



# 2024 Action Plan

Covering the period from July 1, 2024 – June 30, 2025

a component of the  
2023 – 2027 CONSOLIDATED PLAN

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**City of Bellingham**

**Washington**

**Public Comment Draft**

**March 8, 2024**

# Executive Summary

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

### **1. Introduction**

The City of Bellingham approved the 2023-27 Consolidated Plan on May 8, 2023 (Resolution No. 2023-06). Since its adoption, the following has occurred:

- On June 30, 2023, the Consolidated Plan, including the 2023 Annual Action Plan, were submitted through the online system of U.S. Department of Housing and Urban Development (HUD), referred to as “IDIS”. HUD subsequently requested additional information and modifications, which were provided on July 27, 2023.
- On August 4, 2023, HUD accepted the Consolidated Plan and 2023 Action Plan.

2024 is the second year under the 2023-27 Consolidated Plan. New activities selected for funding in the Plan are based on solicitation of proposals. Funding sources for these activities include federal HUD HOME and CDBG funds, as well as local City funds (Housing Levy, Affordable Housing Sales Tax, Real Estate Excise Tax, and General Fund). Due to the COVID-19 pandemic, special HUD allocations and federal State and Local Fiscal Recovery Funds (SLFRF) through the American Rescue Plan Act (ARPA) are also included as carry-over funds. Most COVID funds have been expended, with the exception of the HOME-ARP funding allocation.

The City specifically sought applications for the following:

- **Prevention of Homelessness** – released on September 13, 2023, with applications due by October 24, 2023. Nine applications were received.
- **Rental Housing Development** – released on January 5, 2024, with applications due by February 2, 2024. Two applications were received.
- **Housing Preservation and Shelter** – released on January 5, 2024, with applications due by February 2, 2024. Two applications were received.
- **Community Facilities and Improvements** – released on January 5, 2024, with applications due by February 2, 2024. No applications were received.

Several existing commitments from previous years are carried forward, including the homebuyer assistance program, preservation and rehabilitation projects, rental housing development projects, housing and services programs, and a tiny house encampment for the unsheltered. Two additional NOFAs will be released prior to the start of the Action Plan year: Tenant Based Rental Assistance and New Homeownership Development.

### **2. Summarize the objectives and outcomes identified in the Plan**

The City continues to prioritize housing development, homebuyer support, community facilities and housing and human services.

#### New Project Funding:

- Two new development projects would add to the City’s housing inventory: a 65 unit senior housing development with 20% of the units set-aside for the unhoused; and a 38 unit housing development for those with mental and behavioral health challenges, with 15 units set-aside for the unhoused.
- Two housing preservation projects would support the continuing existence of facilities in the community that house domestic violence survivors and families with children, totaling 24 units.
- Funds would be set aside for additional urgent housing preservation needs.
- Funds would be set aside for needed Community Facility projects.
- Housing Services funding would be allocated to eight agencies through 20 contracts, all of which currently provide housing services to households in need through housing case management, diversion from homelessness, or other housing-related services for vulnerable households.
- Rental assistance funding would continue.
- Human and Social services funding would be allocated to 17 agencies continuing the intended 2-year commitment, addressing basic needs, services to those with physical or cognitive impairment, or other services that reduce vulnerability to homelessness.

Carryover and Continuing Projects: Activities funded prior to 2024, or ongoing programs, are adjusted for remaining amounts anticipated to be spent in 2024-25 and/or adjustments in funding sources. These activities include: the homebuyer down payment assistance program, homeownership development (KulshanCLT); three housing production projects (Mercy Housing NW, Millworks Family Housing; Opportunity Council, Laurel & Forrest Senior Housing, and Bellis Fair Family Housing); general public facilities, housing preservation activities (manufactured home repair, emergency repair, and City owner-occupied rehabilitation program), and rental assistance and supportive services (Tenant Based Rental Assistance, housing services programs, human & social services programs). Ongoing programs in the rental assistance and supportive services program that are levy-funded include the Homeless Outreach Team, Homeless Service 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), Housing Land Acquisition & Development (CDBG and HOME), Housing Finance Commission Homebuyer (HOME), and Community & 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 2023-2027 Consolidated Plan. The City has not any performance evaluation reports under the most recent Consolidated Plan, the first of which will be due prior to the end of 2024 for reporting on the July 1, 2023 – June 30, 2024 Action Planning year.

