

2014 Action Plan Amendment



City of Bellingham, WA
Planning and Community
Department

February 9, 2015

EXECUTIVE SUMMARY

The City of Bellingham approved the 2014 Action Plan on May 5, 2014 (Resolution 2014-17). This amendment funds one new project (Youth Housing) and amends funding and outcomes for three other projects (tenant-based rental assistance, 2014 CHDO Project, and Kulshan Lafayette Street Homes).

Two general categories of project activity amendments are included in this change:

NEW PROJECT FUNDING:

1. **Youth Housing.** The Opportunity Council and Northwest Youth Services are cooperating to determine the feasibility of a project that will yield apartments on land currently owned by Northwest Youth Services. The Opportunity Council is considering sponsoring the development as a Community Housing Development Organization (CHDO). \$7,527 of HOME Investment Partnership funds would be allocated to initial feasibility studies for this project.

CHANGES IN PROJECT FUNDING/OUTCOMES:

2. **Tenant Based Rental Assistance.** The City has experienced an increased need for rental assistance to serve the chronically homeless and homeless families. An increase in funding of \$84,938 would be allocated to this program through June 2016.
3. **2014 CHDO Project.** Funds were set aside for a homebuyer project for Kulshan Community Land Trust at a location to be determined. The project has now been identified as McKenzie Green Commons at 1506 McKenzie Avenue. The number of housing units is reduced from eight (8) to five (5), and the funding for the activity is \$175,000. One (1) additional scattered site homebuyer unit would get accomplished. Total for activity is \$210,000, a reduction of \$35,000.
4. **Kulshan Lafayette Homes.** This is a Kulshan Community Land Trust project to construct three homes on Lafayette Street. The funding allocated for this project is increased from \$77,527 to \$105,000, an increase of \$27,473. There are no proposed changes in the number of homes (3) which will be produced.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

These amendments are a result of consultation with stakeholders and nonprofit agencies delivering service in the City. The Notice of Public Hearing and Plan Amendment was published in a display ad in the Bellingham Herald on December 8, 2014. The amendments were also made available on the City's web site and at the public library.

The Community Development Advisory Board held a public hearing January 8th on the amendments. At the hearing, the Board heard input from Kulshan Community Land Trust regarding the McKenzie Green project. The Board declined to increase the amount of funding per unit for the project, but agreed to move forward with the creation of five units to serve the targeted population.

EXPECTED RESOURCES

AP-15 Expected Resources – 91.220(c) (1, 2)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$464,419	\$100,000	\$1,097,785 \$1,012,847	\$1,662,204 \$1,577,266	\$1,575,000	Funds used for homebuyer assistance, housing development (including CHDOs) and administration

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase supply-affordable owner-occupied housing	2013	2017	Affordable Housing	City of Bellingham Meridian-Birchwood Neighborhood Roosevelt Neighborhood	INCREASE AFFORDABLE HOUSING SUPPLY ASSIST HOUSING/SERVICE NEEDS - ELDERLY HEALTHY CHILDREN AND FAMILIES	CDBG: \$17,081 HOME: \$414,466 21,993	Direct Financial Assistance to Homebuyers: 911 Households Assisted
6	Support rapid rehousing-homeless persons/families	2013	2017	Homeless	City of Bellingham Meridian-Birchwood Neighborhood Roosevelt Neighborhood Central Business District	HOMELESSNESS INCREASE AFFORDABLE HOUSING SUPPLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES	CDBG: \$53,797 HOME: \$353,719 268,781	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 3020 Households Assisted

AP-35 Projects – 91.220(d)

The 2014 Action Plan includes continuation of existing activities, renewal of ongoing activities, and some new projects. New projects added in 2014 include the following:

- **Public Facilities and Improvements** - two new activities would assist Brigid Collins and the Opportunity Council to improve their facilities that serve low-income persons in our community;
- **CHDO Housing Project** - an activity to create ~~seven~~six homeowner units with Kulshan Community Land Trust, five of which are project based (McKenzie Green) and one scattered site acquisition;
- **Infill Demonstration Project** - funding to create new housing units which utilizes the City's Infill Demonstration Toolkit;
- **Public Services** - funding to support ongoing and new housing and human and social service activities delivered by nonprofit organizations; and
- **Youth Housing** - funding to determine the feasibility of a new multifamily housing project for youth.

