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| Agency: | City of Bellingham | PROJECT SCORE |
| Project: | Interim Housing Facility for Families with Children Experiencing Homelessness | |
| Location: | TBD | |

Project Narrative

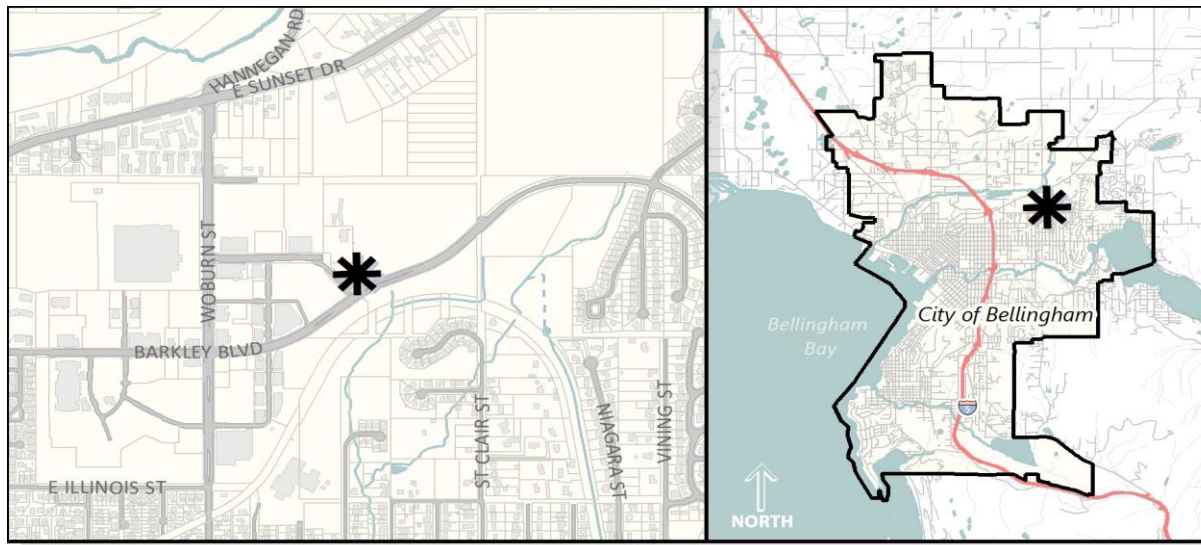
The City of Bellingham, in partnership with Whatcom County and local community service providers (the Opportunity Council and Lydia Place), intend to develop a 25-30 unit facility in the City of Bellingham that will provide interim housing to families’ with children experiencing homelessness. The purpose of this facility will be to provide a trauma-informed environment to support the needs’ of these families.

There will be a secondary phase of this project wherein 10-15 remote units will be developed to support families’ experiencing homelessness in outlying areas of Whatcom County.

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| Agency: | YMCA | PROJECT SCORE |
| Project: | Barkley Early Learning Center | |
| Location: | Barkley Blvd | |

Project Narrative

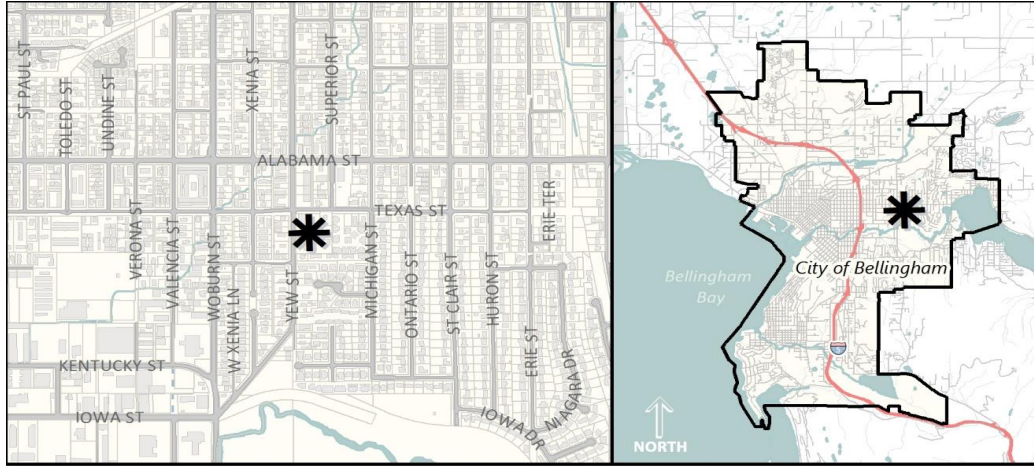
Since the pandemic began, 9% of Washington's child care facilities have closed across the state, worsening an existing crisis. Prior to 2020, Whatcom County had already been experiencing a severe child care shortage, and the cost of care was and continues to be a barrier to many. , To alleviate some of the need for people who are currently unable to afford and/or secure access to care, the YMCA, a leader in providing licensed and affordable early learning, has partnered with Mercy Housing Northwest (project developer) and the Barkley Company (current landlord) to open a new, larger early learning facility in Barkley, which would increase our current site's capacity by 20% and the low-/moderate-income capacity by 44%. The Barkley early learning project will be part of a new mixed-use building, including new affordable housing apartments, which will serve 80 families. Barkley Company will own the building, and the Y will enter into a long-term lease with Barkley. The Y seeks acquisition funding to pay for the tenant improvements necessary for an early learning center at an estimated total cost of \$1.575 million.



