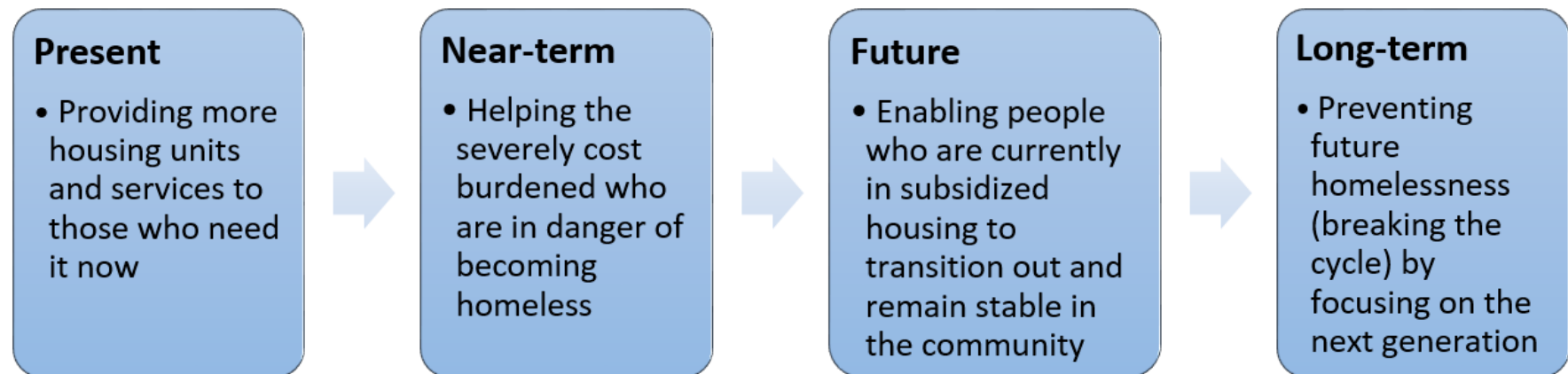


COMMUNITY SOLUTIONS WORKGROUP CONTINUUM OF HOUSING

“Identify key issues, and recommend strategies, actions, and solutions to address homelessness and the continuum of housing and service needs by fall 2017.”

