

2013-2017 CONSOLIDATED PLAN

2016 Action Plan

City of Bellingham
Washington

October 3, 2016

Executive Summary

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

1. Introduction

The City of Bellingham approved the 2013-2017 Consolidated Plan on November 5, 2012 (Resolution No. 2012-30). Since its adoption, the following has occurred:

- On July 26, 2013, the U.S. Department of Housing and Urban Development ("HUD") approved the Consolidated Plan and 2013 Action Plan.
- On December 2, 2013, HUD approved the city's change in the federal CDBG and HOME program year from January 1 through December 31 to July 1 through June 30.
- On May 5, 2014 the 2014 Action Plan was approved by the City Council (Resolution 2014-17).
- On February 9, 2015 the 2014 Action Plan was amended (Resolution 2015-02).
- On May 4, 2015 the 2015 Action Plan was approved by the City Council (Resolution 2015-08).
- On May 2, 2016 the 2016 Action Plan was approved by the City Council (Resolution 2016-12).

This is the fourth year under the 2013-2017 Consolidated Plan. New activities selected for funding in the 2016 Action Plan were based on solicitation of proposals. Funding sources for these activities included federal HOME and CDBG funds, as well as local City funds (2012 Housing Levy and General Fund). Specifically, the City sought applications for the following:

- **Rental (Multifamily) Production Program** - released January 19, 2016, with applications received by February 26, 2016; two applications were received (one split application covering both preservation and production).
- **Multifamily Housing Preservation** - released January 19, 2016, with applications received by February 26, 2015; three applications were received (one split application covering both preservation and production).
- **Public Facilities and Improvements** - released on January 19, 2016, with applications received by February 26, 2016; one application was received.

In 2015, the City sought applications for Housing Services and Human and Social Services for a two-year cycle and those awards are included in the 2016 Action Plan. Several existing commitments from previous years are carried forward, including the homebuyer program, public facility improvements, preservation and rehabilitation projects, new rental housing development and tenant-based rental assistance.

2. Summarize the objectives and outcomes identified in the Plan

New Project Funding: Funds were allocated to several new projects.

- One new Public Facility and Improvement project would assist in finishing the second phase of remodeling the Opportunity Council drop-in service center that provides services to low and moderate income and homeless individuals and families, including Energy Assistance, Homeless Housing Assistance, Head Start Programs, and others. The project would improve safety, energy

efficiency, and service delivery.

- Another project would make repairs and expand the number of useable bedrooms in a new emergency shelter for victims of domestic violence.
- One housing project is allocated HOME funds in order to repair an aging apartment building, adding more income-restricted apartments for low income individuals and families. Another is rehabilitating an aging four-plex for low income families that has had to undergo numerous emergency repairs in the past few years due to deterioration.
- One project is an expanded commitment beyond existing predevelopment and feasibility funding to support the development of permanent housing with services for homeless adults and young adults. This project also has HOME funds allocated, and is developed by a Community Housing Development Organization (CHDO).

Carryover and Continuing Projects: Activities funded prior to 2016, or ongoing programs, are included in the 2016 Action Plan. These activities include: the Homebuyer Program, one Public Facility and Improvement project (Roosevelt Resource Center), three preservation activities (Interfaith, manufactured home repair, and the City owner-occupied rehabilitation program), three production projects (Mercy Housing, Bakerview Family Housing, 22 North), and the remaining balance of the tenant-based rental assistance program.

Contingency Projects: In the event that appropriations are greater or less than anticipated, or planned activities are cancelled, the following activities are proposed as contingencies: Tenant Based Rental Assistance (HOME), Housing Rehabilitation (CDBG and/or HOME) and Housing Finance Commission homebuyer program (HOME). The Mt. Baker Apartment project may utilize HOME funds as a contingency HOME project, and is a substantial remodel that would result in further affordability. In addition, two rental housing projects are being sponsored or developed by certified Community Housing Development Organizations (CHDOs): Opportunity Council and Mercy Housing Northwest. Either CHDO might be allocated CHDO funds.

3. Evaluation of past performance

This is the fourth year of the 2013-2017 Consolidated Plan. The City completed the second performance evaluation report on September 30, 2015 for the 2014 Action Plan. The report showed good progress towards goals:

- 48% of the Production of Rental Housing Goals had contract commitments by the end of 2014, with 5% completed and occupied.
- 33% of the Preservation of Housing Goals had been committed by the end of 2014, with 40% completed and occupied.
- 70% of the Homebuyer Goals had been committed by the end of 2014, with 40% being purchased and occupied.
- Filling the gap in basic needs exceeded the goal by 3,307% in 2013, with no change in 2014. Consideration should be given to recalibrating the goal.
- 69% of the Rental Assistance, HIV/AIDS and Public Service Goals had been committed by the end of 2014.

While some projects are delayed, this is common and goals appear to be on target to be reached.

4. Summary of Citizen Participation Process and consultation process

The public consultation process for the 2016 Action Plan included a 30-day public comment period, and a public hearing before the Community Development Advisory Board. The public was invited to comment on the Action Plan during the written comment period, which was scheduled from March 7, 2016 through April 7, 2016. The applicants, along with any interested citizens, were also provided with the opportunity to speak on the priorities to be considered in the 2016 Action Plan at the March 10, 2016 public hearing.

The display ad providing notice of the public hearing and plan amendment was published in Bellingham Herald on February 24, 2016.

