



2019 Action Plan

Covering the period from July 1, 2019 – June 30, 2020

a component of the
2018 – 2022 CONSOLIDATED PLAN

City of Bellingham

Washington

May 24, 2019

Executive Summary

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

1. Introduction

The City of Bellingham approved the 2018-2022 Consolidated Plan on May 17, 2018 (Resolution No. 2018-07). On July 20, 2018, the U.S. Department of Housing and Urban Development ("HUD") approved the Consolidated Plan and 2018 Action Plan.

2019 is the second action plan year under the 2018-2022 Consolidated Plan. The City approved the 2019 Action Plan on May 6, 2019 (Resolution No. 2019-14). New activities selected for funding in the Plan are based on solicitation of proposals. Funding sources for these activities include federal HOME and CDBG funds, as well as local City funds (Housing Levy and General Fund). Specifically, the City sought applications for the following:

- **Housing Services Program** – released on December 3, 2018, with applications received by January 18, 2019. Eight applications were received.
- **Human and Social Services Program** – released on December 3, 2018, with applications received by January 18, 2019. Nineteen applications were received.
- **Rental Housing Development** – released on December 4, 2018, with applications received by January 18, 2019. Six applications were received.
- **Housing Preservation and Shelter** – released on December 4, 2018, with applications received by January 18, 2019. One application was received.
- **Public Facilities and Improvements** – released on December 5, 2018, with applications received by January 18, 2019. Four applications were received.

Several existing commitments from previous years are carried forward, including the homebuyer program, tenant based rental assistance, public facility improvements, preservation and rehabilitation projects, and rental housing development.

2. Summarize the objectives and outcomes identified in the Plan

New Project Funding:

- Two housing construction/development projects would add affordable housing units to the inventory: an 11-unit permanent supportive housing facility for homeless-on-entry households with young children; a 69-unit housing facility for households with a variety of incomes and household types.

- Two housing projects would convert existing single-family homes to permanent supportive housing for homeless-on-entry households in need. And two additional projects would undergo feasibility analysis for doing the same with a focus on youth and young adults.
- Community Facility and Improvement projects would offer services or improved services to very low income and special needs populations (seniors, developmentally disabled adults, youth, adults with mental health or other disabilities, or families with young children).
- New services funding is allocated for five housing services agencies, and fourteen human and social services agencies providing services for case management, counseling, childcare, nutritious food, vocational readiness and literacy, chores for disabled and elderly, supportive services to special needs populations, and restorative justice, and mediation – all to low income persons and households.

Carryover and Continuing Projects: Activities funded prior to 2019, or ongoing programs, are adjusted for remaining amounts anticipated to be spent in 2019-20. These activities include: the homebuyer downpayment assistance program, homebuyer new construction (Telegraph Rd project), Housing for Developmentally Disabled adults, general public facilities, preservation activities (manufactured home repair and City owner-occupied rehabilitation program), one predevelopment assistance project (Lydia Place Heart House). Ongoing programs in the rental assistance and supportive services program that are levy-funded include the Homeless Outreach Team, Homeless Service Center, NWYS Ground Floor day center, and project-based housing assistance.

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), Housing Finance Commission Homebuyer (HOME), and Public Facilities (CDBG), as well as modified funding amounts or sources for listed projects, in accordance with the Community Participation Plan.

3. Evaluation of past performance

This Action Plan is for the second year of the 2018-2022 Consolidated Plan. The City has not yet completed the first performance evaluation report under the new Consolidated Plan, reporting on the July 1, 2018 – June 30, 2019 Action Planning year. Past performance reporting on the previous Consolidated Plan showed reasonable progress toward goals, including:

- Over 100% of the Production of Rental Housing Goals were completed and occupied.
- 66% of the Preservation of Housing Goals had been committed, with 60% completed and occupied.
- Over 100% of the Homebuyer Goals had been committed, with 93% occupied.
- Well over 100% of Public Facility Goals had been committed and realized.

