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)**

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Reminder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation:</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Program Income:</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Prior Year Resources:</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Total:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME</td>
<td>Public - Federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>$464,419</td>
<td>$100,000</td>
<td>$1,097,785</td>
</tr>
</tbody>
</table>
### Annual Goals and Objectives

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

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Increase supply-affordable owner-occupied housing</td>
<td>2013</td>
<td>2017</td>
<td>Affordable Housing</td>
<td>City of Bellingham Meridian-Birchwood Neighborhood Roosevelt Neighborhood</td>
<td>INCREASE AFFORDABLE HOUSING SUPPLY ASSIST HOUSING/SERVICE NEEDS - ELDERLY HEALTHY CHILDREN AND FAMILIES</td>
<td>CDBG: $17,081 HOME: $41,466,193</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td>Direct Financial Assistance to Homebuyers: 311 Households Assisted</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Tenant-based rental assistance / Rapid Rehousing: 3020 Households Assisted</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Project Name</th>
<th>TBRA 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellingham</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Support rapid rehousing-homeless persons/families</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $348,588 263,650</td>
</tr>
<tr>
<td>Description</td>
<td>Tenant-based rental assistance for rapid re-housing and homeless prevention. Program managed by the Opportunity Council. Funding includes unexpended 2013 funds carried forward.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2015</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>An estimated 30 households per year would benefit from the proposed activity.</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-------------------------------------------------</td>
</tr>
<tr>
<td>Location Description</td>
<td>City of Bellingham.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9</th>
<th>Project Name</th>
<th>2014 CHDO PROJECT - KCLT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellingham</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Increase supply-affordable owner-occupied housing</td>
<td></td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>INCREASE AFFORDABLE HOUSING SUPPLY ASSIST HOUSING/SERVICE NEEDS - ELDERLY</td>
<td></td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $210,000 245,000</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Kulshan Community Land Trust (KCLT) 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. KCLT will also acquire one scattered site home.</td>
<td></td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2016</td>
<td></td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Kulshan Community Land Trust is planning a mixed income senior housing project. Preliminary plans target eight 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.</td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td>TBD, but the preliminary location targets the Fairhaven neighborhood (McKenzie Street)-1506 McKenzie Avenue in the Happy Valley neighborhood. Scattered site to be determined upon acquisition.</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>13</th>
<th>Project Name</th>
<th>KULSHAN LAFAYETTE STREET 2013-2014 HOUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Meridian-Birchwood Neighborhood</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Increase supply-affordable owner-occupied housing</td>
<td></td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>INCREASE AFFORDABLE HOUSING SUPPLY HEALTHY CHILDREN AND FAMILIES</td>
<td></td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $105,000</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2015</td>
<td></td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Three housing units are planned to be constructed and sold to qualified low-income households.</td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td>2939 Lafayette Street - Bellingham, WA</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The CHDO funds will be used to make the homes affordable to qualified low-income households.</td>
<td></td>
</tr>
<tr>
<td>Project Name</td>
<td>YOUTH HOUSING PROJECT</td>
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<tr>
<td>--------------</td>
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<td></td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>City Center</td>
<td></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Increase supply of permanent supportive housing</td>
<td></td>
</tr>
</tbody>
</table>
| **Needs Addressed** | INCREASE AFFORDABLE HOUSING SUPPLY  
HEALTHY CHILDREN AND FAMILIES |
| **Funding** | HOME: $7,527 |
| **Description** | 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. |
| **Target Date** | 06/31/2015 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Up to 26 households might benefit, but this is for a feasibility study only. |
| **Location Description** | 1020 N. State Street. |
| **Planned Activities** | The City will provide CHDO funds for a feasibility study to create permanent supportive housing for youth on an existing vacant lot. |
### AFFORDABLE HOUSING

**AP-55 Affordable Housing – 91.220(g)**

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td>3020</td>
</tr>
<tr>
<td>The Production of New Units</td>
<td>4042</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
<td>14</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>83</strong></td>
</tr>
</tbody>
</table>

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