5. Summary of public comments

Public comments were received primarily from agencies, or their advocates, seeking an allocation of funds for their program or expressing general support. Of the four written comments received, two advocated for the City to provide up to five percent CHDO operating support funding; one advocated for a change in policy in the City's homebuyer program's target neighborhoods; and the last from the County Health Department provided a review of the project applications with regard to the Whatcom County 10-Year Plan to End Homelessness, Phase 4, and supported funding for the projects, especially those adding housing capacity.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City followed a public evaluation and ranking process for allocation of funds. While comments or views were not rejected, in some cases the results of the evaluation and ranking may not have maintained the requested level of funding for projects.

7. Summary

The 2016 Action Plan is intended to implement the priorities and strategies set forth in the 2013-2017 Consolidated Plan.

Lead and Responsible Agencies

PR-05 Lead and Responsible Agencies – 24 CFR 91.200(b)

The following describes the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BELLINGHAM	
CDBG Administrator	BELLINGHAM	Planning and Community Development
HOPWA Administrator		
HOME Administrator	BELLINGHAM	Planning and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information:

Samya Lutz, Housing & Services Program Manager
Planning and Community Development Department
City of Bellingham
210 Lottie Street - Bellingham, WA 98225

Phone: 360-778-8385 or E-mail: sklutz@cob.org

Consultation

AP-10 Consultation – 24 CFR 91.100, 91.200(b), 91.215(l)

The City of Bellingham works in partnership with other agencies, nonprofit organizations, the public housing authority and other citizens and stakeholders to identify the needs for affordable housing, community development and homelessness. These needs are documented in the 2013-2017 Consolidated Plan. Based on these needs, the Consolidated Plan consultation process included setting priorities based on the financial resources available through HUD and local resources.

The consultation process for an Annual Action Plan is to align resources with the goals and strategies outlined in the Consolidated Plan. The City provided an opportunity for agencies and nonprofits to submit proposals for funding assistance that would work to implement the goals and strategies of the 2013-2017 Consolidated Plan. A 30-day process to accept proposals resulted in numerous activities.

Funding requests exceeded the amount of anticipated resources in most categories. Where additional resources are available, it is within the City's local Housing Levy. CDBG and HOME grants, including program income, are fully allocated in this 2016 Action Plan.

Enhancing Coordination

The public and assisted housing providers, as well as the governmental health, mental health and service agencies, have close working relationships in Bellingham and Whatcom County. The Whatcom County Health Department is the lead agency for homeless housing, as well as public health, mental health and veteran's needs in our community. The City is an active member of the Whatcom County Homeless Steering Committee and Coalition, as well as a member of the Whatcom County Housing Advisory Committee. The city's Community Development Advisory Board includes membership that represents housing and social service providers, including a representative of the Public Housing Authority.

Coordination with Continuum of Care

Whatcom County is the lead agency for the Continuum of Care and the Plan to End Homelessness. The Whatcom Homeless Service Center is the coordinating entity for homelessness, including a single point of entry. The City has incorporated the goals, strategies, activities and outcomes for addressing homeless persons in our community into the plan, ensuring consistency in policies and efforts.

The City has coordinated with Whatcom County and has incorporated their goals, strategies, activities and outcomes in the Consolidated Plan. The City helps fund the Whatcom Homeless Service Center, which administers the Homeless Management Information System (HMIS) for the community, and helps fund a Homeless Outreach Team which works with vulnerable families and individuals to find housing and other services.

Consultation with Continuum of Care

The City is an active member of the Whatcom County Homeless Steering Committee and Coalition, as well as a member of the Whatcom County Housing Advisory Committee. The City has coordinated with Whatcom County and has incorporated their goals, strategies, activities and outcomes in the Consolidated Plan. The City helps fund the Whatcom Homeless Service Center, which administers the Homeless Management Information System (HMIS) for the community.

Participating agencies, groups, organizations and others

Agencies, groups, organizations who participated:

1	Agency/Group/Organization	BELLINGHAM HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing, Public Housing Authority (PHA)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of the Bellingham Housing Authority is a member of the city's Advisory Board which recommends priorities and funding of the Action Plan.
2	Agency/Group/Organization	OPPORTUNITY COUNCIL
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Community Action Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy CHDO Activities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Opportunity Council was consulted and participated in development of the action items. In addition, because the Homeless Service Center is hosted by the Opportunity Council, strategies regarding homelessness were coordinated with them. The Opportunity Council is a certified Community Housing Development Organization (CHDO), and eligible for HOME CHDO set-aside on a project basis.

3	Agency/Group/Organization	Northwest Youth Services
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Services - Housing Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Northwest Youth Services is a member of the city's Advisory Board which recommends priorities and funding of the Action Plan.

Table 1 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Including the above agencies that were consulted, more than fifty agencies and organizations, and more than 25 individuals, were contacted to provide them with an advance opportunity to know that applications for funding assistance to implement the 2013-2017 Consolidated Plan were being accepted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Whatcom County	Whatcom County drafted the Homelessness Strategy, and reviewed and commented on the Consolidated Plan. Whatcom County assisted in review of activities proposed for 2016.