4. Summary of Citizen Participation Process and consultation process

The public consultation process for the 2019 Action Plan included a 30-day public comment period,

and a public hearing before the Community Development Advisory Board (on March 14, 2019). The public was invited to comment on the Action Plan during the written comment period, which was held from March 4, 2019 through April 8, 2019.

The display ad providing notice of the public hearing and plan amendment was published in Bellingham Herald on February 26, 2019. All public participation and consultation was done in accordance with the City's Community Participation Plan that was adopted as part of the 2018 Consolidated Plan development process.

5. Summary of public comments

Five community members spoke at the public hearing held on March 14, 2019 in front of the Community Development Advisory Board, and 10 written comments were received. Comments addressed the following topics: support for the limited equity cooperative model (3); support for specific applications (4); comments related to tent encampments for those experiencing homelessness (3); and other general/varied comments (5). Written comments are attached as an appendix.

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

The Advisory Board reviewed public comments at their April 11 meeting prior to making recommendations. All comments were accepted.

7. Summary

The 2019 Action Plan is intended to implement the priorities and strategies set forth in the 2018-2022 Consolidated Plan.

Lead & Responsible Agencies

PR-05 Lead & Responsible Agencies – 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: slklutz@cob.org

Consultation

AP-10 Consultation – 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 2018-2022 Consolidated Plan. Based on these needs, the Consolidated Plan consultation process included setting priorities based on the financial resources available through HUD and local sources.

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 2018-2022 Consolidated Plan. The 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 2019 Action Plan.

Including the listed agencies that were consulted, at least ninety agencies and organizations and 174 individuals were contacted to provide them with an advance opportunity to know that applications for funding assistance to implement the 2018-2022 Consolidated Plan were being accepted.

Enhancing Coordination

(91.215(l))

The public and assisted housing providers, as well as 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 both 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 Housing Authority.

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 participates in the local Coalition to End Homelessness, including the Steering Committee for this group, which strives to actively engage people who have or are experiencing homelessness, identify their needs, and respond accordingly.

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 HMIS system for the community. City staff meet regularly with County staff and staff from the Whatcom Homeless Services Center (WHSC), as well as other partner agencies who participate in taking WHSC and Coordinated Entry referrals. The City and County strive to align their performance standards and expectations as much as possible and are in regular communication about funding allocations and changes over time. The City has a seat on the Whatcom County Housing Advisory Committee, which makes recommendations on funding allocations.

Participating agencies, groups, organizations and others

Including the listed agencies that were consulted, more than ninety agencies and organizations were contacted to provide them with an advance opportunity to know that applications for funding assistance to implement the 2018-2022 Consolidated Plan were being accepted. In addition, discussion about the 2019 Action Plan process was included at Whatcom Coalition to End Homelessness steering committee meetings, and at the Whatcom County Housing Advisory Committee meetings, both of which include representatives from many local housing-related agencies as well as public representatives. The City also continues to follow its 2017 Community Participation Plan; specifically, the elements relevant to Action Plan development or modifications.

1	Agency/Group/Organization	BELLINGHAM HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing 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 Service-Fair Housing
	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-eligible 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. A representative of the Opportunity Council is a member of the City's advisory board.

Table 2 – Agencies, groups, organizations who participated

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. They also developed and continue to update the Countywide Health Improvement Plan. Whatcom County staff assisted in review of activities proposed for 2019. City staff are also involved in committee’s reviewing the County’s updated Plan to End Homelessness.

Table 1 – Other local / regional / federal planning efforts

Participation

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process

A public display ad for this Action Plan was published in the Bellingham Herald on February 26, 2019 notifying the public of an opportunity to comment on the Action Plan and attend a public hearing. Notices were also sent out to stakeholders and the media and posted on the city's web site. The public hearing was held on March 14, and the comment period was open through April 8. Ten written comments were received and five people testified during the public hearing. In addition, multiple public Notices of Funding Availability (NOFAs) were published in December and distributed broadly, as discussed elsewhere in this plan. Responses to these NOFAs were what primarily impacted of goal setting.

