

# 2013-2017 CONSOLIDATED PLAN

## 2016 Draft Action Plan **Amendment**

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**City of Bellingham**

**Washington**

**February 21, 2017**

# Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

## 1. Introduction

The City of Bellingham approved the 2016 Action Plan on May 2, 2016 (Resolution 2016-12), which covers the period from July 1, 2016 through June 30, 2017. This amendment targets new funding for projects in two areas (predevelopment for rental housing and community facilities) and amends funding and outcomes for six projects.

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

### NEW PROJECT FUNDING:

1. **Predevelopment/Feasibility for New Rental Housing.** Funding has been targeted to assist approximately three existing organizations with predevelopment and feasibility costs in order to stimulate additional affordable rental housing development in the near term.
2. **Community Facilities.** The City is considering a number of potential community facilities and/or infrastructure projects for CDBG funding.

### CHANGES IN PROJECT FUNDING/OUTCOMES:

1. **Homebuyer Program.** The City has experienced an increased need for low income homebuyer assistance. An increase in funding of \$92,979 in federal HOME Investment Partnership dollars would be allocated to this program through June 2016, allowing existing Levy funds already allocated to be stretched further. Note: the 2017 Action Plan will propose allocation of an additional \$139,052 in federal HOME funding towards this activity.
2. **Opportunity Council drop-in center.** Funds were set aside in the amount of \$200,000 for phase II of the rehabilitation project to the primary community service drop-in center at 1111 Cornwall. Approximately \$8,500 from unused phase I funding is shifted over to be added to phase II for a total of \$208,500.
3. **City Rehabilitation Program.** The City is still using funds set aside from past Action Plans, and therefore has adjusted the current year funding downward.
4. **22 North Rental Development.** The City is proposing an increase in the amount of federal HOME Investment Partnership dollars used for this project, and a decrease in City Levy funding. The amended 2016 Action Plan shows an overall decrease in funding for this project of \$51,094. Note: the 2017 Action Plan will propose allocation of an additional \$301,093 in federal HOME funding towards this activity.
5. **Acquisition and Opportunity.** The City supported the acquisition of the Bell Tower building by Lydia Place using City Levy acquisition and opportunity Funding in order to provide 5 additional units of housing for homeless-on-entry residents. This amendment shows this project under the rental production category and adjusts the acquisition and opportunity Fund accordingly.
6. **Supportive Services.** CDBG funding can be used for services up to a cap based on the current year entitlement funds + the past year's program income. The actual program income received by the

City in the 2015 Action Plan year was higher than what was anticipated, allowing an additional \$10,173 to be allocated for services funding.

**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 February 16, 2017. The amendments were also made available on the city's web site and at the public library.

*[Summarize public comments when received.]*

## Expected Resources

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

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	721,231	380,000	150,665	1,251,896	1,050,000	Funds used for priority needs, including preservation of housing stock, lead-based paint, public improvements, public services and administration and planning.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	406,691	250,000	659,453	1,316,144	565,000	Funds used for homebuyer assistance, tenant-based rental assistance, housing development (including CHDOs) and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public - Local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Services TBRA	2,881,229	0	3,458,085	6,339,314	5,738,497	The City of Bellingham has a voter-approved housing levy that supports development and preservation of housing, as well as rental assistance and housing services.
Other	Public - Local	Public Services	465,760	0	20,000	485,760	500,000	This is the city's investment in housing, human and social services.