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| Agency: | Boys & Girls Club of Whatcom County | PROJECT SCORE |
| Project: | Purchase of Licensed Childcare Site | |
| Location: | 2320 Yew Street | |

Project Narrative

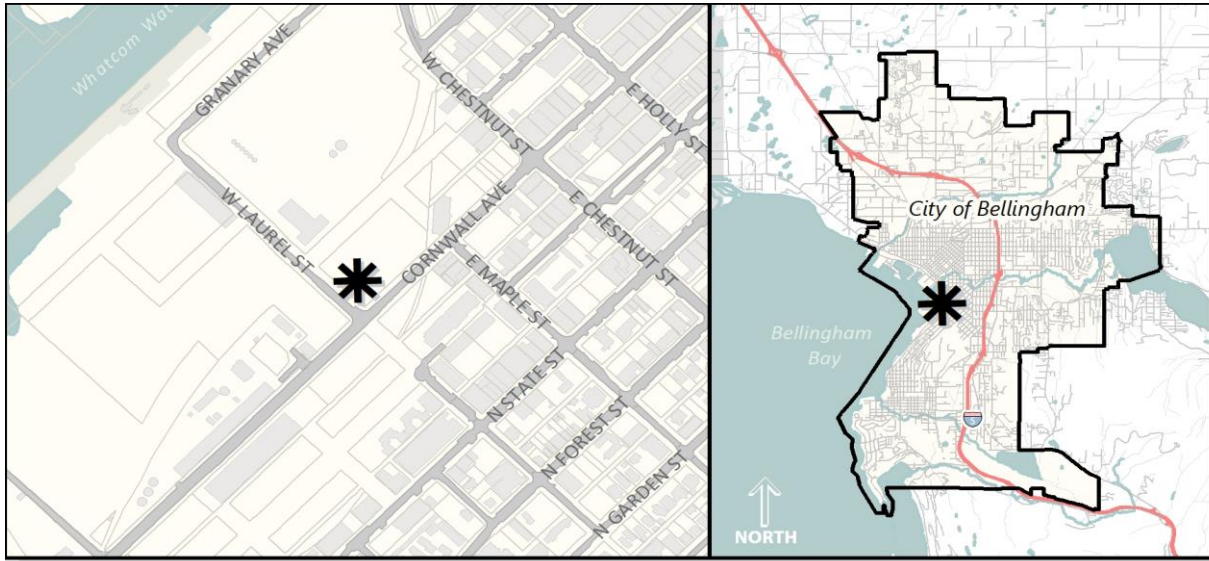
BGCWC is seeking funding to purchase the former Kids' World licensed childcare site at 2320 Yew Street in Bellingham. BGCWC stepped up in March 2020, just days before COVID-19 shut down most of our daily lives, to take over operation of Kids' World licensed childcare, preventing the loss of 532 desperately needed daycare spots with three sites in Bellingham and one in Ferndale. Families could not afford to go even one day without childcare, and we made certain they didn't. In order to make that happen within a very small window of time, we had to acquire the Kids' World business without the capital to purchase the facilities, committing instead to leases with the option to buy at a later time. The terms of the agreement specify a two-year period in which we can buy the childcare sites at a discounted price. Purchasing the childcare sites will allow us to invest our \$40,000 monthly lease payment (\$10,000 per site) back into our organization, ensuring we can provide Whatcom County children the services they need in the facilities they deserve.