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	URL (If applicable)
1	Public Hearing & comment period	Non-targeted/broad community	About a dozen in attendance; speakers mainly supported specific grant applications or had general concerns	Comments varied from general concerns to support for creative housing development, to concerns about homeless tent encampments.	All comments were accepted	
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 2019 allocation to the City of Bellingham was anticipated as the same as the 2018 allocation during the public comment period and was adjusted when the actual allocation was released (on May 15, 2019) and prior to discussions with the Mayor and City Council. Adjustments were made in accordance with the contingency funding plan and the Community Participation Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Avail Remainder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
CDBG	Public - Federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$805,312	\$240,000	\$655,500	\$1,700,812	\$2,134,735	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 TBRA	\$511,743	\$160,000	\$1,094,030	\$1,765,773	\$1,568,372	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				Expected Amount Avail Remainder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
Other	Public - Local	Acquisition Admin and Planning Homebuyer assistance Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Services TBRA	\$2,841,223		\$2,219,562	\$5,060,785	\$13,740,557	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	\$352,486		\$281,274	\$534,000	\$1,647,514	This is the city's investment in housing, human and social services.

Table 5 - Expected Resources – Priority Table

Federal Funds / Additional Resources

In 2017, for every dollar of federal funds the City expended on activities that were completed, the City leveraged over \$25 of non-federal funds. In particular, rental housing development, housing preservation, and human (public) service funding leverage considerable funding from non-federal sources, tapping into the local commitment of nonprofit agencies delivering critical housing and services to our community.

Discussion

In 2012, Bellingham voters approved a Housing Levy that assesses \$3 million per year to address housing development/preservation and housing services. The Housing Levy was again supported in 2018, this time assessing \$4 million per year. These funds are used to help support capital costs, rent and services for some federally funded projects, thus contributing to the matching requirements. The needs, priorities and strategies of the Consolidated Plan are assisted by these additional resources in the community, and aligned with the priorities of the local Housing Levy.

Annual Goals and Objectives

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

Goals Summary Information

The following table is a summary of the 2019 goals.

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable housing rental supply	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	MORE AFFORDABLE RENTAL HOUSING	HOME \$911,197 Local Housing Levy \$2,811,966	81 Rental Units Constructed
2	Address and prevent homelessness	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	ADEQUATE RESPONSE TO HOMELESS CRISIS	CDBG \$161,412 HOME \$142,500 General Fund \$633,760 Local Housing Levy \$1,434,714	690 Public service activities other than Low/Moderate Income Housing Benefit 273 Public service activities for Low/Moderate Income Housing Benefit 35 Tenant-based rental assistance / Rapid Rehousing
3	Preserve existing housing	2018	2022	Affordable Housing Non-Homeless Special Needs	REHABILITATION OF EXISTING UNITS	CDBG \$435,000 Local Housing Levy \$390,839	14 Rental units rehabilitated 16 Homeowner housing rehabilitated
4	Increase affordable homeowner housing supply	2018	2022	Affordable Housing	MORE MODERATE INCOME RESIDENTS AS HOMEOWNERS	HOME \$644,902 Local Housing Levy \$257,998	4 Direct Financial Assistance to Homebuyers 8 Homeowner Housing Added

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote neighborhood equity	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	EQUITY AND ECONOMIC MOBILITY	CDBG \$895,338	875 Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit 6 Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit
6	Coordinate and improve delivery of services	2018	2022	Other	EDUCATION AND OUTREACH ON HOUSING ISSUES	CDBG \$209,062 HOME \$67,174 Local Housing Levy \$165,268	Other (Administrative and coordination functions, as well as education and technical assistance to agencies.)

Goal Descriptions

1	Goal Name	Increase affordable housing rental supply
	Goal Description	The private market is unable to meet the demand for affordable housing units without assistance. The rise in housing costs, together with historically low vacancy rates and sluggish wage growth, makes it very difficult to find affordable housing. This need is the result of several contributing factors: lack of affordable, accessible housing in a range of unit sizes; low vacancy rate; and displacement of residents due to economic pressures.
2	Goal Name	Address and prevent homelessness
	Goal Description	Support low barrier shelter, rental assistance, and case management and diversion programs, as well as basic needs and assistance to very low income households. One of the contributing factors to this problem is lack of assistance for transitioning from institutional settings to integrated housing.
3	Goal Name	Preserve existing housing
	Goal Description	Rehabilitate owner-occupied and rental housing for low-income residents. The contributing factors this goal addresses are: displacement of residents due to economic pressures; and lack of assistance for housing accessibility modifications.