Table 2 – Other local / regional / federal planning efforts

Participation

AP-12 Participation – 91.105, 91.200(c)

A public display ad for this substantial amendment was put into the Bellingham Herald notifying the public of an opportunity to comment on the Action Plan amendment and attend a public hearing. Notices were also sent out to stakeholders and the media, posted on the city's web site and through press releases.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	Non-targeted/broad community	The City conducted a public hearing to afford everyone an opportunity for input. No one provided input at the public hearing.	Input received offered general agency support or advocated for specific funding.	The City will look into providing up to 5% CHDO Administrative funding next year in conjunction with the Notice of Funding Availability process.
2	Newspaper Ad	Non-targeted/broad community	Display ad - no direct response requested	Display ad - no direct response requested	Display ad - no direct response requested

Table 4 – Citizen Participation Outreach

Expected Resources

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

HUD's 2016 allocation to the City of Bellingham was increased by \$30,518 from the 2015 allocation. Of that increase, CDBG was increased by \$1,005 and HOME increased by \$29,513.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amt 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	200,000	133,500	1,054,731	1,020,000	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	110,000	42,527	559,218	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 Amt 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	6,329,842	0	0	6,329,842	5,500,000	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 TBRA	465,760	0	0	465,760	500,000	This is the city's investment in housing, human and social services.

Table 5 - Expected Resources – Priority Table

Federal Funds / Additional Resources

In 2014, for every dollar of federal funds the City allocated, another \$6.31 in non-federal funds were leveraged. Human (public) service grants leverage considerable funding from non-federal sources, tapping into the local commitment of nonprofit agencies delivering critical services to our community.

City funding for most housing projects most often includes other funds to complete a project. Nonprofit housing developers have been successful in obtaining Washington State Housing Trust Fund allocations and Low Income Housing Tax Credit investments. The City's funding has been successful at leveraging significant non-federal sources.

In 2012, Bellingham voters approved a Housing Levy that assesses \$3 million per year to address housing development/preservation and housing services. These funds are used to help support capital costs, rent and services for some federally funded projects, thus contributing to the matching requirements. For this reason, commitments beyond 2014 allocations at the time of the Annual Performance and Evaluation Report indicate even greater leveraging, as the Levy has enabled additional resources to assist in housing development, preservation and services. The projection for

activities committed in 2014, but which are not yet completed, is that for every federal dollar expended, another \$12.25 of non-federal funds will be expended.

Discussion

The City passed a Housing Levy at the completion of the Consolidated Plan process. The levy provides about \$3 million annually for seven years, and will address increasing the housing supply, preservation of housing, rental assistance and housing supportive services. The needs, priorities and strategies of the Consolidated Plan will be assisted by these additional resources in the community.

CDBG prior year resources that have not been allocated to previous year Action Plan items include additional \$88,613 in Program Income than was anticipated in 2015, and unexpended project resources. For these reasons, the CDBG resources allocated to projects in this Action Plan are higher than the Entitlement and Program Income amounts by \$133,500.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Help fill gap in basic needs to low-income	2013	2017	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Bellingham Meridian-Birchwood Neighborhood Roosevelt Neighborhood Central Business District	HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES	CDBG: \$138,850 Public-Local: \$372,925	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 19620 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 404 Households Assisted Housing for People with HIV/AIDS added: 6 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase supply of affordable family housing	2013	2017	Affordable Housing Homeless	City of Bellingham	INCREASE AFFORDABLE HOUSING SUPPLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES	Housing Levy: \$155,196	Rental units constructed: 50 Household Housing Unit
3	Increase supply of affordable rental housing	2013	2017	Affordable Housing Homeless	City of Bellingham Central Business District	INCREASE AFFORDABLE HOUSING SUPPLY ASSIST HOUSING/SERVICE NEEDS - ELDERLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES	CDBG: \$235,008 HOME: \$280,014 Housing Levy: \$2,852,976	Rental units constructed: 152 Household Housing Unit Rental units rehabilitated: 29 Household Housing Unit
4	Increase supply of permanent supportive housing	2013	2017	Homeless	City of Bellingham Central Business District	HOMELESSNESS INCREASE AFFORDABLE HOUSING SUPPLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES	HOME: \$294,953 Housing Levy: \$1,580,103	Housing for Homeless added: 40 Household Housing Unit
5	Increase supply-affordable owner-occupied housing	2013	2017	Affordable Housing	City of Bellingham	INCREASE AFFORDABLE HOUSING SUPPLY HEALTHY CHILDREN AND FAMILIES	HOME: \$126,348 Housing Levy: \$411,452	Direct Financial Assistance to Homebuyers: 16 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Maintain housing stock	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs	City of Bellingham Meridian-Birchwood Neighborhood Roosevelt Neighborhood Central Business District	ASSIST HOUSING/SERVICE NEEDS - ELDERLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES PRESERVATION COORDINATION AND DELIVERY OF SERVICES	CDBG: \$298,792 HOME: \$217,321 Housing Levy: \$576,721	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 62 Household Housing Unit
7	Support investment-public facilities/improvements	2013	2017	Non-Housing Community Development	City of Bellingham Central Business District	HOMELESSNESS ASSIST HOUSING/SERVICE NEEDS - ELDERLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13500 Persons Assisted
8	Support rapid rehousing-homeless persons/families	2013	2017	Homeless	City of Bellingham	HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES	CDBG: \$35,000 HOME: \$309,511 Housing Levy: \$85,677 Public-Local: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homeless Person Overnight Shelter: 97 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Maintain inventory of interim housing	2013	2017	Homeless	City of Bellingham Meridian-Birchwood Neighborhood	ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES PRESERVATION	CDBG: \$15,000 Housing Levy: \$346,442	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted Homelessness Prevention: 35 Persons Assisted
10	Provide supportive services to homeless	2013	2017	Homeless	City of Bellingham Central Business District	HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES	CDBG: \$65,000 Housing Levy: \$903,859 Public-Local: \$82,835	Public service activities other than Low/Moderate Income Housing Benefit: 1430 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1282 Households Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Help fill gap in basic needs to low-income
	Goal Description	The City's Housing and Human and Social Services program addresses this goal through public service activities. These activities were awarded contracts for a 2 year period beginning in 2015.
2	Goal Name	Increase supply of affordable family housing
	Goal Description	This goal is implemented through the City's homebuyer program administered by the Housing Finance Commission.
3	Goal Name	Increase supply of affordable rental housing
	Goal Description	This goal is implemented through a 2015 funded activity, 80 senior housing units (Eleanor Apartments), and the sale of a City owned property (Aloha) to an affordable housing developer (Bellingham Housing Authority).
4	Goal Name	Increase supply of permanent supportive housing
	Goal Description	This goal is implemented through a 2015 funded activity, 40 homeless housing units (22 North), and would increase the amount of funds for this project for construction and supportive housing services.