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| Agency: | Mercy Housing Northwest | PROJECT SCORE |
| Project: | Millworks childcare center | |
| Location: | NW Corner of W Laurel & Cornwall Ave | |

Project Narrative

Mercy Housing Northwest (MHNW), the applicant, is a non-profit affordable housing developer whose mission is to create stable, vibrant, and healthy communities by developing and operating affordable, program-enriched housing for families, seniors, and people with special needs. MHNW is developing a family affordable housing project with a ground floor Early Learning Center. MHNW will lease to the Whatcom Family YMCA, who is currently licensed through DCYF to operate two Early Learning Centers as a WCCC provider and 23 licensed school age programs.



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| Agency: | Sean Humphrey House | PROJECT SCORE |
| Project: | Karen Durham House | |
| Location: | TBD | |

Project Narrative

Sean Humphrey House (SHH), a non-profit organization, opened in 1996 as a hospice during the AIDS epidemic. It has transitioned into permanent supportive housing and medical case management model for individuals living with HIV/AIDS, and is licensed in the state of Washington as an Adult Family Home. The Karen Durham House project honors Sean Humphrey House's founder, who lost her son to AIDS in 1992. The construction of the home was Sean's final request of his mother, and the creation of a second home in her name will respond to the urgent housing crisis in this community and the continuing need to prioritize safe, inclusive and equitable housing and medical support for low income HIV+ individuals who cannot manage the disease independently. Residents and clients will come to us from hospitals, shelters, social worker referrals, and the streets. The Karen Durham House care and services will be focused on those that have no other option for assistance and are experiencing a syndemic condition, where linked health problems or infections (often communicable) interact with social conditions such as racial disparities, homelessness and generational poverty.