4	Goal Name	Increase affordable homeowner housing supply
	Goal Description	Support down-payment assistance and new homeownership opportunities. The contributing factor this addresses are: impediments to (economic) mobility and displacement of residents due to economic pressures. This goal is implemented through the City's homebuyer program administered by the Housing Finance Commission and support for new homeownership development.
5	Goal Name	Promote neighborhood equity
	Goal Description	Improve infrastructure and connectivity, equity of affordable housing distribution, and investments in facilities in low-income neighborhoods. The contributing factors this goal addresses are: lack of investment in specific neighborhoods, including services or amenities; land use zoning laws; disparities in access to opportunity.
6	Goal Name	Coordinate and improve delivery of services
	Goal Description	This goal is about education and administration supports. This includes public education on Fair Housing and housing issues, disaster preparedness, outreach to funding decision-makers and policy makers. The contributing factor this goal addresses is disproportionate housing needs.

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):

60 Extremely low-income

56 Low-income

24 Moderate income

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2019 Action Plan includes continuation of existing activities, renewal of ongoing activities, and new projects.

Projects

#	Project Name
1	Rental Housing Development
2	Human and Social Services
3	Housing Services
4	Rental Assistance
5	Renter/transitional housing preservation
6	Owner-occupied rehab and repair
7	Homebuyer Program
8	Public Facilities and Improvements
9	Planning and Management

Table 2 - Project Information

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

These allocations selected for funding in the 2019 Action Plan were primarily based on solicitation of proposals which used the City's priorities identified in the 2018-2022 Consolidated Plan. Priorities reflect the goals in the Consolidated Plan, as combined with the local capacity to deliver housing and services. Bellingham continues to need a drastic increase in the supply of housing as the vacancy rate is very low.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rental Housing Development
	Goals Supported	Increase affordable housing rental supply
	Needs Addressed	MORE AFFORDABLE RENTAL HOUSING
	Funding	CDBG: \$200,500 HOME: \$911,197 Local Housing Levy: \$2,811,966
	Description	This project includes multiple activities to increase the supply of affordable housing for families, special needs, and the general low-income population, and permanent supportive housing for homeless-on-entry.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	81 units of housing are estimated to be established through these project activities - all serving low and very low income households
	Location Description	Aloha - 315 Samish Way Lydia Place Heart House – 1701 Gladstone Lydia Place “A Place for Dads” – 2910 Patton St Sun Nevada St PSH – 2628 Nevada St FFC DD housing - TBD NWYS Predevelopment Assistance – 2814 Woburn & 2724 Madrona
Planned Activities	Two projects (Aloha and Heart House) are new construction of affordable housing for a mix of families, seniors, those with special needs, and general low-income; the remainder are acquisition of existing homes for housing and services to special needs populations and families.	
2	Project Name	Human and Social Services
	Goals Supported	Address and prevent homelessness
	Needs Addressed	ADEQUATE RESPONSE TO HOMELESSNESS CRISIS
	Funding	CDBG: \$57,198 General Fund: \$633,760

	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	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	691 general and special needs low-income individuals, including those experiencing or at risk of homelessness
	Location Description	scattered
	Planned Activities	Project Name, Allocation: GRACE project, 140,000 DV offender treatment, 100,000 Lydia Mental Health Counseling, 22,444 Free Grocery Program, 26,900 Providing Help & Healing for Children of DV Victims ‘Safe Start’, 21,350 Vocational Readiness, 25,900 Volunteer Chore Program, 29,600 Teen Court, 24,300 Gaining Jobs through Literacy, 12,490 Target Intensive Case Management, 30,000 Skookum Kids (Foster Child Development), 30,800 Parent / Teen Mediation, 15,000 Maple Alley Inn meal program, 22,100 Meals on Wheels, 30,000 Rebound Roots, 22,000 Childcare & Early Learning Center, 30,000 Services for Adults Living with AIDS / HIV, 12,000 Farm Worker & Senior Support Services, 14,800 Project Homeless Connect, 2,000
3	Project Name	Housing Services
	Goals Supported	Address and prevent homelessness
	Needs Addressed	ADEQUATE RESPONSE TO HOMELESSNESS CRISIS

