


CDAB Housing Project Update

March 2022


Listing of projects in Action Plans that are not yet completed

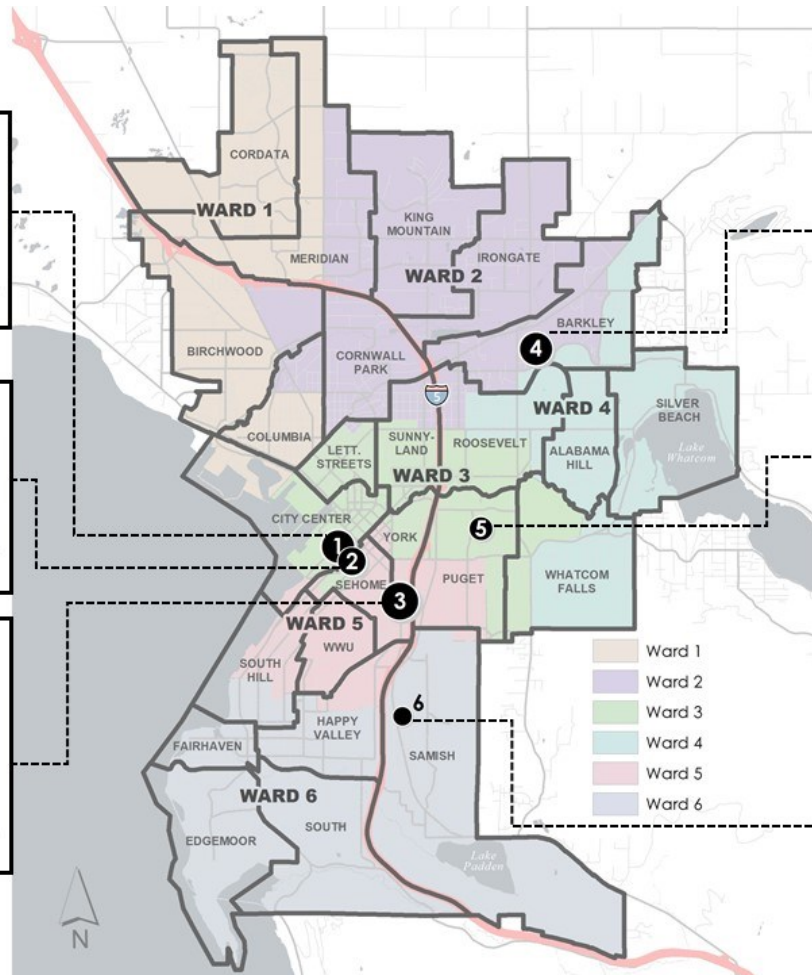
[acronyms: SFH= single family home; PSH= permanent supportive housing; ELC= early learning center; m= million; AMI= area median income; FWC= families with children] PROJECT LISTED IN THE ORDER THAT CORRESPONDS WITH THE MAP NUMBERING

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 30% 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.
BHA, Samish Senior	53 units, targeted to seniors (below 30% & 50% AMI)	Under construction	Sehome 301 N Samish Way	\$2,477,250 Levy	~\$20m	Constructed concurrently with Family building (below)
BHA, Samish Family (+ELC)	49 units, targeted to families (below 50% & 60% AMI)	Under construction	Sehome 321 N Samish Way	\$3,252,750 Levy/ARPA	~\$22m	ELC is separate contract with additional \$750k from City ARPA
NWYS, PAD	SFH for up to 12, <18 yo youth	Purchased, improvements in process	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 underway.
Mercy, Millworks (+ELC)	83 units (below 30%, 50%, & 60% AMI)	Planning	City Center (Waterfront) NW Corner of W Laurel & Cornwall Ave	\$3,000,000 + State CHIP ARPA/Levy	~\$32m	ELC portion will be additional. City Council approved ARPA portion for both housing & ELC in February. 10% of units for homeless-on-entry.
Opportunity Council, Laurel & Forrest (+ELC)	56 units, targeted to seniors (below 30% & 50% AMI)	Planning	Sehome 1000 N Forest St	\$2,000,000 HOME/Levy	~\$22m	10% of units for homeless-on-entry. County a significant funder of housing + ELC (using their ARPA)
FWC Interim Housing Facility		Planning	TBD			In scoping phase w/consultant assistance

