

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

**THURSDAY
March 10, 2022**
Audio-recorded

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

CALL TO ORDER: The meeting was called to order by Aran Clauson

Members Present: Aran Clauson (Chair), Brien Thane, Elizabeth Jennings, Jennifer Miles, Karin Jones, Kaylee Galloway, Pierce Bock, Rachel Jewell, Shannon Laws, Suneeta Eisenberg and Victor Crosetti

Members Absent: Yin-Ho Lai (member) and Kristina Martens (City Council)

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

Guests: Hillary Pritchard, Habitat for Humanity and David Ellsworth-Keller, Kulshan Community Land Trust (KCLT); Blake Lyon, Planning and Community Development Department Director

APPROVAL OF MINUTES:

Minutes from February 10, 2022 were approved by general consensus.

AGENDA ITEMS:

Presentation – KCLT / Habitat for Humanity

David Ellsworth-Keller provided some general information on Community Land Trusts and shared some statistics specific to Kulshan Community Land Trust. Hillary Pritchard presented an update on the Telegraph Townhomes project, as well as some information on Habitat for Humanity as an agency. They explained how the relationship works between the two agencies and how that benefits the homebuyers.

Thank you everyone! Here is the 2 Telegraph Townhomes Video walkthroughs by Stitched360 Imaging. Please check them out and let me know if you have any questions! Hillary Pritchard-hillary.pritchard@hfhwhatcom.org

Finished unit in 1A:

https://my.matterport.com/show/?m=HUTT8cRe3pr&mc_cid=31848890c2&mc_eid=15e508bc8c

Mid-Construction Unit in 1B:

<https://my.matterport.com/show/?m=U9CdtW1RJFE>

<https://www.kulshanc.lt.org/>

2022 Action Plan – Public Hearing

Samya Lutz briefly reviewed each of the funding sources that are included in the 2022 Action Plan. She explained that some of the projects included in the Action Plan may have been funded in a previous year and pointed out the 13M carry-over. She shared statistics on the capital housing projects. There was a brief discussion on current capital construction costs, with the current cost being \$400,000 / unit; as well as some of the reasons the cost keeps increasing.

Samya reviewed the ongoing capital projects, as well as those multi-year commitments continuing under the Homeownership and the Housing and Human Services Programs.

She reviewed the next steps and shared that the final Action Plan will be approved in May, 2022.

The public comment period was opened and closed as there was no public in attendance. If members of the public would like to comment on the plan prior to May 25, 2022, they can visit <https://cob.org/services/housing/action-plan>.

2021 HOME-ARP Allocation Plan Update

Katy Sullivan spoke to this funding source and shared that there will be a public hearing at the April CDAB meeting to hear how the community believes the money should be used. The city has released a survey to solicit as much public feedback as possible. The survey can be found here: <https://www.surveymonkey.com/r/COBHOME-ARP>.

Fair Housing Reflections & Consolidated Plan Categories

Kate Bartholomew asked the members to take some time and talk with someone they know about Fair Housing. She reminded the group of the Fair Housing protected classes and then shared some of the contributing factors to disparity in equal access to opportunity.

Kate shared the next steps for gathering feedback on the following topic areas:

- Prevent & address homelessness
- Maintain & increase affordable housing
- Address housing inequities
- Community services & facilities
- Climate resiliency & disaster preparedness

A link was shared for anyone who feels they have experience housing discriminated and would like to report it to Housing of Urban Development: <https://fhcwashington.org/file-a-housing-complaint/>

The discussion on the Consolidated Plan Categories was tabled to the April meeting.

Staff Updates

Samya address future meetings being in-person and announced that they will remain remote at this time.

Kate reminded the members that Prof. Gregg Colburn's presentation is occurring next Monday.

What's the Buzz

Elizabeth Jennings shared some legislative updates.

Shannon shared some of the things she had been hearing regarding high rent prices and reporting tent encampments.

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 Kate Bartholomew, Development Specialist II