	Funding	CDBG: \$104,214 Local Housing Levy: \$ 688,215
	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	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	273 general and special needs low-income households, including those experiencing or at risk of homelessness
	Location Description	scattered
	Planned Activities	Project Name, Allocation: Homeless Service Center and Housing Lab assistance, \$132,500 Lydia Place - Family Services, \$93,500 Transitional Housing - Homeless Women with Children, \$28,500 RRH and Diversion for Families & Seniors, \$141,508 Transitional Living, \$36,000 Positive Adolescent Development, \$49,995 Domestic Violence Safe Shelter, \$29,700 Larrabee Residence, \$25,000 OC - Homeless Outreach Team, \$210,000 NWYS – Ground Floor youth \$85,000 Winter emergency shelter/vouchers for cold weather needs for homeless families and special needs populations, \$40,000
4	Project Name	Rental Assistance
	Goals Supported	Tenant-based rental assistance/rapid rehousing
	Needs Addressed	ADEQUATE RESPONSE TO HOMELESSNESS CRISIS
	Funding	HOME: \$142,500 Local Housing Levy: \$746,499
	Description	This project includes tenant-based rental assistance, rapid re-housing vouchers & housing assistance, and project-based housing assistance.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	99 households - all low income or very low income.
	Location Description	Scattered sites for tenant-based rental assistance and rapid rehousing vouchers. Project-based housing assistance is dedicated to Francis Place, 22 North, and Greggies House.
	Planned Activities	The three activities in this project include: <ul style="list-style-type: none"> • Tenant-based rental assistance - HOME and local Levy funds are provided to the Opportunity Council and Lydia Place 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 and Lydia Place to support rapid re-housing of homeless persons & associated services. • Project-based Housing Assistance - Local Levy funds are provided to three projects to support operating costs (rent payments or services)
5	Project Name	Shelter/transitional housing preservation
	Goals Supported	Preserve Existing Housing
	Needs Addressed	REHABILITATION OF EXISTING UNITS
	Funding	Local Housing Levy: \$264,439
	Description	Includes repair of existing shelter and transitional housing facilities
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	14 low and very low income households will benefit from these activities.
	Location Description	DVSAS Baker Place shelter (confidential location) Emergency repair - locations TBD (scattered)
	Planned Activities	Continuing - DVSAS Baker Place (Birchwood) shelter development (rehab of existing units). Annual offerings in 2019 - funds for emergency repair of transitional, permanent housing or shelter facilities.
6	Project Name	Owner-occupied rehab and repair
	Goals Supported	Preserve Existing Housing
	Needs Addressed	REHABILITATION OF EXISTING UNITS

	Funding	CDBG: \$435,000 Local Housing Levy: \$126,400
	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	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	16 households are estimated to benefit over the AP year - mostly low-income with a couple very low and a couple moderate income.
	Location Description	scattered sites
	Planned Activities	This project consists of two activities: 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 CDBG 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.
7	Project Name	Homebuyer Program
	Goals Supported	Increase supply-affordable owner-occupied housing Direct financial assistance to homebuyers
	Needs Addressed	AFFORDABLE HOMEOWNER HOUSING IN A RANGE OF UNIT SIZES
	Funding	HOME: \$644,902 Local Housing Levy: \$257,998
	Description	The City supports financial assistance to low-income homebuyers through downpayment assistance programs with the WA State Housing Finance Commission.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	26 low-income households
	Location Description	Scattered sites and Telegraph Road