5	Goal Name	Increase supply-affordable owner-occupied housing
	Goal Description	This goal is implemented through the City's homebuyer program administered by the Housing Finance Commission.
6	Goal Name	Maintain housing stock
	Goal Description	This goal is implemented through the City's Housing Preservation program (Mt. Baker Apartments), the City's owner-occupied housing rehabilitation program and the Opportunity Council's manufactured home repair program.
7	Goal Name	Support investment-public facilities/improvements
	Goal Description	This goal is implemented through a 2015 funded activity, the remodel of the Roosevelt neighborhood resource center. The goal would be further implemented through the improvement to the Opportunity Council's administration offices.
8	Goal Name	Support rapid rehousing-homeless persons/families
	Goal Description	This goal is implemented through the tenant-based rental assistance program and rapid re-housing vouchers as part of the Homeless Outreach Team.
9	Goal Name	Maintain inventory of interim housing
	Goal Description	This goal is implemented through the City's Housing Preservation program (DVSAS).

Table 4 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Projects which would provide affordable housing are as follows:

Moderate-income - 26 households

Low-income - 192 households

Extremely low-income - 158 households

Projects and Activities

P-35 Projects – 91.200(d)

Introduction

The 2016 Action Plan includes continuation of existing activities, renewal of ongoing activities, and new projects.

One new Public Facility and Improvement project would assist in making an existing community resource center that serves the most vulnerable in our community safer and able to deliver more effective services. An existing Public Facility and Improvement project is continuing: making improvements to a neighborhood center in low-income neighborhood. Another project would make repairs and help pay other expenses for an emergency shelter for victims of domestic violence. One new housing project is allocated HOME funds for adults and young adults; the project is being developed or sponsored by a Community Housing Development Organization (CHDO), and is considered eligible for those funds. Another will create additional units of very low income housing in an existing historic building. Another new preservation project will repair a 4-plex for previously-homeless families that is currently 50-years old and in need of multiple improvements.

In 2015, the City solicited new proposals for public service activities with the intent to fund them for 2 years. CDBG funds are allocated for six activities, of which four provide housing services and two provide case management and support services. With City Housing Levy and General Funds, there are 24 different activities provided funding assistance; all of which fall within the following project areas.

#	Project Name
1	PUBLIC FACILITIES & IMPROVEMENTS - 2016
2	SHELTER/TRANSITIONAL HOUSING PRESERVATION
3	OWNER-OCCUPIED REHAB/REPAIR PROGRAM
4	RENTAL HOUSING DEVELOPMENT
5	RENTAL ASSISTANCE
6	HUMAN AND SOCIAL SERVICES PROGRAM
7	HOUSING SERVICES PROGRAM
8	HOMEBUYER PROGRAM
9	PLANNING & MANAGEMENT
10	MT BAKER APARTMENTS

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

New activities selected for funding in the 2016 Action Plan were based on solicitation of proposals which used the City's priorities identified in the Consolidated Plan.

Project Summary Information

AP-38 Projects Summary

1	Project Name	PUBLIC FACILITIES & IMPROVEMENTS - 2016
	Target Area	City of Bellingham Central Business District
	Goals Supported	Help fill gap in basic needs to low-income
	Needs Addressed	HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES
	Funding	CDBG: \$208,500
	Description	Opportunity Council Community Resource Center drop-in services building - repairs for improving safety and service delivery.
	Target Date	6/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	Many individuals and households will be served annually at this facility, including the those who are vulnerable, low-income families and youth, people who are homeless, or those soon to become homeless. The facility provides services to all of the priority groups identified in the Consolidated Plan, including families, persons with physical and mental impairments, elderly, people who are chronically homeless, victims of domestic violence or child abuse, children, youth and young adults, and persons re-entering society from institutions or prisons.
	Location Description	Opportunity Council: 1111 Cornwall Avenue, Bellingham
	Planned Activities	To continue to meet the community's growing needs, the Opportunity Council will expand service delivery areas, consolidate access to services and increase safety and security through the building improvements.
2	Project Name	SHELTER/TRANSITIONAL HOUSING PRESERVATION
	Target Area	City of Bellingham Meridian-Birchwood Neighborhood Central Business District
	Goals Supported	Maintain housing stock Support rapid rehousing-homeless persons/families Maintain inventory of interim housing
	Needs Addressed	HOMELESSNESS ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES PRESERVATION