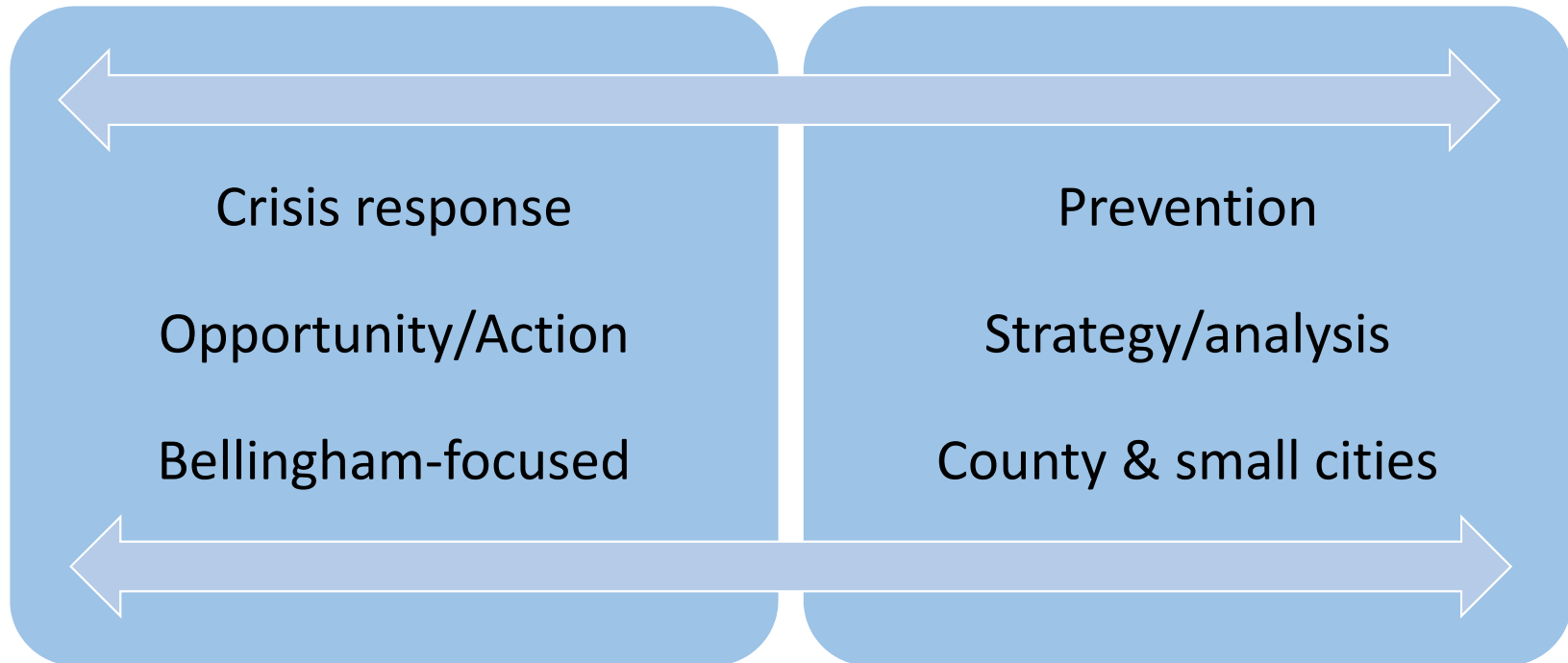
Meeting 1 Summary – What We Heard

Various areas to focus our efforts – Challenges and opportunities in each



Meeting 1 Summary – What We Heard

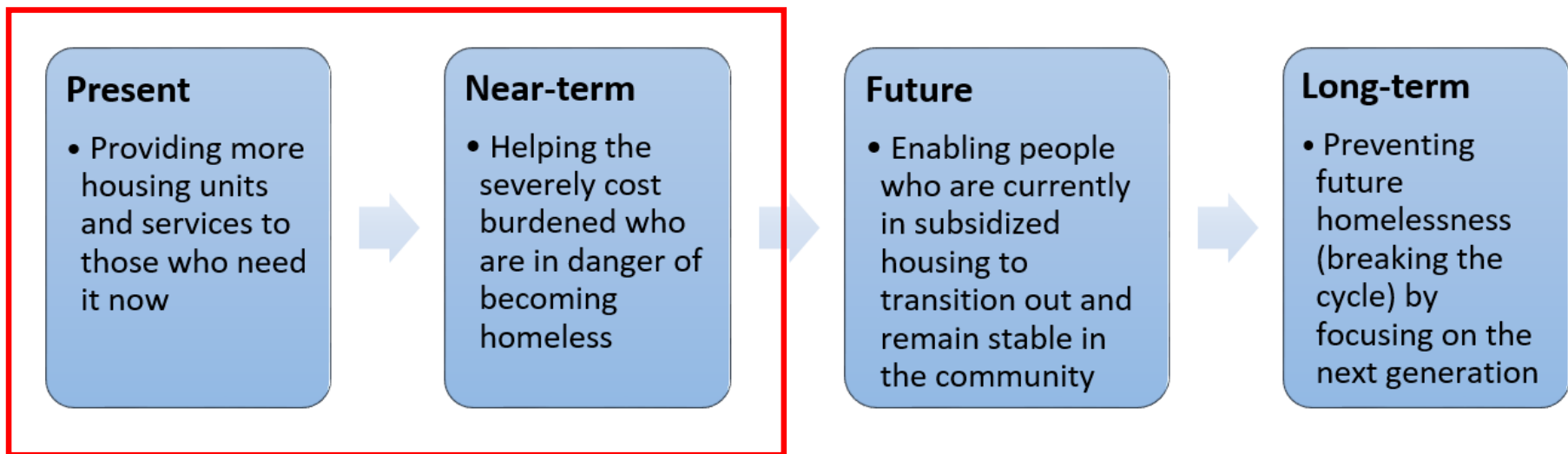
