual target allocation will be impacted by years in which the prioritized Whatcom project requests more or less than the targeted allocation amount. In addition, we recognize that at times, Whatcom will likely prioritize a project located outside of the City of Bellingham; housing developed outside of Bellingham is crucial, and to both Bellingham and County's long-term benefit. To this end, we would like further clarity on point flexibility that does not preclude viable affordable housing that meets the 9% LIHTC objectives and is a priority for Whatcom, but due to its location outside the City of Bellingham is unable to meet the minimum threshold score as currently proposed. These points of clarification are things we hope to be revisiting with you as part of the pilot nature of the metro-pool allocation process.

Thank you again for your support of affordable housing in our region. Please continue to work with Samya Lutz as our designated contact, and she will coordinate with the full WCHAC.

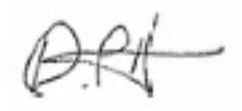
WCHAC Members

Debbie Paton, Chair
Emily O'Connor
Karen Burke
Hadrian Starr
Paul Schissler

Marc Walker
Diana Phair
Michael Parker
Brien Thane
Samya Lutz

Kyle Christensen
Satpal Sidhu
Tara Sundin
Michael Jones
Anne Deacon

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Paton', with a long horizontal flourish extending to the right.

Debbie Paton, Chair
Whatcom County Housing Advisory Committee

Whatcom County Process for 9% LIHTC Prioritization

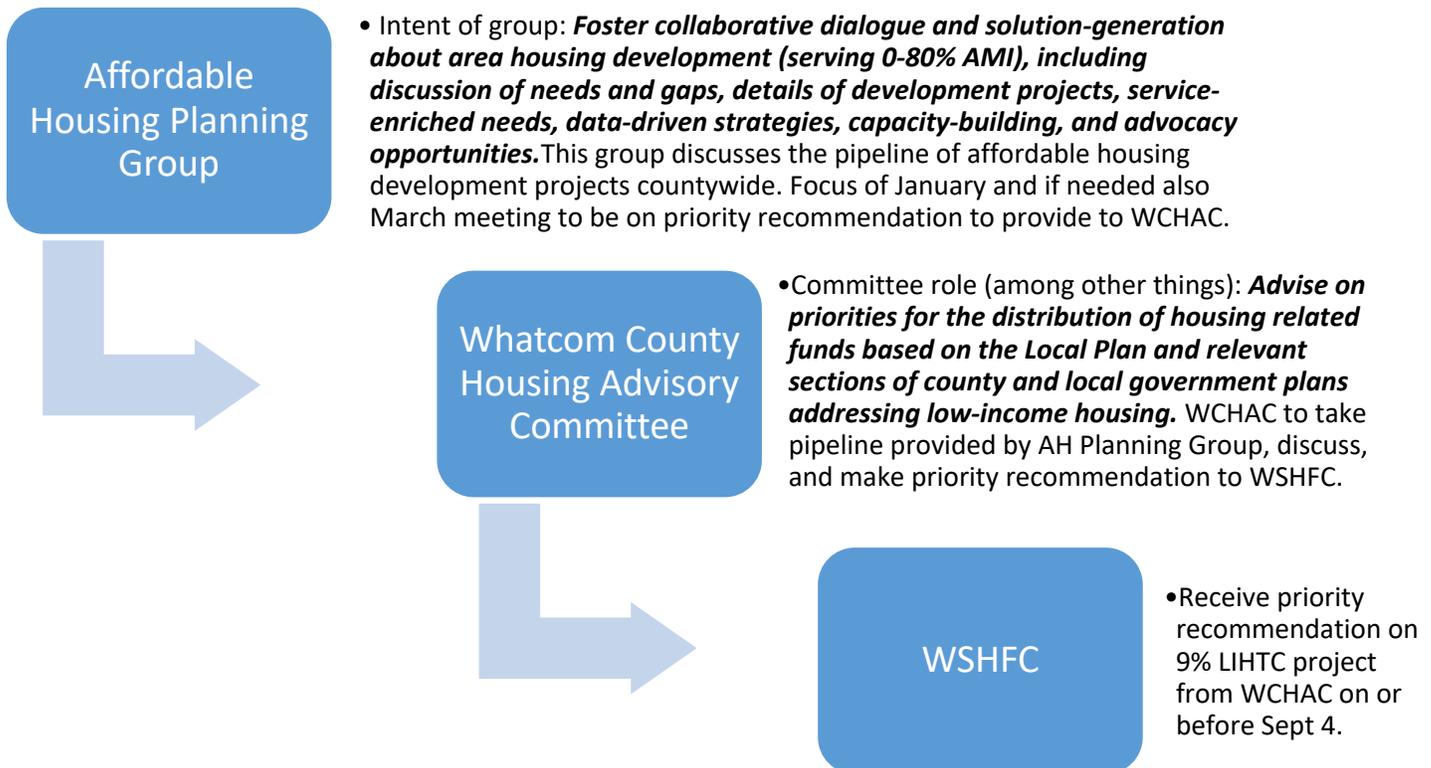
The Whatcom County Housing Advisory Committee (WCHAC) is established by County Code (WCC 3.45.060), meets 6x/year (every-other 2nd Thursday, 8:30-10 AM), and has representation from the following stakeholders:

- Whatcom County (Health Department and Executive's Office)
- City of Bellingham
- Small Cities of Whatcom County
- Whatcom Homeless Service Center
- Bellingham/Whatcom County Housing Authority
- Homeless advocate / Person with lived experience
- Housing advocates
- Non-profit housing provider
- Housing industry professionals

The Affordable Housing Planning Group meets 5x/year (the second Tuesday, 11 AM – noon, of January, March, May, September, & November) and acts as an advisory group and subcommittee of the WCHAC. These two groups are poised to utilize their participants to discuss the LIHTC pipeline and recommend prioritized lists of projects; the AH Planning Group on a more informal basis, and the WCHAC on a more formal basis. Both groups will use the following to inform their recommendations, and plan to work over this next year to create a clearer process by which to make recommendations. Project would be evaluated against their consistency and priority with:

- Whatcom County's Local Plan to End Homelessness
- Whatcom County Comprehensive Plan, Housing Chapter (and needs assessment)
- City plans and priorities:
 - City of Bellingham Consolidated Plan & Annual Action Plan
 - Small Cities' Consortium
 - Individual jurisdiction housing needs assessments and priorities
- Local commitment of funds for acquisition, development, services, and/or equivalent in-kind commitment (land, etc.)
- Relative scores and evaluation in any application processes (e.g. State, Federal or local)

The following is a depiction of the process in summary:



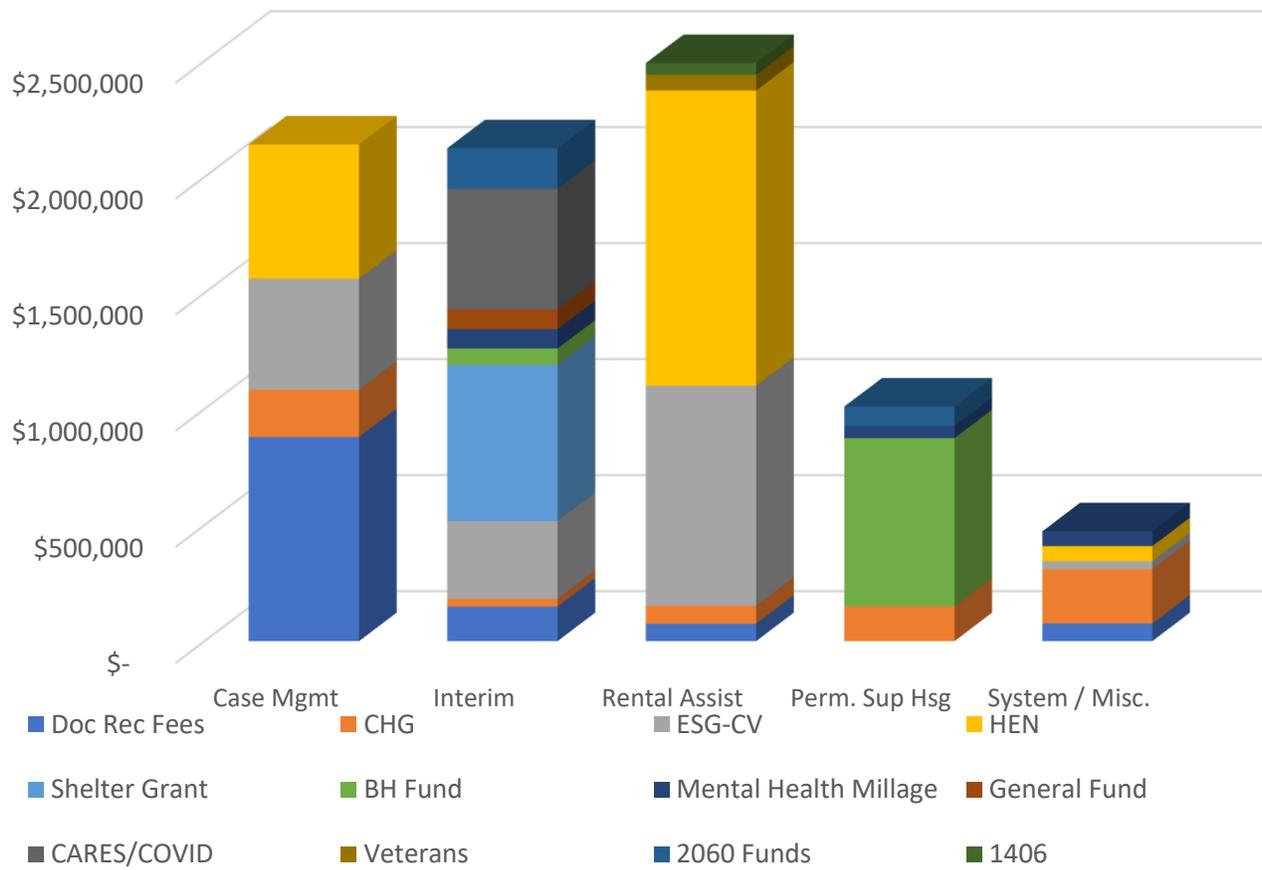


DISCUSSION FRAMEWORK DOCUMENT
SHB 1406 PLAN

Phase 1	Phase 2	Phase 3	Phase 4
<ul style="list-style-type: none"> • Crisis Management/Housing Stabilization Rental Assistance Eviction Prevention • Identify Priority Populations, if applicable – Seniors? Families with children? People who are homeless? People who have disabilities? • Work to develop projects outside Bellingham city limits • Bank Funds for Capital • Identify & Leverage Affordable Housing Projects – to include a variety of housing unit types <ul style="list-style-type: none"> • PSH operations • Coordinate with Other Funders/Plans 	<ul style="list-style-type: none"> • Housing Stabilization Rental Assistance (begin to decrease over time) • Develop and begin construction for priority population(s), if applicable • Leverage funding for capital projects outside Bellingham city limits if possible • Continue to Bank Funds for Capital • Leverage a variety of affordable housing options • Coordinate with other Funders/Plans 	<ul style="list-style-type: none"> • Housing Stabilization Decreased Rental Assistance From Previous Phase • Continue Development Confirm & serve priority populations, if applicable • Continue to leverage affordable housing projects throughout the county • Finalize plans for banked funds • Support current projects & develop strategies for sustainable growth • Coordinate with other Funders/Plans 	<ul style="list-style-type: none"> • Phase Out Housing Stabilization Rental Assistance to zero • Leverage Projects with one-time or short-term financial investment • Complete housing projects • Ensure all funds have been invested, or have set plans for final investment • Finalize strategy for sustainable growth of affordable housing • Coordinate with other Funders/Plans



2021 Housing Budget by Intervention Type



2021 Housing Budget by Fund Source