	Planned Activities	<p>Two activities supported by this program are managed through the WA State Housing Finance Commission for low-income and very-low income households on a scattered site basis:</p> <ul style="list-style-type: none"> • Restricted downpayment assistance program (in partnership with Kulshan Community Land Trust) • Unrestricted downpayment assistance program <p>In addition, the Telegraph Road new construction project managed jointly by Kulshan CLT and Habitat for Humanity is supported by this program.</p>
8	Project Name	Public Facilities and Improvements
	Goals Supported	Promote Neighborhood Equity
	Needs Addressed	EQUITY AND ECONOMIC MOBILITY
	Funding	CDBG: \$694,838
	Description	Continuing and new community/public facilities projects.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	881 individuals - all low or very low income - are estimated to benefit from these activities.
	Location Description	Scattered
	Planned Activities	Support for community facilities including those serving special needs individuals and households.
	9	Project Name
Goals Supported		Coordinate and improve delivery of services
Needs Addressed		EDUCATION AND OUTREACH ON HOUSING ISSUES
Funding		CDBG: \$209,062 HOME: \$67,174 Local Housing Levy: \$165,268
Description		Planning, management and administration of the CDBG and HOME program (and City levy).
Target Date		6/30/2020
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 activities for CDBG, HOME, and Housing Levy.

Geographic Distribution

AP-50 Geographic Distribution – 91.220(f)

Funds are distributed throughout the City. The City does not have any target areas nor areas of minority concentration. 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.

Geographic Distribution

Target Area	Percentage of Funds
City of Bellingham	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City encourages equity in affordable housing and services throughout the geographic area. This includes diversifying urban village areas, investment of public facilities and improvements in low-income neighborhoods, adding new subsidized housing units in higher income neighborhoods, and acquiring existing ‘naturally occurring’ rental units in higher poverty neighborhoods.

Discussion

Program activities are not strictly limited to serving any areas but are instead designed to promote geographic equity of housing and services throughout the City.

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	610
Non-Homeless	566
Special-Needs	7
Total	1,183

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance and Services	1,081
The Production of New Units	68
Rehab of Existing Units	27
Acquisition of Existing Units	7
Total	1,183

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

Discussion

Leveraging local levy and federal dollars has helped create more opportunities for housing locally, yet there is still a vacancy rate hovering close to 1%, high homeless population, and severe need for additional affordable housing.

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 (BHA) 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 involve public housing residents in future updates to Fair Housing plans and provide them with Fair Housing information.
3. The City will encourage the Housing Authority to provide information about homeownership opportunities to public housing residents.
4. The City recently sold a property purchased with Housing Levy funds to the Housing Authority with flexible terms. The City continues to collaborate with the Housing Authority on the development of the Samish Way site which was sold by the City to the Housing Authority with flexible terms. Phase I now has all needed financing committed, and the development of 69 units will begin in this Action Plan year. The full build out will offer approximately 150 affordable housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will continue to share educational information about the City's homeownership downpayment assistance program, and about Kulshan CLT's and Habitat for Humanity's homeownership programs. The City is collaborating with the BHA on the disposition of over 20 single family homes that was recently approved by HUD OPH, and distributed information on first time homebuyer assistance to the BHA to share with impacted residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

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 Whatcom 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

The City's two highest priorities regarding addressing homelessness are to: support the development of emergency shelter in a safe, permanent location; and support programs to prevent chronic homelessness through intervention services like diversion and light touch case management. This Action Plan reflects increased support for agency programs that provide diversion and rapid rehousing for families and seniors, with the hope of serving about 100 additional households. The City is also working with partner agencies to locate a permanent emergency shelter (or multiple small shelter) location(s).

People who are homeless or at risk of becoming homeless enter the housing system and are assigned case management as available 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 (drop-in service center) of the Opportunity Council 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 ("HOT team") using local Housing Levy funds; the City contracted with the Opportunity Council for these services. The City has also recently entered into a program in coordination with the County, and with the support of health care providers called Ground Level Response and Coordinated Engagement (GRACE). The GRACE program targets both housed and unhoused individuals who are frequent users of emergency services and offers additional assistance through embedded case workers within the Fire and Police departments. Both the HOT team and GRACE will continue their operations this Action Plan year.