### **4. Summary of Citizen Participation Process and consultation process**

The public consultation process for the 2024 Action Plan included a 30-day public comment period, and a public hearing before the Community Development Advisory Board (on March 14, 2024). The public was invited to comment on the Action Plan during the written comment period, which was held from March 11 – April 10, 2024.

The display ad providing notice of the public hearing and plan amendment was published in Bellingham Herald on March 11, 2024. All public participation and consultation was done in

accordance with the City’s Community Participation Plan that was last modified in 2022 to guide the 2023-27 Consolidated Plan.

**5. Summary of public comments**

[complete after comment period]

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

The Community Development Advisory Board reviewed the draft plan at their March 14 and April 11 meetings prior to making recommendations. [complete after comment period]

**7. Summary**

The 2024 Action Plan is intended to implement the priorities and strategies set forth in the 2023-2027 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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	BELLINGHAM	
CDBG Administrator	BELLINGHAM	Planning and Community Development
HOPWA Administrator	N/A	
HOME Administrator	BELLINGHAM	Planning and Community Development
HOPWA-C Administrator	N/A	

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](mailto: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 2023-2027 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 2023-2027 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 resources: Housing Levy, Affordable Housing Sales Tax, Real Estate Excise Tax, or other locally-controlled dollars. CDBG and HOME grants, including the special COVID allocations and program income, are fully allocated in the 2024 Action Plan.

Including the listed agencies that were consulted, a broad array of individuals from dozens of agencies were contacted to provide them with an opportunity to know that applications for funding assistance to implement the 2023-2027 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 and Community Services 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 Housing Advisory Committee and Whatcom County's Community Health Improvement Plan workgroup. The City also sits on the steering committee of the Whatcom Housing Alliance, a multi-sector group that advocates for equitable housing policies. The City's Community Development Advisory Board includes membership that represents ward areas throughout the City, and housing and social service providers, including a representative from 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 homelessness in our community into the plan, ensuring consistency in policies and efforts.

The City participates actively 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, and has the primary goal of implementing the county's Local Plan to Address Homelessness, "A Home for Everyone."

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 Intake System (HMIS) for the community.

**Consultation with Continuum of Care**

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 County funding allocations. City staff is also participating in the Coordinated Entry Governing Body that is reviewing local Coordinated Entry and HMIS policies and procedures, and making recommendations for implementation improvements.

**Participating agencies, groups, organizations and others**

Including the listed agencies that were consulted, 85 agencies and organizations were contacted to provide them with an advance opportunity to know that applications were being accepted for funding assistance to implement the 2023-2027 Consolidated Plan. In addition, discussion about the 2024 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 Community Participation Plan; specifically, the elements relevant to Action Plan development or modifications.

1	<b>Agency/Group/Organization</b>	BELLINGHAM HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	OPPORTUNITY COUNCIL
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy CHDO-eligible Activities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

Table 2 – Agencies, groups, organizations who participated

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 and City staff frequently assist one another in coordinated review of agency funding and activities.

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 [update after publication] 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 public comment period was open through April 10. In addition, multiple Notices of Funding Availability (NOFAs) were published and distributed broadly, as discussed elsewhere in this plan. Responses to these NOFAs were what primarily impacted the 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	Held with advisory board members – no public in attendance	No general public comments received	N/A	
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 2024 allocation to the City of Bellingham was not released at the time of the draft Action Plan publication for public comment. Anticipated resources were based on prior year allocations; adjustments will be 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	\$808,663	\$210,000	\$250,000	<b>\$1,268,663</b>	\$3,055,989	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 Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction TBRA	\$647,380	\$200,000		<b>\$847,380</b>	\$2,542,140	Funds used for homebuyer assistance, tenant-based rental assistance, housing development (including CHDOs) and administration.
HOME-ARP	Public-Federal	Admin and Planning Multifamily rental new construction Non-congregate shelter Public Services TBRA			\$1,543,358	<b>\$1,543,358</b>	\$0	Funds used for responding to the impacts of the coronavirus pandemic on qualifying populations.

