

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

THURSDAY
April 14, 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, Jennifer Miles, Karin Jones, Pierce Bock, Rachel Jewell, Shannon Laws, Suneeta Eisenberg* and Yin-Ho Lai Kristina Martens (City Council)

Absent: Elizabeth Jennings, Kaylee Galloway and Victor Crosetti and *Suneeta Eisenberg left meeting at 6:50pm

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

APPROVAL OF MINUTES:

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

AGENDA ITEMS:

Public Hearing – 2021 Action Plan Amendment

Katy Sullivan presented information to the group on the different populations that could qualify for the assistance, as well as the activities this funding would be able to support. She also walked the group through the required public participation process in order to receive the funding and shared the different opportunities that have already occurred. Katy also shared some of the comments received to date.

There was a brief discussion on how the allocations should be made with regard to what percentage should each get. There was a question about congregate vs. non-congregate funding. There was also a question about any data points that would help decipher which population would need the funding the most. Staff addressed both questions and reviewed some of the data included in the plan related to the data for each of the populations that would qualify for the funding.

2022 Action Plan Discussion / Recommendation

Samya Lutz presented an overview of the 2022 Action Plan and spoke to the different funding sources that are used to fund the projects included in the plan. She shared some of the changes that have occurred to the Action Plan from the last presentation in March and highlighted the Evergreen Ridge project. There was a brief discussion about the NOFA process and staff addressed the reasons that some areas may not have had any applications received.

Samya explained the rationale for separating Exhibit A into two separate pages which include HUD funding (A-1) and local funding (A-2). She presented the new commitments for each funding source and shared how the City is trying to bridge some of the funding gaps that will be created once some of the current funding sources end.

There was a discussion about the Homeowner's Down Payment Assistance funding allocation given the fact that it is hard to find parties that can take advantage of the program.

MOTION: Brien Thane / Karin Jones moved to recommend approval of the 2022 Action Plan as presented by staff.

VOTE: Motion Passes 8-0

2023 Consolidated Plan Presentation

Kate Bartholomew reviewed the housing topics that were sent into staff and placed each one of them into one of the five identified categories.

Staff Updates

Samya provided an update on the Families with Children shelter. She spoke to the Phase 1 report that was sent out at the end of 2021 addressing a non-congregant shelter in northern area of the City and stated the Phase 2 report is currently being worked on. She shared that, at this time, it is not feasible to operate the shelter.

There was a brief discussion about holding the City's Boards/Commissions meetings in-person.

Samya advised that staff will be before City Council on April 25th to provide an update on the Families with Children shelter.

What's the Buzz

Shannon Laws shared that she has heard rumblings in the community about how there should be a tax for those with a second home. She also shared that she has heard that the year 2025 is when we will be fully recovered from the pandemic.

Future Agenda Items

- Wrap-around funding (State level)
- Enforcement for Air BnB
- 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