 **1**
Millworks Housing (Mercy)
 86 units
 Early Learning Center


 **2**
Laurel & Forest Senior Housing (Opportunity Council)
 56 units
 Early Learning Center

 **3**
Samish Commons (Bham Housing Authority)
 Samish Senior (53 units)
 Samish Family (49 units)
 Early Learning Center



 **4**
Barkley Village Family Housing (Mercy)
 77 units

 **5**
Heart House - Families (Lydia Place)
 11 units
 Early Learning Center

 **6**
Single Family Home (NWYS, PAD)
 for 12 youth

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

**THURSDAY
February 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, 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

Guests: Christine Espina, WWU Nursing Faculty and Amy Rydel, Whatcom County Health Department; Von Ochoa and Jon Stubblefield (public)

Members Absent:

APPROVAL OF MINUTES:

Minutes from January 13, 2022 were approved by general consensus.

AGENDA ITEMS:

Presentation – Healthy Whatcom

Christine Espina and Amy Rydel provided an overview from the work being done by the Healthy Whatcom planning team. They shared some of the work that Healthy Whatcom is responsible for and explained that they use data to drive meaningful community action, rooted in equity and accountability, so that people of all races and ethnicities in Whatcom County belong and thrive.

Consolidation Plan – Stakeholder Engagement Strategy Update / Fair Housing Assessment

Kate Bartholomew provided an update to the Consolidated Plan Process for 2023-2028. She shared the Phase 1 Action Steps that will be occurring this Spring and Summer of 2022. She described what is meant by the term “Fair Housing” and briefly discussed how it intersects with our goals and priorities in Bellingham. She shared the 2017 Assessment of Fair Housing Goals and provided an update on the work done towards those goals to date.

Kate shared the importance of community feedback being an iterative process and shared some of the topics that staff has identified as areas for gathering feedback. She spoke briefly to the outreach that has occurred to date. Staff requested that members 1) ask one person if they’ve ever experienced housing discrimination, and 2) email Kate at least 4 topics related to housing that you think might be impacting your neighbors in Bellingham before the next meeting.

Summary of NOFA Applications

Samya Lutz provided a summary of the Notice of Funding Applications (NOFAs) that were received.

- Families with Children – Interim Housing Facility / Shelter (\$3m)
- Sean Humphrey House – New Facility (\$400k)
- Boys and Girls Club – Acquisition (\$200k)
- Mercy Housing – Millworks Childcare Center (\$1m)
- YWCA – Barkley Early Learning (\$300k - \$200k has already been committed)

She also spoke to the sources of funding that could be used to provide funding for the selected programs.

City Staff Updates

- Staff encouraged members to register for upcoming Bellingham For Everyone Learning Events. Registration for all BFE Learning Series events can be found here: [Bellingham for Everyone Learning Series – Whatcom Housing Alliance](#)
 - February 17th with Rep. Sharon Shewmake on State housing policy
 - March 14th with Prof. Gregg Colburn on why homelessness is a housing problem
- In the event there is need for the severe weather warming center this winter, there are volunteers that have been trained, and the City is ready to open a warming center.
- Staff also provided an update on the City/County communications project. A shared website and associated social media communications are being created to make it easier for the public to learn about the work the City and County are doing regarding homelessness.
- Brien Thane shared that Phase 3 of Samish Commons is under construction.

What's the Buzz

Kaylee shared some opportunities that the County and the City of Bellingham may be able to explore related to tiny homes and how they can help address the housing crisis.

Liz Jennings provided an update on the bills moving through legislation, specifically HB 1782 on “Missing Middle” housing and HB 1660 on ADUs. Bills can be tracked as they move through the legislative process here: <https://app.leg.wa.gov/billinfo/>

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