Other	Public - Local	Acquisition Admin and Planning Homebuyer assistance Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Services TBRA	\$7,000,000		\$4,421,835	<b>\$11,421,835</b>	\$21,000,000	The City of Bellingham has a voter-approved housing levy and an affordable housing sales tax that support development and preservation of housing, as well as rental assistance and housing services. Local COVID relief funds are here as well.
Other	Public - Local	Public Services TBRA Childcare improvements Public improvements	\$680,000		\$742,000	<b>\$1,422,000</b>	\$0	This is the city's investment in housing, human and social services. It is predominantly city general fund dollars, but also includes some of the city's Real Estate Excise Tax.

**Table 5 - Expected Resources – Priority Table**

**Federal Funds / Additional Resources**

On average, for every dollar of federal funds the City expended on activities that were completed, the City leverages over \$8 of non-federal funds. In particular, rental housing development 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.

**Publically owned land or property used to address the needs (if appropriate)**

N/A

**Discussion**

Bellingham voters approved a Housing Levy renewal in 2018, assessing \$4 million per year to address housing development/preservation and services. Bellingham City Council approved a sales tax in 2021, bringing in an additional \$3 million (estimated) per year to address housing development and services. These funds are used to help support capital costs, rent and services, thus contributing to the federal 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 funds.

# 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 2020 goals.

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce cost burden	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs	Affordable Housing	CDBG HOME Gen Fund Levy + Sales Tax	Rental units constructed Rental units rehabilitated Homeowner Housing Rehabilitated Direct Financial Assistance to Homebuyers
2	Provide services to remain stably housed	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs	Housing services	HOME Gen Fund HOME-ARP Levy + Sales Tax	Public service activities for Low/Moderate Income Housing Benefit Tenant-based rental assistance / Rapid Rehousing
3	Help meet basic needs (other than housing)	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	Basic needs	CDBG Gen Fund	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Public service activities other than Low/Moderate Income Housing Benefit
4	Increase safety for vulnerable populations	2023	2027	Homeless Non-Housing Community Development	Safe shelter	Gen Fund Levy + Sales Tax	Public service activities other than Low/Moderate Income Housing Benefit Homeless Person Overnight Shelter
5	Prevent discrimination and increase protections	2023	2027	Advocacy and Service Delivery	Fair Housing education and enforcement	CDBG HOME Gen Fund Levy + Sales Tax	Other

## Goal Descriptions

1	<b>Goal Name</b>	Reduce cost burden
	<b>Goal Description</b>	The greatest need in our community is to assist those with the lowest incomes with housing. 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 goal includes the construction of new low-income rental housing, rehabilitation of owner-occupied and rental housing for low-income residents, and supporting down payment assistance and new homeownership opportunities.
2	<b>Goal Name</b>	Provide services to remain stably housed
	<b>Goal Description</b>	Services provided under this goal are intended for vulnerable households, primarily those who belong to a priority population. Many households need more than a unit to maintain their housing stability. Support navigation programs for households vulnerable to homelessness, as well as rental assistance, case management, and homeless prevention and diversion programs.
3	<b>Goal Name</b>	Help meet basic needs (other than housing)
	<b>Goal Description</b>	Support the ability of households to address their non-housing basic needs and services such as through food security, childcare, literacy, violence-prevention, health and disability services, and senior assistance programs.
4	<b>Goal Name</b>	Increase safety for vulnerable populations
	<b>Goal Description</b>	Support day and nighttime assistance for very vulnerable populations including through the provision of shelter, outreach, behavioral health, hygiene and service day centers. Improve climate resiliency and disaster preparedness.
5	<b>Goal Name</b>	Prevent discrimination and increase protections
	<b>Goal Description</b>	Education and administration funding. This includes public education on Fair Housing and housing issues, outreach to funding decision-makers and policymakers, and technical assistance and capacity-building for local organizations. This includes administration of all funding programs.