	Funding	Housing Levy: \$499,084 Public-Local: \$30,000
	Description	Preservation of existing shelter or transitional housing facilities, including four new shelter or transitional housing rehab projects.
	Target Date	7/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	120
	Location Description	DVSAS Baker Place Shelter - 2624 Birchwood Opportunity Council 4-plex - 2209 G Street Emergency repair - TBD Emergency shelter - TBD
	Planned Activities	Continuing from 2015 (not included in resources): DVSAS Safe (confidential) shelter rehabilitation Interfaith 4-plex renovation New activities for 2016: DVSAS is renovating a newly acquired building to provide an additional 14 beds for domestic violence who do not require a confidential location at the Baker Place Shelter in the Birchwood neighborhood. The Opportunity Council is remodeling a 50-yr old 4-plex that provides housing to families just out of homelessness. City levy funds are available for emergency repair for facilities that provide permanent or transitional housing or shelter to very low income residents. City general funds are available for emergency shelter facilities during the cold weather or as-needed.
3	Project Name	OWNER-OCCUPIED REHAB/REPAIR PROGRAM
	Target Area	City of Bellingham Meridian-Birchwood Neighborhood Central Business District
	Goals Supported	Maintain housing stock
	Needs Addressed	ASSIST HOUSING/SERVICE NEEDS - ELDERLY HEALTHY CHILDREN AND FAMILIES PRESERVATION
	Funding	CDBG: \$273,792 HOME: \$217,321 Housing Levy: \$125,000

	Description	This project includes both the city's owner-occupied rehabilitation program and a manufactured home repair program sponsored by the Opportunity Council.
	Target Date	7/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Scattered sites
	Planned Activities	<p>This project consists of two activities:</p> <ul style="list-style-type: none"> • City of Bellingham Homeowner Rehabilitation Program - the City offers financial assistance to owner-occupied homes that need critical repairs to meet minimum housing standards. The City uses both CDBG and HOME funding to meet this need. • Manufactured Home Repair Program - the City provides local housing levy funds to the Opportunity Council to repair and weatherize owner-occupied manufactured homes.
4	Project Name	RENTAL HOUSING DEVELOPMENT
	Target Area	City of Bellingham Central Business District
	Goals Supported	Increase supply of affordable rental housing Increase supply of affordable family housing Increase supply of permanent supportive housing
	Needs Addressed	HOMELESSNESS INCREASE AFFORDABLE HOUSING SUPPLY ASSIST HOUSING/SERVICE NEEDS - ELDERLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES
	Funding	HOME: \$44,953 Housing Levy: \$2,775,000
	Description	This project includes multiple activities to increase the supply of affordable housing for families, permanent supportive housing and senior housing.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	107

	Location Description	<p>Remaining activities from 2015 not complete (not included in resources):</p> <p>Bakerview Family Housing - 804/808/812 Bakerview</p> <p>Eleanor Apartments - 405 E Champion</p> <p>Reconfigured Projects:</p> <p>22 North - 1022 North State Street (additional HOME commitment to previous predevelop loan)</p> <p>New Projects:</p> <p>BHA Aloha - Samish Way</p> <p>Acquisition & Opportunity - TBD</p>
	Planned Activities	<p>This project includes multiple activities:</p> <p>Bakerview Family Housing - This project is a continuation of a 2015 Action Plan project for 50-units of farmworker family housing by Catholic Housing Services.</p> <p>Eleanor Apartments - This project is a continuation of a 2015 Action Plan project for 80-units of senior housing by Mercy Housing Northwest</p> <p>22 North - This project is a reformation of a 2015 Action Plan project, now for 40 units of homeless young adults and adults, additional resources, and sponsored by the Opportunity Council (CHDO project)</p> <p>Aloha - This project is a new development sponsored by the Housing Authority on land owned by the City. Phase I is planned for 72 units of very low income family housing.</p> <p>Acquisition & Opportunity - These funds are City levy funds reserved for homeless supportive housing based on opportunities that come forward.</p>
5	Project Name	RENTAL ASSISTANCE
	Target Area	<p>City of Bellingham</p> <p>Central Business District</p>
	Goals Supported	<p>Provide supportive services to homeless</p> <p>Support rapid rehousing-homeless persons/families</p>
	Needs Addressed	<p>HOMELESSNESS</p> <p>INCREASE AFFORDABLE HOUSING SUPPLY</p> <p>ASSIST THE SPECIAL NEEDS POPULATIONS</p> <p>HEALTHY CHILDREN AND FAMILIES</p>
	Funding	<p>HOME: \$165,000</p> <p>Housing Levy: \$275,091</p>
	Description	<p>This project includes tenant-based rental assistance, rapid re-housing vouchers and project-based housing assistance.</p>
	Target Date	7/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	52
	Location Description	Scattered sites for tenant-based rental assistance and rapid rehousing vouchers. Project-based housing assistance is dedicated to Francis Place and Greggies House.
	Planned Activities	<p>The three activities in this project include:</p> <ul style="list-style-type: none"> • Tenant-based rental assistance - HOME and local Levy funds are provided to the Opportunity Council to provide tenant-based rental assistance, with the priority being families that are homeless. • Rapid re-housing vouchers - Local Levy funds are provided to the Opportunity Council to support rapid re-housing of homeless persons. • Project-based Housing Assistance - Local Levy funds are provided to two projects to support operating costs (rent payments or services)
6	Project Name	HUMAN AND SOCIAL SERVICES PROGRAM
	Target Area	City of Bellingham
	Goals Supported	Help fill gap in basic needs to low-income
	Needs Addressed	HOMELESSNESS ASSIST HOUSING/SERVICE NEEDS - ELDERLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES
	Funding	CDBG: \$53,185 Public-Local: \$312,925
	Description	This human and social service funding opportunity is limited to those services that meet one or more of the following goals: Increase access to affordable childcare; Increase economic security and reduce vulnerability; Increase access to mental health services, including case management; Increase access to basic needs (excluding housing); Promote integration and coordination between systems.
	Target Date	7/1/2017

