

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

**THURSDAY
February 9, 2023**
Audio-recorded

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

CALL TO ORDER: The meeting was called to order by Karin Jones

Members Present: Jennifer Miles, Jonathan Stubblefield, Jonathan Scanlon, Karin Jones, Ryan Wood, Victor Crosetti, Shannon Laws, Suneeta Eisenberg, and Yin-Ho Lai; Hollie Huthman (Council representative)

Absent: Aran Clauson (Chair), Brien Thane, Pierce Bock; Kristina Michelle-Martens

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

APPROVAL OF MINUTES:

Minutes from January 12, 2023 were approved by general consensus.

PUBLIC COMMENT PERIOD:

No public testimony given during the public comment period.

Public comment at the end of the meeting from the Tenant's Revolt organization raised the concern of substandard rental housing conditions. Other public comment suggested a Tetra Pack recycling program to raise funds for affordable housing.

AGENDA ITEMS:

Consolidated Plan Update

Kate Bartholomew and Chris Behee reviewed the draft Consolidated Plan Overview which included the needs assessment and market analysis. Key themes were the high percentage of cost burden among renters, rising homelessness, and costs associated with construction of affordable housing. Chris Behee presented data on the housing market trends and needs forecast.

There was discussion about the inclusion of Bellingham demographics being an important component to include. There was a brief conversation about how Bellingham's homeless statistics compare to other counties that are of similar population size. It was suggested that there be some data included in the plan that speaks to percentage of homeowner vs. rental units.

Kate took notes and will incorporate members recommendations into the next update.

NOFA Summary & Update

Samya Lutz reviewed the different funding sources used to allocate grant monies. She spoke to the different sources that have been spent and will not be part of the Consolidated Plan. Samya reminded the members of those programs that do not participate in the competitive process and are on-going programs funded by the City.

Kate Bartholomew gave a brief overview of the competitive applications that were submitted for this grant round. Staff briefly reviewed the scoring process. There was a brief discussion about what data will be collected and dispersed to members to assist in allocating awards for the 2023-2024 grant cycle.

STAFF UPDATES

What's the Buzz

The group tabled the discussion for the legislative update to next month's meeting in March.

Future Agenda Items

Von suggested a few

- 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:

Heather Aven, Administrative Secretary