***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):***

All new development of affordable housing is reflected in new or carry-over project applications that may reflect additional funding commitments. The City will help with development of 103 new units of affordable housing. HOME funds will contribute to 5 units in the 65-unit Bellis Family Housing project, phase 1 that is soon to begin construction.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The 2024 Action Plan includes continuation of existing activities, renewal of ongoing activities, and new projects. The DRAFT (unbalanced) list is shown in the tables below.

### 2024 ACTION PLAN SUMMARY

ACTIVITIES	CDBG	HOME & HOME- ARP	QTY GF & REET	QTY ARPA	AH SALES TAX	HOUSING LEVY	TOTAL
<b>Production Program</b>							
<b>Previous (Unspent) Commitments</b>							
OC Laurel-Forrest	-	-	-	-	80,000	120,000	200,000
MHNW Millworks	-	-	-	2,800,000	-	50,226	2,850,226
OC Bellis Project - Ph 1 acq & development	-	343,342	-	733,572	2,231,552	711,534	4,020,000
OC Bellis Project - Ph 2 predev & acq	-	-	-	875,000	-	35,000	910,000
LWTC - Lincoln St predevelopment	-	-	-	-	60,000	-	60,000
<b>Requests:</b>							
OC Bellis Project - Ph 1 development	-	458,311	-	-	(22,469)	(532,949)	(97,107)
OC Bellis Project - Ph 2 development	-	-	-	-	2,000,000	590,000	2,590,000
LWC - Lincoln St Supportive Housing	-	-	-	-	2,500,000	-	2,500,000
Northwood Project (AH land banking)	-	-	-	-	-	2,400,000	2,400,000
<b>Hold for Predevelopment &amp; Land Acquisition</b>	242,132	-	-	-	-	-	242,132
<b>CHDO Set Aside (min. 15% of HOME Grant)</b>							
OC Bellis Project	-	97,107	-	-	-	-	97,107
<b>Preservation Program</b>							
<b>Requests:</b>							
OC Dorothy Place Rehab	-	-	-	-	-	184,900	184,900
LP Gladstone House Rehab	-	-	-	-	-	396,111	396,111
<b>Program:</b>							
City Rehabilitation Program	420,000	-	-	-	-	-	420,000
Manufactured Housing Repair	-	-	-	-	-	297,007	297,007
Emergency Repair	-	-	-	-	-	50,000	50,000
<b>AH Operation &amp; Maintenance (Sales Tax - newly developed units only)</b>							
<b>Previous Commitments</b>							
Heart House Operations	-	-	-	-	75,460	-	75,460
<b>Rental Assistance and Supportive Services Program (see Exhibit for details)</b>							
<b>Previous Commitments</b>							
GRACE program	-	-	392,000	-	-	-	392,000
<b>Program:</b>							
TBRA & other rental assistance	-	207,300	-	-	-	292,064	499,364
Housing Project-Based Services	-	-	-	-	-	408,259	408,259
Shelter Development, Ops & Services	-	-	300,000	100,000	1,125,000	-	1,525,000
Daytime outreach services	-	-	280,199	-	-	347,254	627,453
Prevention & Diversion Programming	-	1,543,358	-	-	-	-	1,543,358
<b>Competitive NOFA Allocations:</b>							
Housing Services	-	-	155,645	-	99,821	1,172,602	1,428,068
Human & Social Services	152,799	-	357,156	-	-	-	509,955
<b>Public Facility Program</b>							
<b>Previous Commitments</b>							
Millworks Childcare	-	-	-	-	-	-	-
BHA Childcare	-	-	-	75,000	-	-	75,000
Bellis Childcare	-	-	-	-	-	-	-
<b>Requests:</b>							
Community Facilities	250,000	-	-	-	-	-	250,000
<b>Homebuyer Program</b>							
<b>Previous Commitments</b>							
Housing Finance Commission (Private + KCLT)	-	-	-	-	-	23,928	23,928
Birchwood La Freniere Court (KCLT)	-	-	-	-	-	540,000	540,000
<b>Requests:</b>							
New Homeownership development	-	-	-	-	-	180,000	180,000
Homeownership DPA	-	140,000	-	-	-	80,000	220,000
<b>Contingency Projects</b>							
HOME - WSHFC, TBRA, Multifamily housing, CHDO operating	-	-	-	-	-	-	-
CDBG- Rehab program, Public Facilities, Property acquisition	-	-	-	-	-	-	-
<b>Administration</b>							
City Expenses	203,732	72,238	-	-	240,000	280,000	795,970
TBRA Administration (contract)	-	12,500	-	-	-	-	12,500
<b>TOTAL:</b>							
	\$1,268,663	\$2,874,156	\$1,485,000	\$4,583,572	\$8,389,364	\$7,625,936	\$26,226,691
<b>BALANCE</b>							
	\$ -	\$ -	(\$63,000.00)	\$ -	-\$ (2,423,272.00)	\$ (1,965,248.00)	\$ (4,451,520.00)

