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

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

Members Present: Aran Clauson (Chair), Brien Thane, Jennifer Miles, Jonathan Stubblefield; Jonathan Scanlon; Karin Jones; Pierce Bock; Shannon Laws, Suneeta Eisenberg; Yin-Ho Lai Kristina Martens (City Council)

Absent: Rachel Jewell, Ryan Wood and Victor Crosetti

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 October 13, 2022, were approved by general consensus.

AGENDA ITEMS:

Public Comment Period
There was no public comment.

Project Updates & Budget Updates
Samya provided an update on the different projects that include City funding. She explained how the funding is allocated and the process a project might go through prior to entering into a contract. She shared the number of units that will be constructed and the phase of completion for each project.

Samya also reviewed each of the funding sources the city uses to allocate grant funding, totaling approximately 9 million dollars. She commented on the different one-time grants the city has received in addition to our regular funding sources.

There was a conversation about the Sean Humphrey House's Karen Durham House. Staff stated that this would provide an additional 6 units for individuals that have HIV-AIDS. There was a brief discussion about other projects that may also be eligible for the available CDBG funding.

MOTION: Shannon Laws / Suneeta Eisenberg moved to approve staff's request to fund the Karen Durham's House on condition of final review of their application.

VOTE: Motion Passes 10-0

Housing & Human Services NOFA Application Review

Kate reviewed some of the components of the NOFA. There was a conversation about the COVID Impacts Section. There was general consensus that this section should be removed from the NOFA.

There was also a brief conversation about the criteria and the weight assigned to it. It was suggested that veterans and LGBTQ be included on the list in future NOFA applications. There was general consensus to maintain the scoring rubric be used as presented in the meeting packet.

<u>HOME-ARP Funding Update</u>

Katy provided the members an update on this funding and how the grant was distributed. She reminded the group that the focus would be on those at risk of homelessness. She stated that staff is hoping to notify the public of the funding availability via a letter of intention would be the vehicle in which this is done.

<u>STAFF UPDATES</u>

Kate shared that there are 40 extra beds managed by Road2Home. She also stated that there are emergency severe weather and day shelter locations that will also be available during severe inclement weather.

<u>What's the Buzz</u>

<u>Future Agenda Items</u>

- Housing Development Process and Barriers (BHA)
- Family Systems Solution Group
- Verbal summary on the Project Update page
- LMM Director speak to the Board (Housing first vs. Housing ready)
- Housing accessibility barriers (unable to use vouchers)
- 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:

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Heather Aven, Administrative Secretary