We need to balance polarities



Meeting 2 – CSW Agenda

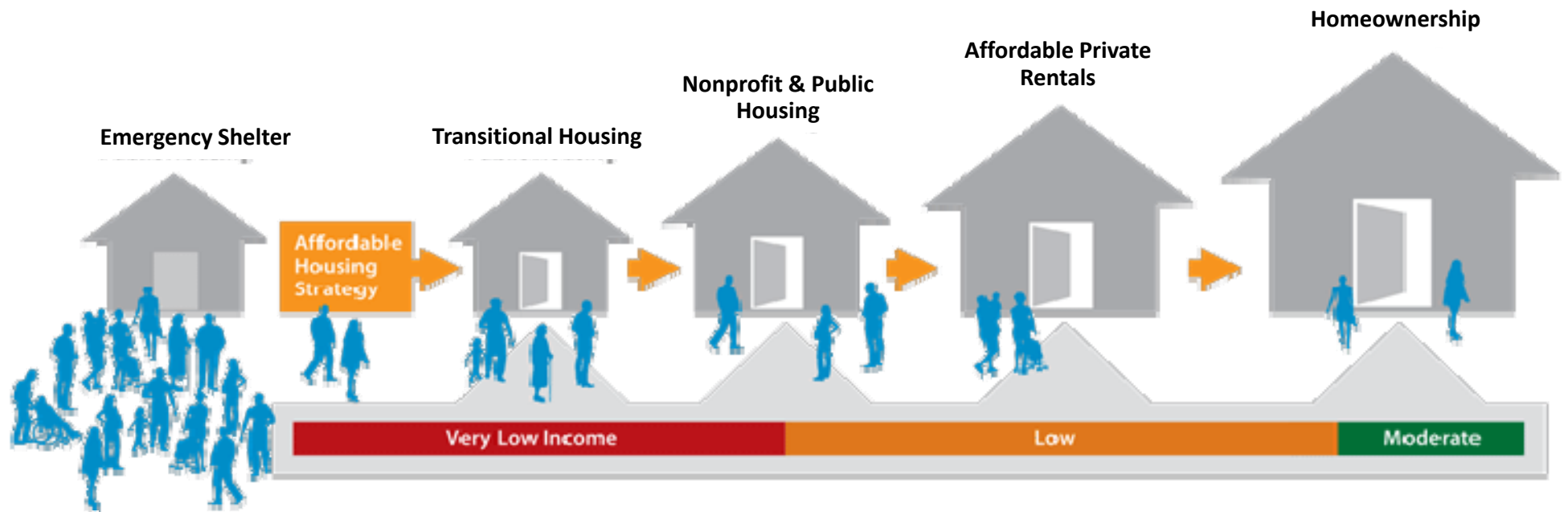
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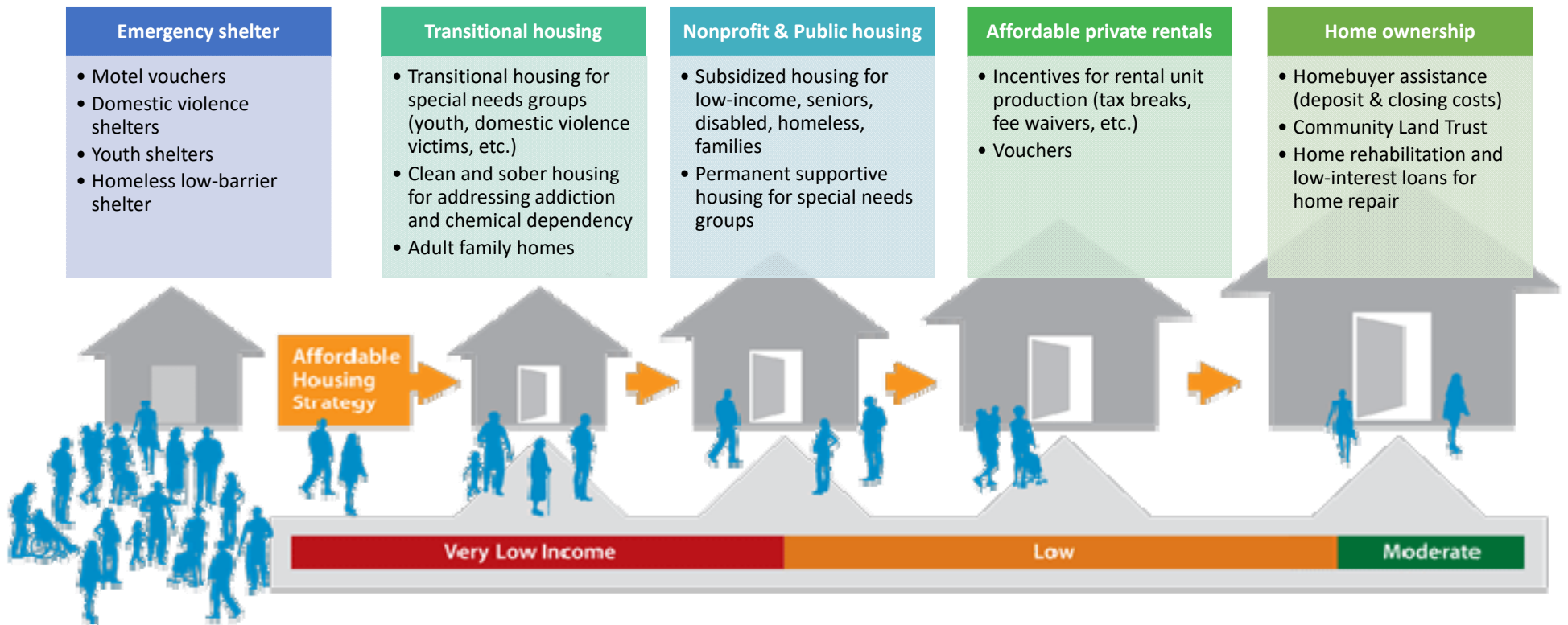