	Estimate the number and type of families that will benefit from the proposed activities	20,030
	Location Description	Scattered locations.
	Planned Activities	Project Name, Allocation: Case Management for the Frequently Incarcerated, 65,000 Childcare & Early Learning Center, 30,000 Farm Worker & Senior Support Services, 12,000 Free Grocery Program, 25,000 Gaining Jobs through Literacy, 10,000 Meals on Wheels, 30,500 Parent / Teen Mediation, 15,000 Providing Help & Healing for Children of DV Victims, 15,000 Rebound Roots, 31,000 Services for Adults Living with AIDS / HIV, 12,610 Target Intensive Case Management, 30,000 Teen Court, 25,000 Vocational Readiness, 35,000 Volunteer Chore Program, 30,000
7	Project Name	HOUSING SERVICES PROGRAM
	Target Area	City of Bellingham
	Goals Supported	Provide supportive services to homeless Maintain inventory of interim housing
	Needs Addressed	HOMELESSNESS INCREASE AFFORDABLE HOUSING SUPPLY ASSIST THE SPECIAL NEEDS POPULATIONS HEALTHY CHILDREN AND FAMILIES COORDINATION AND DELIVERY OF SERVICES
	Funding	CDBG: \$100,000 Housing Levy: \$363,611 Public-Local: \$82,835

	Description	The housing services' program is limited to those services that meet one or more of the following goals: Reduce the number of homeless (including newly homeless); Reduce the length of time spent homeless; Increase the number of people moving into permanent housing after receiving assistance; Reduce the number of people who return to homelessness after obtaining permanent housing.
	Target Date	7/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,767
	Location Description	Scattered locations.
	Planned Activities	Project Name, Allocation: Transitional Housing - Homeless Women with Children, \$17,358.00 Anti-Victimization Rehousing Program, \$46,142.00 Domestic Violence Safe Shelter, \$20,500.00 Homeless Disability Benefits Project, \$15,000.00 Homeless Housing Services, \$40,000.00 Homeless Service Center, \$45,835.00 Larrabee Residence, \$25,000.00 Maple Alley Inn, \$20,000.00 OC - Homeless Outreach Team, \$201,611.00 Positive Adolescent Development, \$45,000.00 Project Homeless Connect, \$2,000.00 Transitional Living, \$33,000.00 Lydia Place - Ending Family Homelessness, \$35,000
8	Project Name	HOMEBUYER PROGRAM
	Target Area	City of Bellingham
	Goals Supported	Increase supply of affordable family housing Increase supply-affordable owner-occupied housing
	Needs Addressed	ASSIST HOUSING/SERVICE NEEDS - ELDERLY HEALTHY CHILDREN AND FAMILIES
	Funding	HOME: \$80,275 Housing Levy: \$170,000

	Description	The City supports financial assistance to low-income homebuyers through downpayment assistance programs with the WA State Housing Finance Commission
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	16
	Location Description	Scattered sites for low-income homebuyer purchases.
	Planned Activities	Two activities are supported by this program, both managed through the WA State Housing Finance Commission for low-income and very-low income households: <ul style="list-style-type: none"> • Restricted downpayment assistance program (in partnership with Kulshan Community Land Trust) • Unrestricted downpayment assistance program
9	Project Name	PLANNING & MANAGEMENT
	Target Area	City of Bellingham
	Goals Supported	Increase supply of affordable rental housing Increase supply of affordable family housing Increase supply-affordable owner-occupied housing Maintain housing stock Increase supply of permanent supportive housing Provide supportive services to homeless Support rapid rehousing-homeless persons/families Maintain inventory of interim housing Help fill gap in basic needs to low-income Support investment-public facilities/improvements
	Needs Addressed	COORDINATION AND DELIVERY OF SERVICES
	Funding	CDBG: \$184,246 HOME: \$51,669 Housing Levy: \$157,319
	Description	Planning, management and administration of the CDBG and HOME program (and City levy).
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Planning & management activity

	Location Description	Planning & management activity
	Planned Activities	Planning & management of HOME and CDBG program.
10	Project Name	MT BAKER APARTMENTS
	Target Area	City of Bellingham Central Business District
	Goals Supported	Increase supply of affordable rental housing
	Needs Addressed	INCREASE AFFORDABLE HOUSING SUPPLY
	Funding	CDBG: \$235,008 Housing Levy: \$564,992
	Description	The city is planning to support the rehabilitation and further affordability of an 84-unit historic apartment complex in the city center that currently has 25 restricted units for low-income households.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	308 W Champion St.
	Planned Activities	Catholic Housing Services is planning a substantial remodel and refinancing of their 84-unit historic building. The City is planning to participate to ensure all the units are set-aside for low-income households (25 currently unrestricted), and available to those most in need.

Table 5 – Project Summary

Geographic Distribution

AP-50 Geographic Distribution – 91.220(f)

Funds are distributed throughout the target areas.