CDAB Housing Project Update

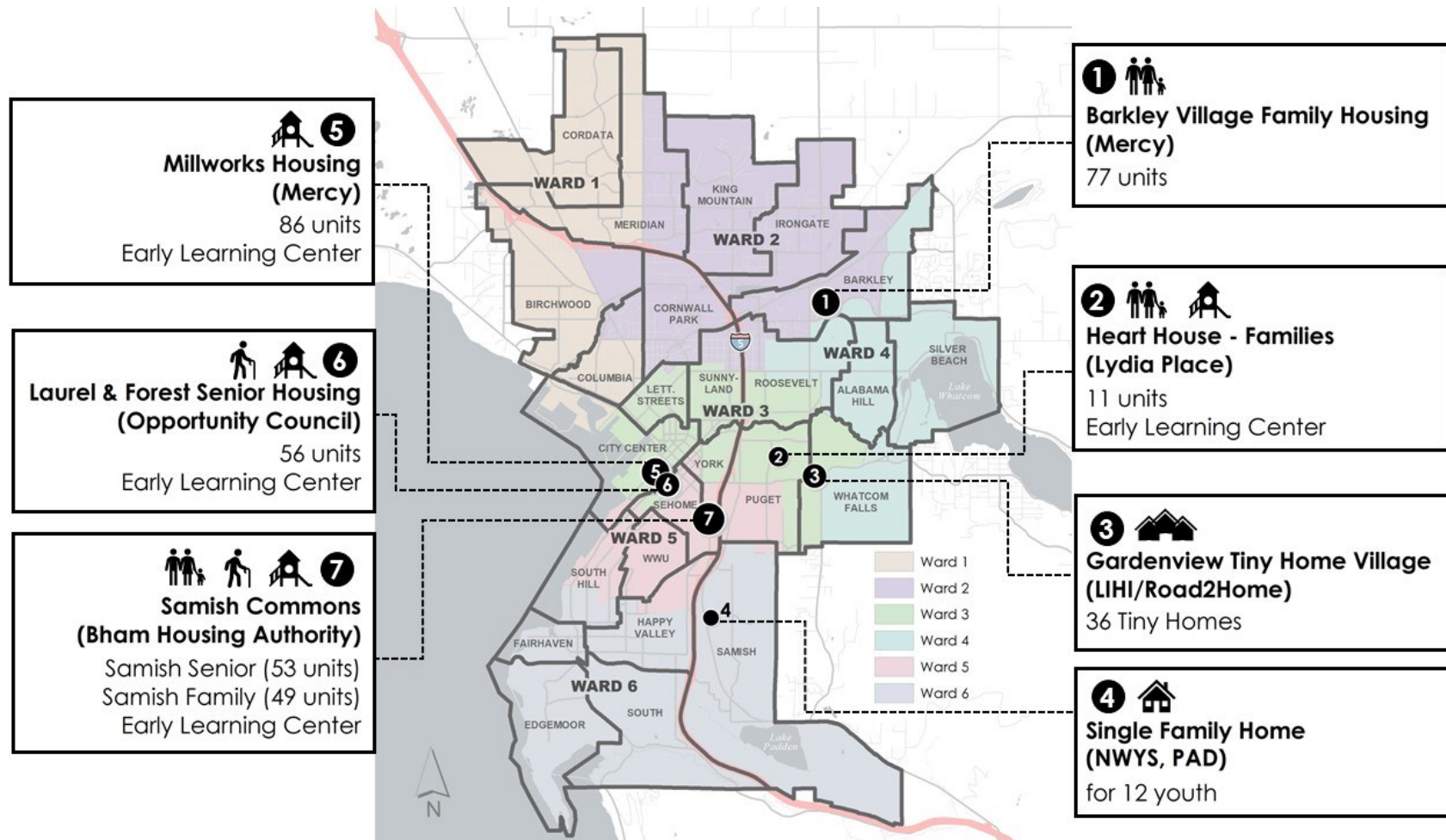
February 2022

Includes projects in Action Plans that are not yet completed

[acronyms: SFH= single family home; PSH= permanent supportive housing; ELC= early learning center; m= million; AMI= area median income; FWC= families with children] PROJECT LISTED IN THE ORDER THAT CORRESPONDS WITH THE MAP NUMBERING

| PROJECT | DESCRIPTION | STATUS | LOCATION | CITY FUNDING | TOTAL | Notes |
|--|---|--|---|--|-----------------------------|--|
| Mercy, Barkley Family Housing | 77-units, targeted to families (below 30% & 50% AMI) | Under construction | Barkley Rimland Drive | \$3,350,000 HOME/Levy | ~\$25m | 10% of units for homeless-on-entry Currently about 20% complete. |
| Lydia Place, Heart House (+ELC) | 11-unit, PSH for families (100% homeless-on-entry) | Under construction | Puget 17901 Gladstone St | \$1,723,750 HOME/Levy | ~\$4m | Completion anticipated by June. |
| LIHI/Road2Home; Gardenview Village | Tiny House Village (shelter) with 30 units, targeting 55+ or medically fragile. 5 additional units possible (for a total potential of 35 units) | Occupied; additional construction of 5 units TBD | Puget 1399 Woburn St | ~\$200,000 site set-up + ~\$300,000 operations CDBG-CV/REET | ~.5m + 20 units from county | Shelter with on-site case management (referral from housing pool or Road2Home required) Currently occupancy at 32 individuals |
| NWYS, PAD | SFH for up to 12, <18 yo youth | Purchased, improvements to come | Samish 1000 36 th St | \$574,647 perm + bridge CDBG/Levy | ~\$1.4m | State Rapid Acquisition funding awarded in late December. Improvements related to fire safety & ADA to be done Q1 of 2022. |
| Mercy, Millworks (+ELC) | 86 units (below 30%, 50%, & 60% AMI) | Planning | City Center NW Corner of W Laurel & Cornwall Ave | TBD (likely ~\$3m) | ~\$32m | ELC portion will be additional. Council to consider ARPA portion for both housing & ELC in February. |
| Opportunity Council, Laurel & Forrest (+ELC) | 56 units, targeted to seniors (below 30% & 50% AMI) | Planning | Sehome 1000 N Forest St | \$2,000,000 | ~\$22m | 10% of units for homeless-on-entry. County a significant funder of housing + ELC (using their ARPA) |
| BHA, Samish Senior | 53 units, targeted to seniors (below 30% & 50% AMI) | Contracting phase | Sehome 301 N Samish Way | \$2,477,250 Levy | ~\$20m | To be constructed concurrently with Family building (below) |