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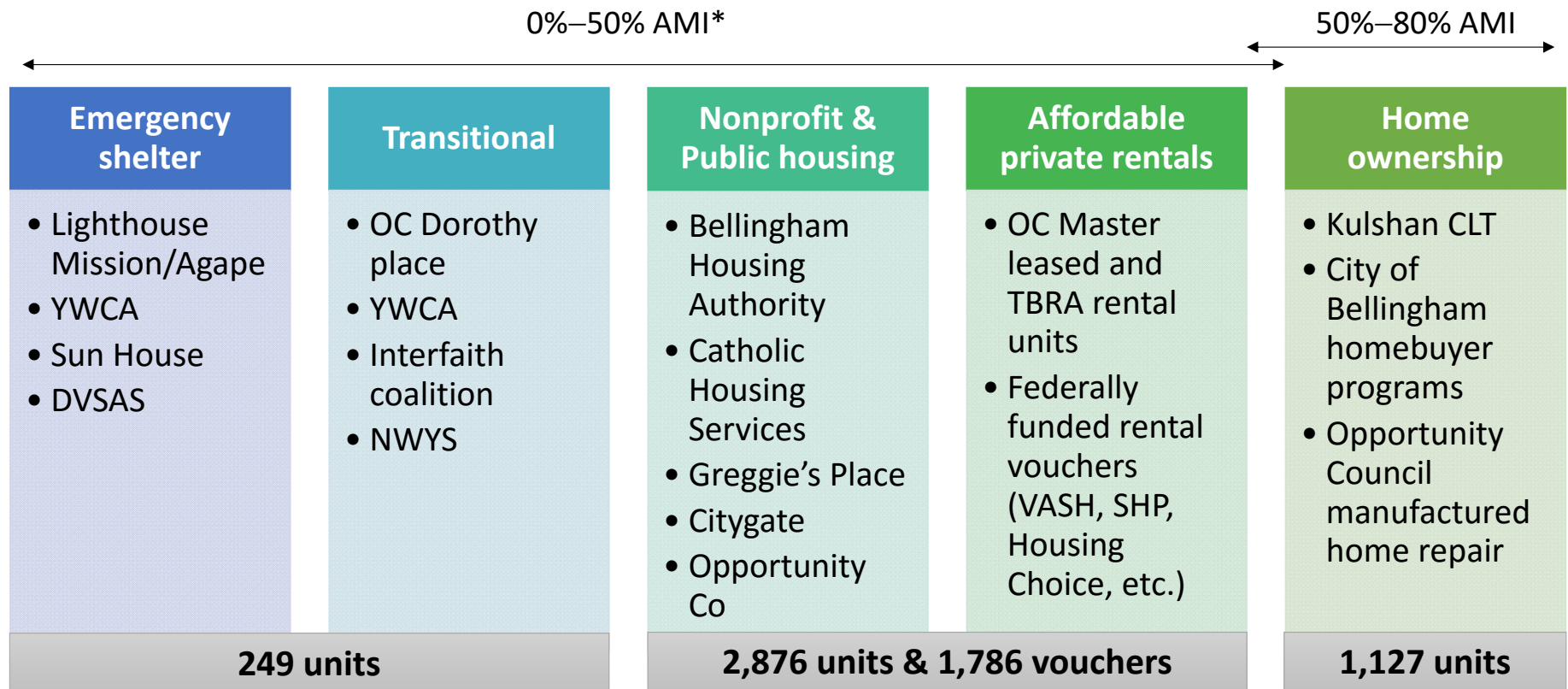
Housing Continuum – Inventory