## 2024 ACTION PLAN RENTAL ASSISTANCE AND SERVICES – Details

EXHIBIT 2024 RENTAL ASSISTANCE AND SERVICES DETAIL UNBALANCED								
	CDBG	HOME & HOME-ARP	CITY GF	CITY REET	CITY ARPA	AH SALES TAX	HOUSING LEVY	TOTAL
<b>Existing Funding/Commitments:</b>	0	1,543,358	442,000	0	100,000	0	0	\$ 2,085,358
<b>New Revenue:</b>								
Housing Services	0	0	355,645	0	0	99,821	659,677	\$ 1,115,143
Human and Social Services	152,799	0	324,355	0	0	0	0	\$ 477,154
Tenant-Based Rental Assistance	0	207,300	0	0	0	0	292,064	\$ 499,364
Project-based Rent and Services	0	0	0	0	0	0	408,259	\$ 408,259
Emergency Shelter Services	0	0	0	300,000	0	950,179	0	\$ 1,250,179
<b>TOTALS</b>	\$ 152,799	\$ 1,750,658	\$ 1,122,000	\$ 300,000	\$ 100,000	\$ 1,050,000	\$ 1,360,000	\$ 5,835,457
<b>2024 PROGRAM</b>								
PROGRAM	CDBG	HOME	CITY GF	CITY REET	CITY ARPA	AH SALES TAX	HOUSING LEVY	TOTAL
<b>AH Operations &amp; Maintenance (formerly included in services)</b>								
<b>Existing Commitments:</b>								
Heart House Ops						0		0
<b>Previous Commitments</b>								
<b>Existing Commitments:</b>								
GRACE (GF)			392,000					392,000
<b>Rental Assistance</b>								
<b>Current Year Program:</b>								
Tenant Based Rental Assistance Program		207,300					16,500	223,800
Additional Rental Assistance							275,564	275,564
<b>Project-Based Rental Assistance &amp; Housing Services</b>								
<b>Existing Programs:</b>								
Francis Place Housing Services (PSH)							177,998	177,998
Sun - Greggjie's & Nevada Housing Services (PSH)							87,404	87,404
22 North Housing Services (PSH)							142,857	142,857
<b>Housing Services</b>								
<b>Daytime Homeless Outreach Services:</b>								
Homeless Service Center Admin			34,096				52,254	86,350
NWYS Ground Floor day center for hmls youth							85,000	85,000
Homeless Outreach Team + Shower Trailer			246,103				210,000	456,103
<b>Prevention &amp; Diversion Programs - Current Year</b>								
DC - Family School Partnership		134,696						134,696
LP - Prevention Program		140,000						140,000
DVSAS - Beyond Shelter Program		81,162						81,162
<b>Prevention &amp; Diversion Programs - Future Years (through 6/2030)</b>								
		1,187,500						1,187,500
<b>Emergency Shelter</b>								
Gardenview Tiny House Village						540,000		540,000
New THV set-up				300,000		385,000		685,000
Base Camp Restoration						200,000		200,000
Emergency Motel Stays (ARPA - in contract)					100,000			100,000
<b>Current Year Continuing, Housing Services:</b>								
WORDC - Housing Stability Program			155,645					155,645
HSC - Housing Lab program							54,114	54,114
Lydia Place - Family Services Program							471,625	471,625
DC - Prevention & Diversion for Families & Seniors	0					49,826	125,109	174,935
DC - Rapid Re-Housing for Families	0						388,554	388,554
NWYS - Transitional Living Program							48,000	48,000
NWYS - PAD Program	0					49,995	0	49,995
DVSAS - Safe Shelter	0						35,200	35,200
YWCA - Larrabee Residence							50,000	50,000
<b>Human &amp; Social Services</b>								
<b>Current Year Competitive, Human &amp; Social Services:</b>								
Lydia - Mental Health Counseling			82,755					82,755
EFB - Free Grocery Program	50,000		0					50,000
DVSAS - Safe Start Program	25,000		0					25,000
NWYS - Education & Employment			25,900					25,900
DC - Volunteer Chore Program	27,799		1,801					29,600
NWYS - Teen Court			24,300					24,300
WLC - Gaining Jobs & Improving Self-Sufficiency Through Literacy			15,000					15,000
BCFSC - Target Intensive Case Management			30,000					30,000
Mux Higbee Center Weekday Program			30,000					30,000
DC - Maple Alley Inn			30,000					30,000
WCDA - Meals on Wheels Bellingham	50,000		0					50,000
Rebound Roots			15,000					15,000
SHH - Residential Services for Adults Living with AIDS			37,400					37,400
MWV - Senior Support Services			15,000					15,000
BPS Carl Cozier Family Resource Center			50,000					50,000
<b>TOTAL ALLOCATIONS</b>	\$152,799	\$1,750,658	\$1,185,000	\$300,000	\$100,000	\$1,224,821	\$2,220,179	\$6,933,457
<b>BALANCE:</b>	\$ -	\$ -	\$ (63,000.00)	\$ -	\$ -	\$ (174,821.00)	\$ (860,179.00)	\$ (1,098,000.00)

