

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

**THURSDAY
August 11, 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), Elizabeth Jennings; Jennifer Miles, Johnathan Scanlon; Jonathan Stubblefield; Karin Jones; Pierce Bock, Rachel Jewell, Shannon Laws, Suneeta Eisenberg; Victor Crosetti and Yin-Ho Lai
Kristina Martens (City Council)

Absent: Brien Thane and Ryan Wood

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

APPROVAL OF MINUTES:

Minutes from June 9, 2022 were approved by general consensus.

AGENDA ITEMS:

Presentations – Summary of the community Fair Housing Survey & Update on Outreach Events

Kate Bartholomew shared a summary of the Fair Housing Survey and noted that there were 395 completed entries. She reviewed the priorities as identified by the community, and pointed out that an additional targeted survey was offered in both Spanish and English via the Bellingham School District. Another targeted survey was sent to landlord liaisons and case managers to try to get more information on instances of Fair Housing discrimination. She also gave an update on the outreach events that staff will be offering to the community in the coming months.

Discussion - Housing Development Guidebook changes

Samya Lutz reviewed the proposed updates to the Housing Development Guidebook. She suggested that the members review the A&F plan and share any ideas they might have with her for consideration as she is preparing the proposed amendments.

Discussion – CAPER Update

Samya provided an overview on the document and announced that it will be posted for public review and comment on September 7, 2022, with a public hearing to be held at the next meeting.

STAFF UPDATES

Samya announced the changes to the Growth Management Act that will affect how the City plans housing units for each of the income ranges.

Samya shared some updates on Trailview (formally Barkley Family Housing), including that there will be 16 units for families with children experiencing homelessness upon entry. She also briefly provided an update on the City's pursuit to provide a purpose-built shelter for families with children.

Samya spoke to the 22 North project. She shared an update on the work being done by the task force that is working to bring safety and stability back to this site for residents, as well as the surrounding businesses and community.

Samya briefly discussed some of the challenges that a few projects are experiencing, and the steps the City is taking in conversations with other funding agencies that are partnering with them.

What's the Buzz

Future Agenda Items

- LMM Director speak to the Board (Housing first vs. Housing ready)
- Housing accessibility barriers (unable to use vouchers)
- Wrap-around funding (State level)
- Enforcement of short-term rentals (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 staff.