Bellingham's programs along the Housing Continuum



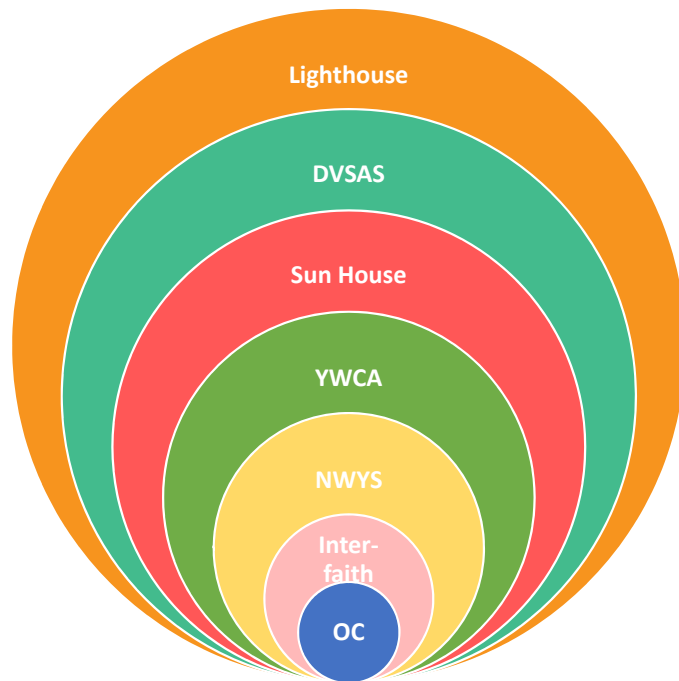
Inventory overview



*Note that rental housing typically serves those under 50% AMI, however in certain tax credit projects, it is not unusual to allow a portion of up to 80% AMI units

Emergency & transitional shelter

Total estimated units = 249*



Estimated need

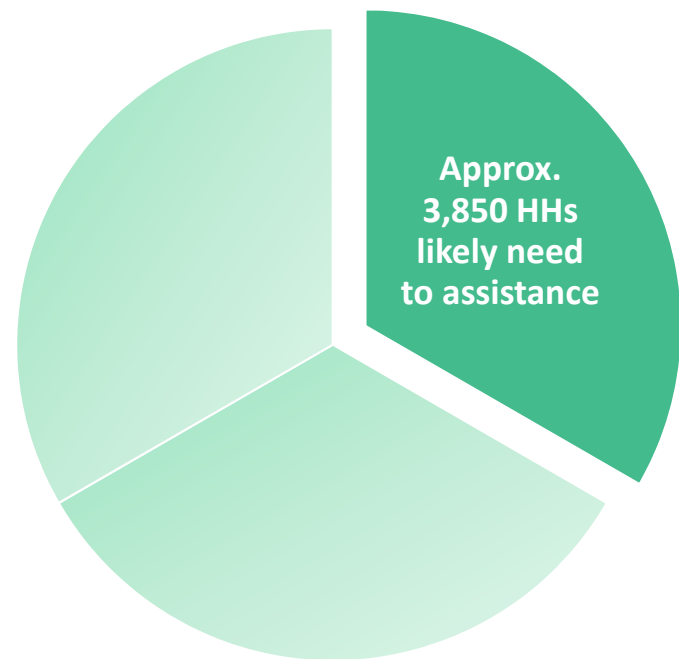
- The 2017 Point-in-Time count was **742 homeless** individuals in Whatcom County. Of those, **299 were unsheltered**.
- There were **941 households** active on the Housing Pool last year.**

*Note that this does not include motel vouchers. Some units may include multiple beds, where other may be a single bed.