# 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 and urban village areas include land that is compatible with multi-family development with access to services.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	70
Non-Homeless	128
Special-Needs	6
<b>Total</b>	<b>204</b>

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance and Services	45
The Production of New Units	136
Rehab of Existing Units	12
Acquisition of Existing Units	11
<b>Total</b>	<b>204</b>

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

### ***Discussion***

Leveraging local funds and federal dollars has helped create more opportunities for housing locally, yet there is still a vacancy rate hovering around 3%, high homeless population, more capacity needed in the local workforce, 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 innovative in their pursuit of projects to meet 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. The PHA has resumed office hours at each high rise, and is beginning to resume educational trainings, social gatherings, planning meetings with staff and other opportunities for feedback and engagement.

### **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.

### **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**

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. The City will continue to support the Homeless Outreach Team as the primary team responsible for helping engage those who are living unsheltered to make referrals and offer services. The City plans to continue funding outreach and case management activities in the 2024 Action Plan, including increased funding to expand the Homeless Outreach Team's hours.

### **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 and permanent supportive housing and shelter services.

### **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, and coordinates the placement of vulnerable adults experiencing homelessness in the five permanent supportive housing facilities in Bellingham when there are openings. HSC also works closely with the Opportunity Council's Community Resource Center to operate 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 for diversion services targeting families with children and seniors offers assistance for those at risk of homelessness, with referrals coming both through the HSC and through the school district homeless liaisons. Some recently funded activities to help low-income individuals and families avoid becoming homeless include or increase resiliency include:

- Rapid Rehousing and Diversion Program (Opportunity Council)
- Carl Cozier Family Resource Center (Bellingham School District)
- Vocational Readiness Program (Northwest Youth Services)
- Parent-Teen Mediation Program (Whatcom Dispute Resolution Program)

### **Discussion**

Despite past strides in bringing down the numbers of homeless families awaiting housing, Bellingham has struggled with rising family homelessness. The most significant barrier to accomplishing the goal to end homelessness in the community is funding and the constraint in the supply of housing, along with workforce shortages. With additional funding, the community has shown that it can have a significant effect on the number of homeless in our community, but that funding has not kept pace with increased costs and increased demand.