Geographic Distribution

Target Area	Percentage of Funds
City of Bellingham	55
Meridian-Birchwood Neighborhood	8
Roosevelt Neighborhood	9
Central Business District	28

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Many projects are delivered city-wide or are in scattered locations. The Central Business District includes land that is compatible with multi-family development with access to services.

Discussion

Continued efforts to focus on Meridian-Birchwood and Roosevelt neighborhoods should be pursued.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Affordable housing support includes rental assistance, new rental construction, homebuyer program and housing services.

One Year Goals for the Number of Households to be Supported	
Homeless	719
Non-Homeless	180
Special-Needs	56
Total	955

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	140
The Production of New Units	155
Rehab of Existing Units	18
Acquisition of Existing Units	16
Total	329

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The local housing levy has allowed the City to create substantial new opportunities.

Public Housing

AP-60 Public Housing – 91.220(h)

The Bellingham Housing Authority provides public housing and affordable housing in Bellingham. The Housing Authority has been very innovative with projects and has met the needs of the community.

Action to address Public Housing Needs

The City will continue to work with the Bellingham Housing Authority to address their needs.

1. The City will continue to support the Bellingham Housing Authority's program to involve residents in the management of the Housing Authority and their property.
2. The City will provide information to public housing residents about homeownership opportunities sponsored by the City.
3. The City will provide Fair Housing information to public housing residents.
4. The City will encourage the Housing Authority to provide information about homeownership opportunities to public housing residents.
5. The City expects to sell a property purchased with Housing Levy funds to the Housing Authority. The Housing Authority will develop approximately 150 affordable housing units on the site over several years; phase 1 is proposed for 72 units.

The City is fortunate to have a well-managed public housing authority. The City will work to support their efforts to meet the needs of their residents, whether in their inventory of public housing or their multifamily (tax credit) projects.

Homeless and Other Special Needs Activities

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

The Homeless Service Center (HSC), a program of the Opportunity Council (OC), operates a centralized and coordinating homeless housing service center that serves the homeless population in the City of Bellingham. This Center serves as a hub for all homeless housing related activity in the community, including the coordination of homeless housing service providers and the management of the local homeless management information system (HMIS) by operating a single-point of entry.

One-Year Goals and Actions for Reducing & Ending Homelessness

People who are homeless or at risk of becoming homeless enter the housing system and are assigned case management from an array of partnering, non-profit housing agencies. Housing counseling and advocacy become a significant part of the case management support provided. More general counseling and advocacy services are also available to low-income people at the Community Resource Center of the OC which offers information and referral services to help people seeking a variety of services in addition to housing services. Bellingham has a variety of outreach services targeting the homeless population. Starting in 2015, the City funded a Homeless Outreach Team using 2012 Housing Levy funds; the City

contracted with the Opportunity Council for these services. Additional outreach services include: Hope House, a volunteer team that operates out of a program of Catholic Community Services, Homeless Disability Benefits Advocacy Program, Drop-In Centers run by Lighthouse Mission and Whatcom Counseling and Psychiatric Clinic (WCPC), a WCPC Mobile Outreach Team, a PATH Program worker, SeaMar Homeless Outreach, and several meal programs. SeaMar Community Health Clinic provides on-site medical care services at the Lighthouse Mission Drop-In Center one day per week. The Project Homeless Connect event brings in mobile dental clinics once a year for homeless and low-income people to receive free dental services. Seasonal mobile vaccine clinics are services provided by the Health Dept. for low-income residents. Homeless people are targeted through their provider networks and at the Lighthouse Mission Drop-In Center.

Emergency Shelter / Transitional Housing

The City's strategy on homelessness encourages rapid rehousing of those that are homeless and targeted prevention for those that are at risk of becoming homeless. The City supports existing emergency shelter and transitional housing in the community through the city's public (human) service grant program.

As seen across the State, the number of homeless persons in Bellingham and Whatcom County has increased over the last couple of years. The City administration is seeking ways to partner with agencies to increase the number of beds available to persons living unsheltered. Options include emergency shelters. This work will continue in 2016.

Helping homeless persons make the transition to permanent housing and independent living

The HSC administers rental subsidies (local funds) to homeless and at-risk households and matches the subsidy with case management support provided by one of several partnering, nonprofit housing agencies. Families with children, youth, and veteran households are among the populations that are supported by rental subsidies and case management. Additionally, the HSC administers Supportive Housing Program (SHP) subsidies to people who are chronically homeless. HSC also operates the Rapid Rehousing Demonstration program for families with moderate housing barriers who are homeless, including survivors of domestic violence. OC and HSC also administer the Supportive Services for Veteran Families program that offers temporary financial assistance and case management to homeless and at-risk veteran households. The following are just some of the programs and employment and job training programs that serve people who are homeless in Bellingham: WorkSource One-Stop Center, OC employment specialist, Lake Whatcom Treatment Center and Whatcom Counseling and Psychiatric Center employment specialists, Community Jobs, Northwest Youth Services jobs training, and Department of Vocational Rehabilitation.

Helping low-income individuals and families avoid becoming homeless

The HSC helps to coordinate housing placements for people re-entering the community from institutions, and implements a housing program for people on State disability assistance. Pioneer Human Services operates a 37-unit apartment (City Gate) that includes units for offenders re-entering from jail, as well as units for veterans.

Discussion

Bellingham's plans to end homelessness are models for the state and nation. In the past several years, with additional funding, the community has shown that it can have a significant effect on the number of homeless people in our community. Targeted outreach to veterans from Whatcom County, the Homeless

Service Center and others has led to dramatic reductions in veterans that are homeless. The most significant barrier to accomplishing the goal to end homelessness in the community is now funding.

