

**RECORD OF PROCEEDINGS OF THE
COMMUNITY DEVELOPMENT ADVISORY BOARD (CDAB)
CITY OF BELLINGHAM, WASHINGTON**

**THURSDAY
June 10, 2021**
Audio-recorded

6:00 P.M.
Online - Zoom Meeting
www.cob.org

CALL TO ORDER: The meeting was called to order by Alycia Hawkins

Members Present: Alycia Hawkins (Chair), Aran Clauson, Brien Thane, Elizabeth Jennings, Jennifer Miles, Kaylee Galloway, Rachel Jewell and Yin-Ho Lai

Staff (PCDD): Samya Lutz, Housing & Services Program Manager; Katy Sullivan, Development Specialist, Tara Sundin, Community & Economic Development Manager, Shannon Taysi, Program Specialist

Members Absent: Cassidy Thorton, Christopher Pasquale and Leah Wainman

APPROVAL OF MINUTES:

Minutes from May 13, 2021 were approved by general consensus.

AGENDA ITEMS:

Presentation from Domestic Violence and Sexual Assault Services (DVSAS)

Nicole Berman shared a presentation on all of the programs that are offered through DVSAS. Some of what was discussed:

- Statistics of people served
- Funding sources
- Children needs and services
- Safe housing

Nicole responded to some follow up questions from the Committee Members.

Discussion – Homeless Strategies Work Group and Priorities

Tara Sundin provided an overview of the status of the Homeless Strategies Work Group. She gave a brief description of how the work group was developed and their purpose. She showed the list of projects the work group identified as needs in the community which have been accepted by both the City and County Councils. She reviewed some of the organizations who assist in serving the homeless, including the populations they focus on and the various housing options these organizations provide.

There was a brief discussion on the different roles between the City and County in working on these issues. Staff pointed out that the City is more involved in the housing and capital side and the County more on the housing, human and behavioral health services side. She described the various funds the City has that contribute towards helping with these issues.

Tara highlighted the following:

- Clarify extent of government support
- Prioritize most vulnerable populations
- Consider strategies and actions appropriate for local government support
- Build upon current resources where possible
- Invest in long term permanent solutions over temporary crisis solutions when resources are inadequate

Tara also briefly discussed the hotel stay emergency shelter increased cost this year due to COVID. She spoke to the emergency shelters made available this past winter and the intention of organizations being prepared again this winter in advance of a crisis. She informed the Board that this City will continue to support tiny home villages, however will need to keep a close eye on this type of housing and the success of moving people into more permanent housing. She also talked about some of the potential long-term solutions.

HUD Action Plan Changes

Samya Lutz said they have not submitted the HUD Action Plan to HUD due to HUD extending the submission date and an additional 12k of funding being provided. She walked the Committee through process, expectations of HUD and communicated how the plan evolves over time. She explained how various other plans align with the HUD action plan. She spoke about fund allocations and adjustments that may need to be done in the near future, and explained the changes to the Plan that are proposed, as compared with what the committee voted on previously. She invited questions, comments and suggestions from the Board. No changes to the Plan were suggested.

Levy A&F Plan Review

Samya provided some background on the Levy A&F Plan stating the last version was adopted in 2018. She shared that staff has been focused on the goals and are interested if there are other areas of the plan the Board feels should be more thoroughly reviewed. She added she will be coming back in September with other reports and would propose more changes to this plan at that time. She went through the goals and she suggested the CAPER be used to inform the Board on what they may want to adjust moving forward. Lastly, she briefly discussed the Home Buyer Program.

Samya answered questions from the Board on items in the A&F Plan. There were several questions about the Home Buyer Program and the gap between what purchasing a home costs vs. what is affordable for a household at 80% of the area median income (AMI). There was further conversation about the housing prices and unavailability to homeownership due to the high housing prices. The City could consider upping the per-home subsidy amount beyond \$40k in order to better address this gap, and do so through either serving fewer households with the same amount of funding, or recommend the transfer of additional funding into this program. There was interest from the Board in having guest speakers come and discuss homeownership, for example, speakers from WSHFC downpayment assistance programs and KulshanCLT.

Samya wrapped up by saying the City is still mapping out the plan for the distribution of the American Rescue Act dollars and she will keep them up to date on how that plays out.

What's the Buzz

Moratorium on eviction – Samya provided a link on this topic

Public meetings in person - Samya said there is still no formal announcement from the City

Future Agenda Items:

- KCLT Presentation or Finance Commission re: Homebuyer Program
- Additional Information from BHA or others on rental housing development
- Presentation on role of non-profit vs role of government entity and ways they overlap and how they differ.
- Balance homeownership and the gap in funding.
- Additional discussion on ways to measure equity.

Adjourned

Minutes prepared by:

Shannon Taysi, Program Specialist

Minutes edited by Housing & Services Program Manager.