# Barriers to Affordable Housing

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

The City remains committed to removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing. As discussed previously in section MA-40, the major barriers to affordable housing in the jurisdiction are driven by market forces: demand for housing exceeds supply, rents and property values are rising, and wages are not increasing proportionate to housing costs. As in many cities, the high percentage of single-family zoning relative to the total land area is quite high, leaving little variation of housing types outside of downtown and urban villages. Historic policy decisions related to neighborhood covenants, discriminatory financing, and single-family zoning have resulted in a disproportionately low percentage of homeowners who are non-White and Hispanic. Bellingham still sees the effects of these policies today.

In addition, residents of Low-Income Tax Credit properties who are on a fixed income (such as seniors and those with disabilities) are still facing cost burden even though they reside in a subsidized unit. The city proposes to take several steps, are described below.

### **Actions planned to remove barriers**

Bellingham has taken many steps to attempt to update zoning and incentivize a greater variety of housing options for residents of all incomes. One key strategy to keeping public costs down while increasing housing options is to build infill and multi-family housing in areas of the city which already have services and infrastructure. This includes passing an ADU ordinance and a project to increase capacity in Residential-Multifamily zones. Based on preliminary analysis of our buildable lands, utilizing ranged zoning and minimum densities in Residential Multi areas results in an overall increase of 20% in Bellingham's infill capacity. Within our developed areas, these incremental density increases through the ranged zoning system provide small-scale infill opportunities without requiring developers to purchase multiple adjacent properties. The project components aim not only to increase density, but to provide more opportunities for housing variety, affordability, and homeownership. Collectively, the project aims to support compact growth, a primary goal in both our Comprehensive Plan and Climate Action Plans. The City is also updating its Comprehensive Plan, which will incorporate planning for housing at all income levels.

### **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**

Through the many community work groups with which the City is involved (including the Whatcom County Coalition to End Homelessness, Whatcom Housing Alliance, Healthy Whatcom, Child and Family Wellbeing Taskforce, Aging Well Whatcom, and the Families with Children Strategy group). The work of all these groups is in some way geared towards addressing obstacles to meeting underserved needs. The City will continue to engage and collaborate with our partners to identify and address obstacles as they arrive.

The City is currently funding the operation of a shower trailer at City Hall, in partnership with Whatcom County, and has authorized the purchase of two new public restrooms (“Portland Loos”), which will be installed in the downtown district in this year. In the interim, additional services will be added to extend the hours at existing restroom facilities at the Commercial Street Parking Garage and Depot Market Square.

#### **Actions planned to foster and maintain affordable housing**

Our highest priority goal is to reduce cost burden, which includes many actions intended to foster and maintain affordable housing. These include:

- Support the acquisition, preservation, and development of housing units affordable for low-income residents.
- Maintain the City’s proactive role in affordable housing development.
- Support homeownership for low to moderate income households, especially for minority households and households with young children.
- Foster creative solutions for alternative ownership models, including through shared equity, resident-owned communities, and cooperative housing.
- Offer rental assistance for vulnerable households, prioritizing homeless families with children and medically fragile seniors, as well as severely cost burdened families with young children.
- Offer home rehabilitation loans with favorable terms for low-income homeowners – especially for those who are elderly or disabled.

#### **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**

Funding for programs that reduce the number of poverty-level families include literacy and job training services provided through the Whatcom Literacy Council and Opportunity Council. Other activities attempt to prevent families from falling further into poverty by providing basic needs and other supports such as through programs such as the Free Grocery Program, Childcare Tuition Assistance, and landlord/tenant mediation services through the Whatcom Dispute Resolution Center and Opportunity Council's Landlord Liaison program.

### **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.

Last year, the City embarked on a capacity-building program for small housing-related nonprofits, which is currently underway. The City will continue to look for ways to support and increase capacity for partner agencies.

### **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. Bellingham City Council approved a local sales tax in 2021, bringing in an additional \$3 million (estimated) per year to address housing development and services. As a result of these local funds, 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 2024 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 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
<b>Total Program Income:</b>	<b>0</b>

### **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: 2023, 2024, 2025	75.00%

### **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 – when public health protocols allow – 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.