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| BHA, Samish Family (+ELC) | 49 units, targeted to families (below 50% & 60% AMI) | Contracting phase | Sehome 321 N Samish Way | \$3,252,750 Levy/ARPA | ~\$22m | ELC is separate contract with additional \$750k from City ARPA |
| FWC Interim Housing Facility | | Planning | TBD | | | In scoping phase w/consultant assistance |



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

**THURSDAY
January 13, 2022**
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, Aran Clauson, Jennifer Miles, Kaylee Galloway, Pierce Bock, Rachel Jewell, Suneeta Eisenberg, Victor Crosetti and Yin-Ho Lai
Kristina Martens (City Council)

Staff (PCDD): Samya Lutz, Housing & Services Program Manager; Kate Bartholomew, Development Specialist, Heather Aven, Recording Secretary

Members Absent: Brien Thane and Elizabeth Jennings

APPROVAL OF MINUTES:

Minutes from November 18, 2021 were approved by general consensus.

AGENDA ITEMS:

Nominate / Elect 2022 Officers

CHAIR: There was a motion and a second to nominate Aran Clauson as Chair. Aran accepted the nomination. **VOTE ALL AYES**

VICE-CHAIR: There was a motion and a second to nominate Suneeta Eisenberg as Vice-Chair. Suneeta accepted the nomination. **VOTE: ALL AYES**

Board Recruitment Discussion

The members discussed some different options for recruitment. It was suggested that when there are openings on the Board, members would get the word out through: Personal employment or networking channels; Linked-In platform; Neighborhood Association; and Volunteer Committees
It was also suggested that the City consider advertising through the Whatcom Volunteer Center.

Review / Approve By-laws

Staff reviewed the minor changes to the by-laws which included adding the words “up-to” in the member section and re-arranging the meeting order listed in the document to more accurately reflect how the monthly meetings were held.

MOTION: Aran Clauson / Suneeta Eisenberg moved to accept the changes and approve the by-laws. VOTE: ALL AYES

Annual CDAB Report – 2021

Staff reviewed the annual report and highlighted some of the achievements of the past year. Members were acknowledged for perfect attendance. It was pointed out that a presentation by Michele Thomas needed to be included in the report. Staff will update and repost to the website.

Annual Calendar Review

Staff reviewed the annual calendar of events. It was suggested that a few more presentations be added to the year that included:

- A legislative update by Joe Timmons (Governor’s Office)

- Childcare agencies(Generations Childcare, Boys & Girls Club, Bellingham Childcare & Early Learning Center
- Housing Authority staff to speak on Section 8 & Rental Assistance
- A presenter from the *Making Affordable Housing Pencil* presentation that was given during Housing Week (this suggestion will be revisited after members have the chance to view the existing video on the Whatcom Housing Alliance's website)

City Staff Updates

- Severe weather shelters update (Kate): Staff shared that the City set up a daytime warming center during the extreme temperatures. There was a brief discussion on the options for overnight shelter provided to those that are unable to stay at BaseCamp or NWYS facilities. Staff also shared the need for volunteers in the event we experience additional severe weather incidents this year.
- Questions/comments on Project Update (Samya): Staff gave an update on the Families with Children Interim Shelter, still currently in the planning process. There was a brief discussion on the appeal for the NWYS purchase of home in Samish Neighborhood for homeless youth.
- NOFA applications are due 1/24 and will be coming before the Board in March for review and recommendation.
- Collaboration with County – update on work being done in the Housing Committee; as well as the *Coordinated Entry Committee* has opportunities for volunteer involvement.
- City will be re-considering Inclusionary Zoning this year at the Planning Commission and City Council levels.

What's the Buzz

Alycia Hawkins announced this was her last meeting. Congratulations was given to Kristina Martens on being elected to City Council and Kaylee Galloway on being elected to County Council. New members Victor Crosetti and Pierce Bock were welcomed.

Future Agenda Items

- 2022 state legislative session – specifically renter protections
- A speaker on the business side of housing and real estate development (Kate suggested members watch the recent Housing Week session on “Making Affordable Housing Pencil” and shared link). Let staff know if there is still interest in this topic.
- A policy discussion in light of the close defeat of recent City Ballot Initiative 1.
- A staff presentation from BHA about how the voucher system works (Section 8 and local forms of rent assistance)
- 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:

Heather Aven, Administrative Secretary

Minutes edited by Housing & Services Program Manager