Table 5 - Expected Resources – Priority Table

***P-35 Projects – 91.220(d)***

**2016 ACTION PLAN AMENDMENT SUMMARY**

2016-17 ACTIVITIES	CDBG	HOME	CITY GF	HOUSING LEVY	TOTAL
<b>Homebuyer Program</b>					
<b>2013-15 Commitments</b>					
Housing Finance Commission		\$46,073		\$257,800	\$303,873
<b>2016 Allocations:</b>					
Housing Finance Commission (2016)		\$219,052		\$153,652	\$372,704
<b>Public Facility Program</b>					
<b>2013-15 Commitments:</b>					
2015 WFCN - Roosevelt Project (BHA)	\$85,665				\$85,665
<b>2016 Competitive NOFA Allocations:</b>					
2016 Opportunity Council Cornwall Phase II	\$208,500				\$208,500
<b>Preservation Program</b>					
<b>2013-15 Commitments</b>					
2015 City Rehabilitation Program		\$33,760			\$33,760
2013-15 Manufactured Housing Repair				\$131,713	\$131,713
2015 DVAS Safe Shelter	\$15,000				\$15,000
<b>2016 Program:</b>					
City Rehabilitation Program	\$176,194				\$176,194
2016 Manufactured Housing Repair				\$125,000	\$125,000
2016-17 Emergency Repair				\$50,000	\$50,000
<b>2016 Competitive NOFA Allocations:</b>					
2016 DVAS Shelter Rehab (Birchwood)				\$329,084	\$329,084
2016 Opportunity Council G St Rehabilitation				\$120,000	\$120,000
<b>Hold for 2017:</b>					
Public Facilities Projects	\$315,747			\$120,000	\$435,747
<b>Production Program</b>					
<b>2013-15 Commitments</b>					
2013 CHS Bakerview Family Housing				\$155,196	\$155,196
Mercy Housing NW - Eleanor Apts.		\$280,014		\$382,984	\$662,998
2014, 2015 Aloha / BHA				\$1,905,000	\$1,905,000
Opportunity Council/NWYS - 22 North		\$233,949		\$275,103	\$509,052
<b>2016 Allocations:</b>					
2016 Opportunity Council/NWYS - 22 North		\$141,822		\$237,029	\$378,851
2016 CHS Mt. Baker Apartments	\$235,008			\$564,992	\$800,000
2016 Lydia Bell Tower				\$336,000	\$336,000
2016 predevelopment for pipeline projects				\$120,000	\$120,000
<b>CHDO Set Aside (min. 15% of HOME Grant)</b>					
22 North		\$61,004			\$61,004
<b>Rental Assistance, Housing &amp; Human Service Program</b>					
<b>2013-15 Commitments</b>					
2014-15 FY Tenant Based Rental Assistance		\$144,511			\$144,511
2013-15 Project-based Housing Services				\$368,192	\$368,192
2015 WAHA Intensive Case Management			\$20,000		\$20,000
<b>2016 Program:</b>					
Tenant Based Rental Assistance (OC)		\$165,000			\$165,000
2016 Homeless Service Center Admin			\$45,835		\$45,835
2016 Project Homeless Connect			\$2,000		\$2,000
2016 WAHA Intensive Case Management			\$80,000		\$80,000
<b>2015-16 Competitive NOFA Allocations:</b>					
Housing Services (see Ex. B)	\$110,173			\$175,000	\$285,173
Human & Social Services (see Ex. B)	\$53,185		\$307,925		\$361,110
Housing Project-based Services (see Ex. B)				\$189,414	\$189,414
2016 Homeless Outreach Team				\$274,288	\$274,288
2016-17 Emergency Shelter NOFA			\$30,000		\$30,000
<b>Acquisition and Opportunity Program</b>					
Acquisition and Opportunity Fund				\$539,000	\$539,000
<b>Administration</b>					
City Expenses	\$220,246	\$53,169		\$157,319	\$430,734
TBRA Administration (contract)		\$12,500			\$12,500
<b>TOTAL:</b>	<b>\$1,419,718</b>	<b>\$1,390,853</b>	<b>\$485,760</b>	<b>\$6,966,766</b>	<b>\$10,263,097</b>
<b>BALANCE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## 2016 ACTION PLAN RENTAL ASSISTANCE AND SERVICES AMENDMENT

PROGRAM	CDBG	HOME	CITY GF	HOUSING LEVY	TOTAL
<b>Rental Assistance</b>					
<b>Existing Commitments:</b>					
2015 FY Tenant Based Rental Assistance		\$ 144,511			\$ 144,511
2015 HOT Rapid Re-housing Vouchers				\$ 72,677	\$ 72,677
<b>2016 Program:</b>					
OC - Tenant Based Rental Assistance Program		\$ 165,000			\$ 165,000
<b>Housing Services</b>					
<b>Existing Commitments:</b>					
2015 Homeless Service Center Admin			\$ 45,835		\$ 45,835
<b>2015-16 Competitive NOFA Allocations:</b>					
CCS - Anti-victimization Re-housing Program				\$46,142	\$46,142
Lydia Place - Ending Family Homelessness	\$35,000			\$13,000	\$48,000
NWYS - PAD Program	\$10,173			\$45,000	\$55,173
Lydia Place - Transitional Housing				\$17,358	\$17,358
NWYS - Transitional Living Program				\$33,000	\$33,000
OC - Housing Services	\$40,000				\$40,000
DVSAS - Safe Shelter				\$20,500	\$20,500
YWCA - Larrabee Residence	\$25,000				\$25,000
<b>Held for Emergency Shelter NOFA</b>			\$30,000		\$30,000
<b>Homeless Outreach Team (services only)</b>				\$201,611	\$201,611
<b>Project-Based Rental Assistance &amp; Housing Services</b>					
<b>Existing Commitments:</b>					
2013-15 Frances Place Housing Services				\$133,500	\$133,500
2013-15 Greggie's House Housing Services				\$55,914	\$55,914
<b>Human &amp; Social Services</b>					
<b>Existing Commitments:</b>					
WAHA Intensive Case Management			\$80,000		\$80,000
2015 Project Homeless Connect			\$2,000		\$2,000
<b>2015-16 Competitive NOFA Allocations:</b>					
BCELC - Childcare & Early Learning Services			\$30,000		\$30,000
WAHA - Community-Based Intensive Case Mngmnt			\$25,000		\$25,000
WCOA - Meals on Wheels Bellingham	\$30,500				\$30,500
BCFSC - Target Intensive Case Management	\$22,685		\$7,315		\$30,000
MNW - Farm Worker & Senior Support Services			\$12,000		\$12,000
DVSAS - Help & Healing to Children of DV Victims			\$15,000		\$15,000
LAW - Homeless Disability Benefits Project			\$15,000		\$15,000
Rebound Roots			\$31,000		\$31,000
VC - Volunteer Chore Program			\$30,000		\$30,000
WLC - Gaining Jobs Improving Self-Suffic. thru Lit.			\$10,000		\$10,000
WDRC - Parent / Teen Mediation			\$15,000		\$15,000
NWYS - Vocational Readiness Program			\$35,000		\$35,000
OC - Maple Alley Inn			\$20,000		\$20,000
BFB - Free Grocery Program			\$25,000		\$25,000
SHH - Residential Services - Adults Living with AIDS			\$12,610		\$12,610
NWYS - Teen Court			\$25,000		\$25,000
<b>TOTAL ALLOCATIONS</b>	<b>\$163,358</b>	<b>\$309,511</b>	<b>\$465,760</b>	<b>\$638,702</b>	<b>\$1,577,331</b>
<b>BALANCE:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>