Barriers to Affordable Housing

AP-75 Barriers to affordable housing – 91.220(j)

In 2007, Whatcom County and the City of Bellingham appointed sixteen community members to a Countywide Housing Affordability Task Force (CHAT). The purpose of CHAT was to review and develop policies and strategies to meet countywide affordable housing goals. Three of CHAT's six goals addressed strategies to remove barriers to affordable housing: 1) Create a housing trust fund; 2) Strive to reduce land and building costs; and 3) Provide incentives for the creation of affordable housing.

The primary strategies that CHAT recommended to implement these goals are:

- Create an affordable housing investment fund
- Adopt measures that reduce land costs
- Adopt measures that reduce labor and material costs
- Adopt measures that reduce infrastructure development costs
- Adopt affordable housing incentives

Actions planned to remove barriers

The City has been reviewing the CHAT recommendations on land use and other limitations or policies that affect affordable housing supply in the City. Some of this effort is integrated with other city planning efforts that encourage infill opportunities within the City. Other fees and charges that affect affordability will also be reviewed, including consideration of reducing impact fees for low-income housing. The City performs this review and offers the possibility of partial reductions of certain fees in conjunction with applications for funding.

Discussion

The City remains committed to removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing.

Other Actions

AP-85 Other Actions – 91.220(k)

The City will undertake, or support the efforts of other agencies, that meet the needs of low-income persons and households.

Actions planned to address obstacles to meeting underserved needs

- The City will work with other funding agencies, including Whatcom County, United Way of Whatcom County and private foundations, to coordinate funding to more effectively meet the

needs of the community.

- The City will seek opportunities to increase funding available for affordable housing.
- The City will work to inform lenders and households regarding Fair Housing laws, and in particular, to encourage greater participation by minorities and ethnic groups disproportionately represented in homeownership.

Actions planned to foster and maintain affordable housing

- Most of the city's affordable housing inventory is owned and managed by non-profit housing providers. There is very little risk that projects will be lost from the affordable housing inventory. Regardless, the City will work with these providers when time comes to renew tax credits to ensure continued viability of the housing.
- The City will work with owners of private multifamily rental units to identify obstacles and opportunities for City assistance in rehabilitation of the multifamily units. This will address the aging housing stock that is in need of preservation.

Actions planned to reduce lead-based paint hazards

- All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.
- The City will continue to provide educational information about the hazards of lead-based paint. Information is available on the City's web site, and a class targeted to parents of young children will be provided at an elementary school.

Actions planned to reduce the number of poverty-level families

- The City will support the efforts of non-profit agencies that are working to reduce the number of poverty-level families. These efforts include the Whatcom Prosperity Project and the Asset Building Coalition sponsored by the Opportunity Council, the Prosperity Initiative of the Whatcom Community Foundation, and the work of United Way of Whatcom County.
- The City will support the efforts of other public agencies that work to reduce the number of people in poverty. Whatcom County and Washington State's WorkFirst Program work towards this end, as well as WorkSource.

Actions planned to develop institutional structure

- The City will work with public and nonprofit funding agencies to identify ways to coordinate and improve the effectiveness of the institutional system of funding housing and low-income community development needs in the community.
- The City will continue to work with all housing and human service agencies to coordinate and improve communications. The Community Development Advisory Board will be one mechanism for hearing other program and institutional issues, and addressing ways to improve the system in Bellingham.

Actions planned to enhance coordination between public and private housing and social service

agencies

- Continue to support the efforts of the Homeless Steering Committee which coordinates the actions of housing and social service agencies in the community.

Discussion

Voters in the City of Bellingham approved a Low-income Housing Levy in 2012. This levy will provide \$21 million over seven years. The City began implementation of this levy in 2013, using the needs and priorities identified in the Consolidated Plan as a baseline for this program. As a result of this levy passage, significant attention will be paid to addressing obstacles, affordable housing supply, institutional structure and coordination.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

The 2016 Action Plan continues proven programs that the City has implemented for many years, including rehabilitation of homeowner units, homebuyer assistance, public (human) services, tenant-based rental assistance and housing development.

Community Development Block Grant Program (CDBG) - Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME) - Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as

follows:

No other forms of investment are used beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Bellingham has selected the resale and recapture provisions that comply with HOME statutory and regulatory requirements. These policies are selected based on program, and not on a case-by-case basis. The City's Resale and Recapture policies are included by reference, and available upon request.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City has a monitoring policy and procedure to ensure affordability of units acquired with HOME funds. Annual notices are provided to HOME-funded properties regarding new income determinations, HOME rents and utility allowances. Annual income certifications are received from the properties, a desk review is completed, and on-site inspection is completed based on a risk-assessment schedule and HOME rules for monitoring.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds are contingently proposed to assist in the refinancing of existing debt secured by multifamily housing that is rehabilitated with HOME funds for the Mount Baker Apartments project that is currently in year 18 of a 20-year HOME commitment for 6 units in the 84-unit complex to continue affordability under section 92.252. The City has refinancing guidelines that: 1) ensure rehabilitation is the primary eligible activity based on a ratio between rehabilitation and refinancing; 2) require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; 3) specify the geographic area where HOME funds can be invested; and 4) specify HOME funds cannot be used to refinance single family or multifamily housing loans made or insured by any Federal program, including CDBG. The City commitment would require a minimum 15 year period of affordability, and be made to create additional affordable units.