Other services available to assist those experiencing or at risk of homelessness include: Hope House, a program of Catholic Community Services; the Homeless Disability Benefits Advocacy Program; the Drop-In Center and shelter and program services run by Lighthouse Mission Ministries including a Mobile Outreach Team; the CORES program targeting mental health needs; UnityCare Homeless Outreach; and several meal programs. UnityCare Community Health Center provides on-site medical care services at the Lighthouse Mission Drop-In Center one day per week and offers dental services at their downtown site. 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 provided by the County Health Department for low-income residents.

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 continues to increase, as it has for the last few 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. Unfortunately, a proposal that required the support of the Port of Bellingham to add more permanent low-barrier shelter beds was not successful, nor was a joint City-County workgroup which tried to identify an appropriate site for a new shelter. This work will continue in 2019.

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

The Homeless Service Center (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 program for families with moderate housing barriers who are homeless, including survivors of domestic violence. The following are some of the employment and job training programs that serve people who are homeless in Bellingham: WorkSource One-Stop Center, Opportunity Council employment specialist, Lake Whatcom Treatment Center and Compass Health employment specialists, Northwest Youth Services jobs training, and Department of Vocational Rehabilitation.

Helping low-income individuals and families avoid becoming homeless

The Homeless Service Center (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. The City's increased support in the coming year for diversion services targeting families with children will also offer prevention assistance for those at risk of homelessness, with referrals coming both through the HSC and through the school district homeless liaisons.

Discussion

Despite past strides in bringing down the numbers of homeless families awaiting housing, Bellingham has struggled to maintain low numbers. The most significant barrier to accomplishing the goal to end homelessness in the community is funding and the constraint in the supply of housing. With additional funding, the community has shown that it can have a significant effect on the number of homeless families in our community. Targeted outreach to families from Whatcom County, the Homeless Service

Center and others has led to dramatic reductions in the time spent on the street for families, and we hope to get back closer to functional zero for families experiencing homelessness in the coming year.

Barriers to Affordable Housing

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

In 2017, the City conducted a variety of public outreach activities aimed at understanding barriers to affordable housing and fair housing. Specifically, the City convened a Community Solutions Workgroup (CSW) with multi-disciplinary stakeholders to tackle these issues and make recommendations that fed into the Consolidated Plan. The City also continues to review Countywide Housing Affordability Task Force (CHAT) 2007 recommendations that were targeted at 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. Most of these measures have been implemented, though the City annually reviews what is still needed to be done.

Actions planned to remove barriers

The City continues to work with developers to encourage utilization of multifamily tax exemption incentives, and partners with developers on low income tax credit and bond financed projects. The city also analyzes any unutilized or underutilized land that may be able to be used for housing development partnerships. Currently the City is planning an RFP process to surplus two different parcels that will either be utilized by affordable housing partners or sold with the resulting revenue targeted toward other affordable housing projects. The City also offers reductions for low-income housing in certain fees and charges that affect affordability.

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 or pursue other strategies to ensure continued viability of the housing.

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 City staff provides information targeted to parents of young children through specific outreach to day care centers.

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 Asset Building Coalition sponsored by the Opportunity Council, and the work of United Way, the Whatcom Community Foundation, and Chuckanut Health Foundation 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 and GoodWill Industries.

Actions planned to develop institutional structure

- The City will continue to 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

- The City will continue to support the efforts of the Whatcom County Coalition to End Homelessness Steering Committee, which coordinates the actions of housing and social service agencies in the community; as well as participate in committees focused on addressing supportive services in all housing where it's needed.

Discussion

Voters in the City of Bellingham approved a Low-income Housing Levy in 2012, and again in 2018. This levy is now providing \$4 million per year over ten 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 is able to 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 2019 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. The entirety of the anticipated \$290,000 in CDBG program income has already been reprogrammed through projects included in this action plan (and tied to this or previous years).

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.	95.00%

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 also in the unique appendices to this Action Plan.

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 not proposed to assist in the refinancing of existing debt secured by multifamily housing that is rehabilitated with HOME funds.