Projects

AP-38 Projects Summary

4	Project Name	TBRA 2014
	Target Area	City of Bellingham
	Goals Supported	Support rapid rehousing-homeless persons/families
	Needs Addressed	HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES
	Funding	HOME: \$348,588 <u>263,650</u>
	Description	Tenant-based rental assistance for rapid re-housing and homeless prevention. Program managed by the Opportunity Council. Funding includes unexpended 2013 funds carried forward.
	Target Date	6/30/2015

Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 <u>20</u> households per year would benefit from the proposed activity.
Location Description	City of Bellingham.
Planned Activities	The target population for the TBRA program are those households earning 30% AMI or less and threatened with becoming homeless; special needs populations, such as victims of domestic violence, would also be eligible with incomes at 50% AMI or less.

9	Project Name	2014 CHDO PROJECT - KCLT
	Target Area	City of Bellingham
	Goals Supported	Increase supply-affordable owner-occupied housing
	Needs Addressed	INCREASE AFFORDABLE HOUSING SUPPLY ASSIST HOUSING/SERVICE NEEDS - ELDERLY
	Funding	HOME: \$210,000 <u>245,000</u>
	Description	Kulshan Community Land Trust (<u>KCLT</u>) will develop and create an affordable homeowner project, likely targeting primarily for older adults 55+ seniors and in a mixed-income development. This project is also considered a contingency project in the event more or less funds are available than anticipated. <u>KCLT will also acquire one scattered site home.</u>
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Kulshan Community Land Trust is planning a mixed income senior housing project. Preliminary plans target eight <u>Five families, primarily older adults 55+ with incomes between 50% and 80% of Area Median Income (AMI) for the new construction project. One family for the scattered site acquisition, to benefit, but these number can increase or decrease as plans develop.</u>
	Location Description	TBD, but the preliminary location targets the Fairhaven neighborhood (McKenzie Street). <u>1506 McKenzie Avenue in the Happy Valley neighborhood. Scattered site to be determined upon acquisition.</u>

	Planned Activities	The activities could include construction of new affordable housing units and/or the direct financial assistance to homeowners to purchase homes that are developed. Kulshan CLT would begin planning the activity in 2014, with development more likely to occur in 2015.
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13	Project Name	KULSHAN LAFAYETTE STREET 2013-2014 HOUSE
	Target Area	Meridian-Birchwood Neighborhood
	Goals Supported	Increase supply-affordable owner-occupied housing
	Needs Addressed	INCREASE AFFORDABLE HOUSING SUPPLY HEALTHY CHILDREN AND FAMILIES
	Funding	HOME: \$ 105,000 ^{77,527}
	Description	This is a 2013(CHDO) project to construct homes on an existing lot acquired by Kulshan Community Land Trust. It is in the vicinity of other projects, including the Madrona Street home and Indiana Street (4) homes.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Three housing units are planned to be constructed and sold to qualified low-income households.
	Location Description	2939 Lafayette Street - Bellingham, WA
	Planned Activities	The CHDO funds will be used to make the homes affordable to qualified low-income households.

17	<u>Project Name</u>	<u>YOUTH HOUSING PROJECT</u>
	<u>Target Area</u>	<u>City Center</u>
	<u>Goals Supported</u>	<u>Increase supply of permanent supportive housing</u>
	<u>Needs Addressed</u>	<u>INCREASE AFFORDABLE HOUSING SUPPLY</u> <u>HEALTHY CHILDREN AND FAMILIES</u>
	<u>Funding</u>	<u>HOME: \$7,527</u>
	<u>Description</u>	<u>The City will fund an initial feasibility analysis of the Opportunity Council sponsoring a Community Housing Development Organization (CHDO) project for a permanent supportive housing project for youth.</u>
	<u>Target Date</u>	<u>06/31/2015</u>
	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	<u>Up to 26 households might benefit, but this is for a feasibility study only.</u>
	<u>Location Description</u>	<u>1020 N. State Street.</u>
	<u>Planned Activities</u>	<u>The City will provide CHDO funds for a feasibility study to create permanent supportive housing for youth on an existing vacant lot.</u>

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3020
The Production of New Units	4042
Rehab of Existing Units	14
Acquisition of Existing Units	7
Total	83

Table 1 - One Year Goals for Affordable Housing by Support Type