**From June 2016 to June 2017, varying month-to-month.

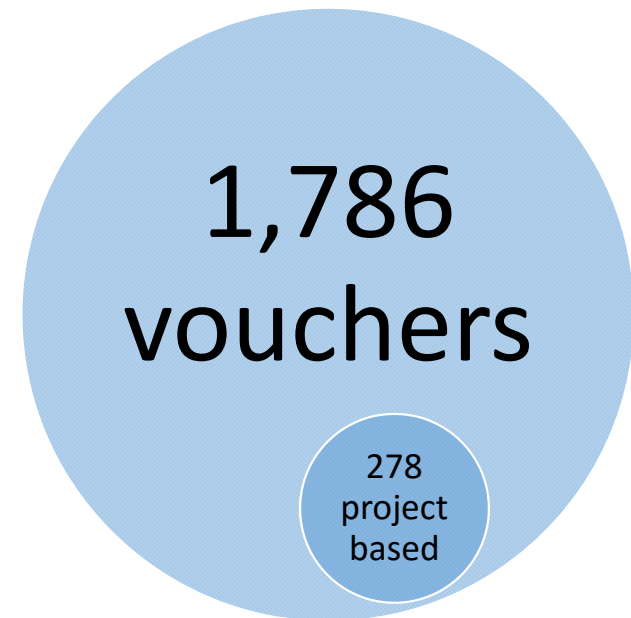
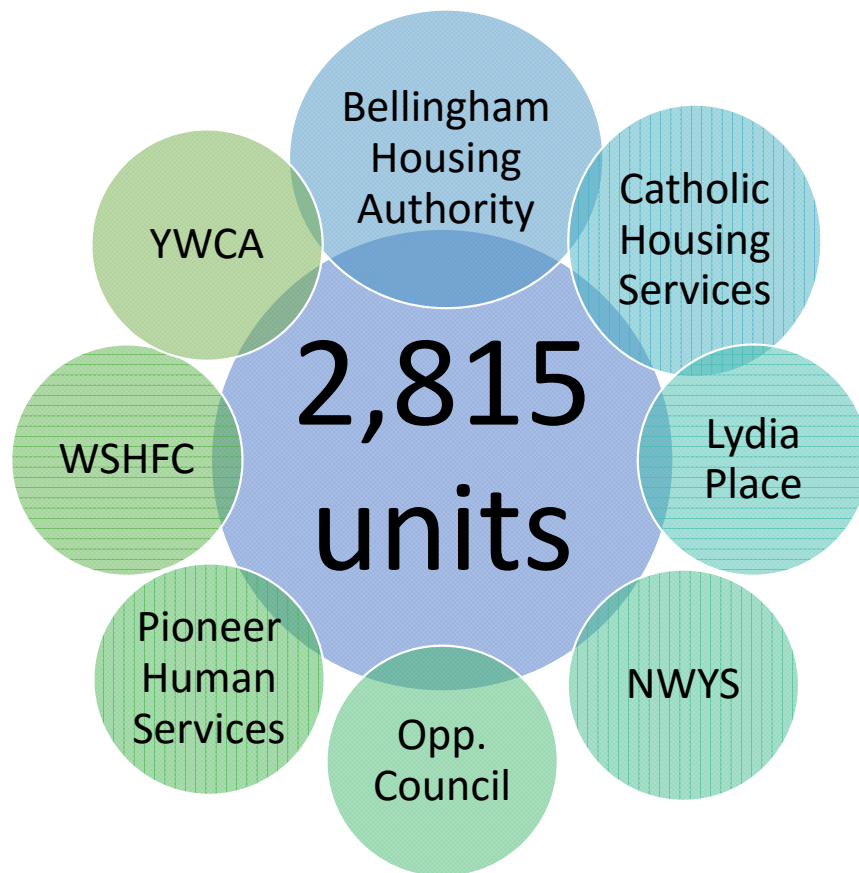
Estimated number of low income households needing assistance

- There were **11,542 households*** in Bellingham (including Geneva and Alderwood) with incomes below 50% of AMI.
- We estimate between a third and half, or **3,847-5,726**, of these **households would need housing assistance.**



*From 2009-2013 CHAS data. Adjusted for 5.26% population growth since 2013.

Public, nonprofit, and affordable rental housing for low-income households



About 70% of these vouchers are used within the City; and of these some overlap with the housing listed to the left.

Home ownership

Estimated need

- In Bellingham (plus Alderwood and Geneva), there are approx. **6,610 households** making between 50-80% AMI.
- Assuming about a quarter of these are in need of assistance, this equates to about **1,650 households**.

Estimated supply



*From 2009-2013 CHAS data. Adjusted for 5.26% population growth since 2013.

Adult family homes

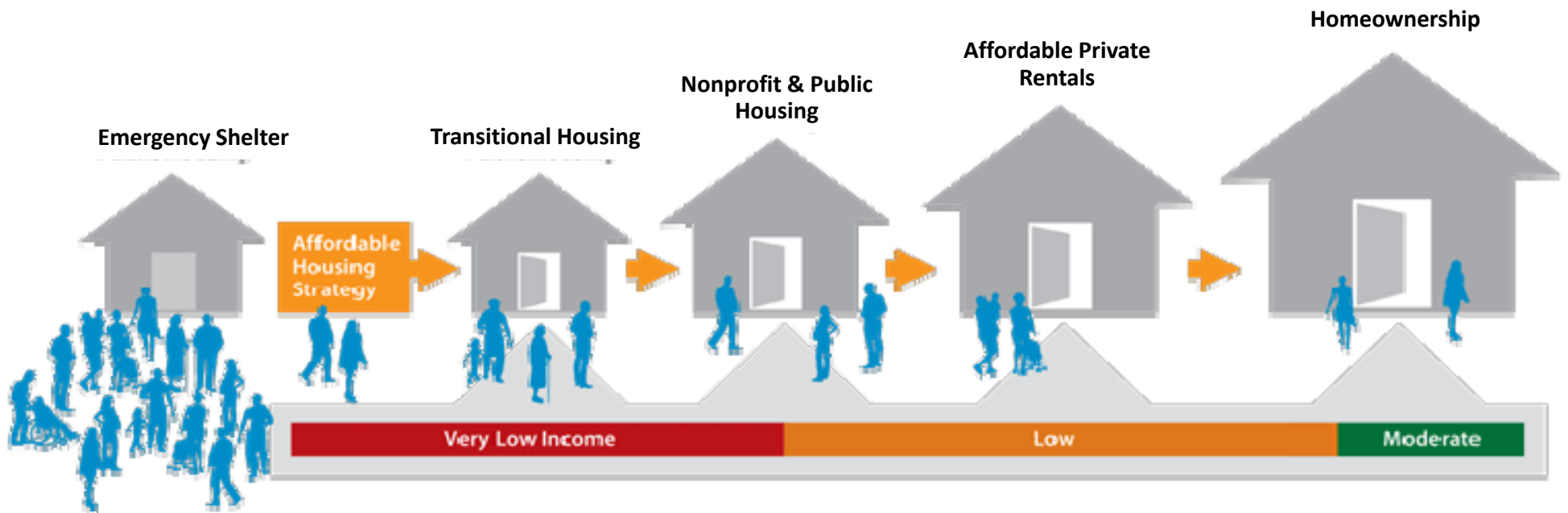
At the time of the last Consolidated Plan (2012) there were **12 Adult Family Homes (AFH)** in the Bellingham City limits.

Assuming each were licensed to serve up to 6 residents (as is standard), there was capacity to serve **72 disabled adults** in our community.

Currently, DSHS lists **10 AFHs** in the Bellingham City limits, capable of serving a total of **59 disabled adults** (an 18% decrease).

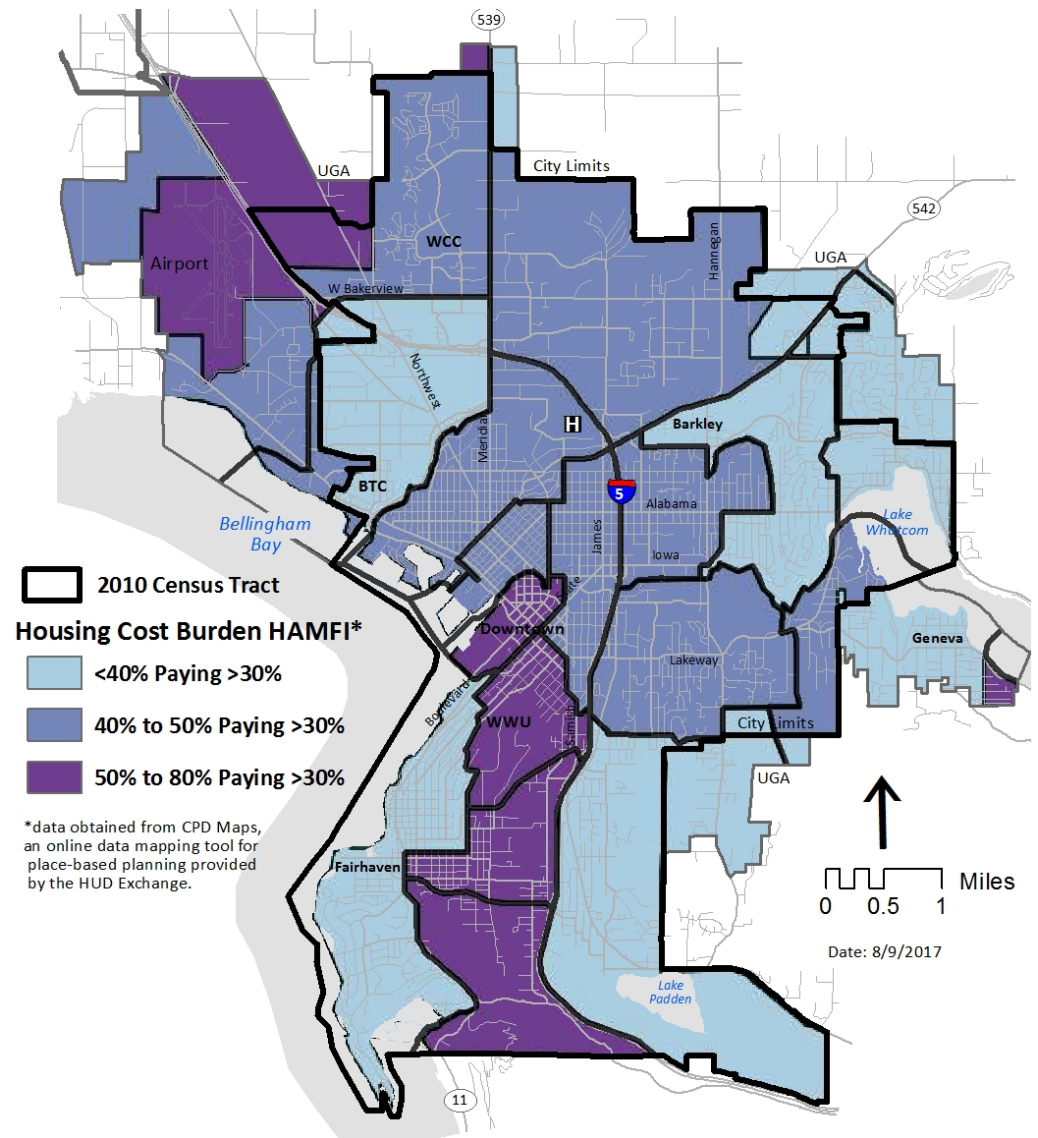
Additionally, there are 17 more AFHs in Whatcom County, providing a total capacity of 95 beds.

Housing Continuum – Location



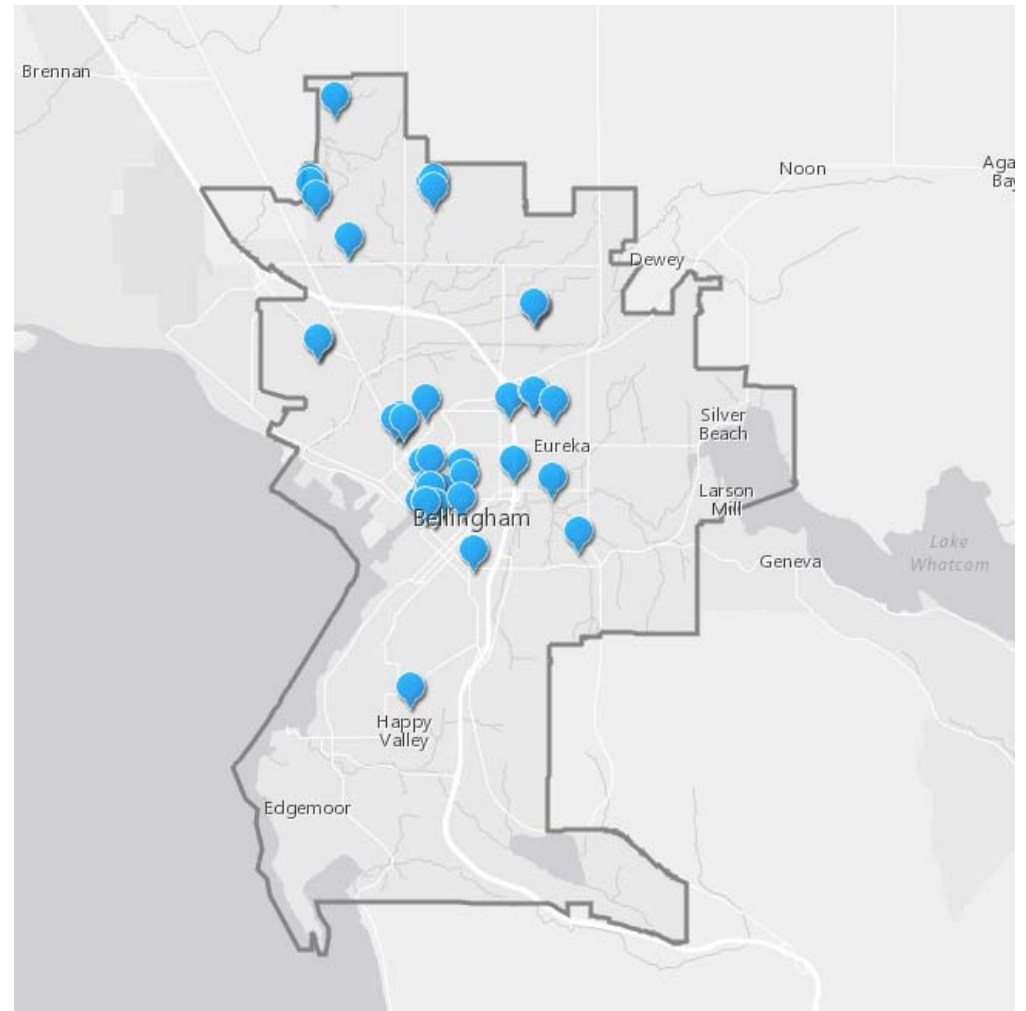
City of Bellingham housing cost burden

This is the percentage of households that are cost burdened (paying more than 30% of income for housing) by 2010 Census tract.



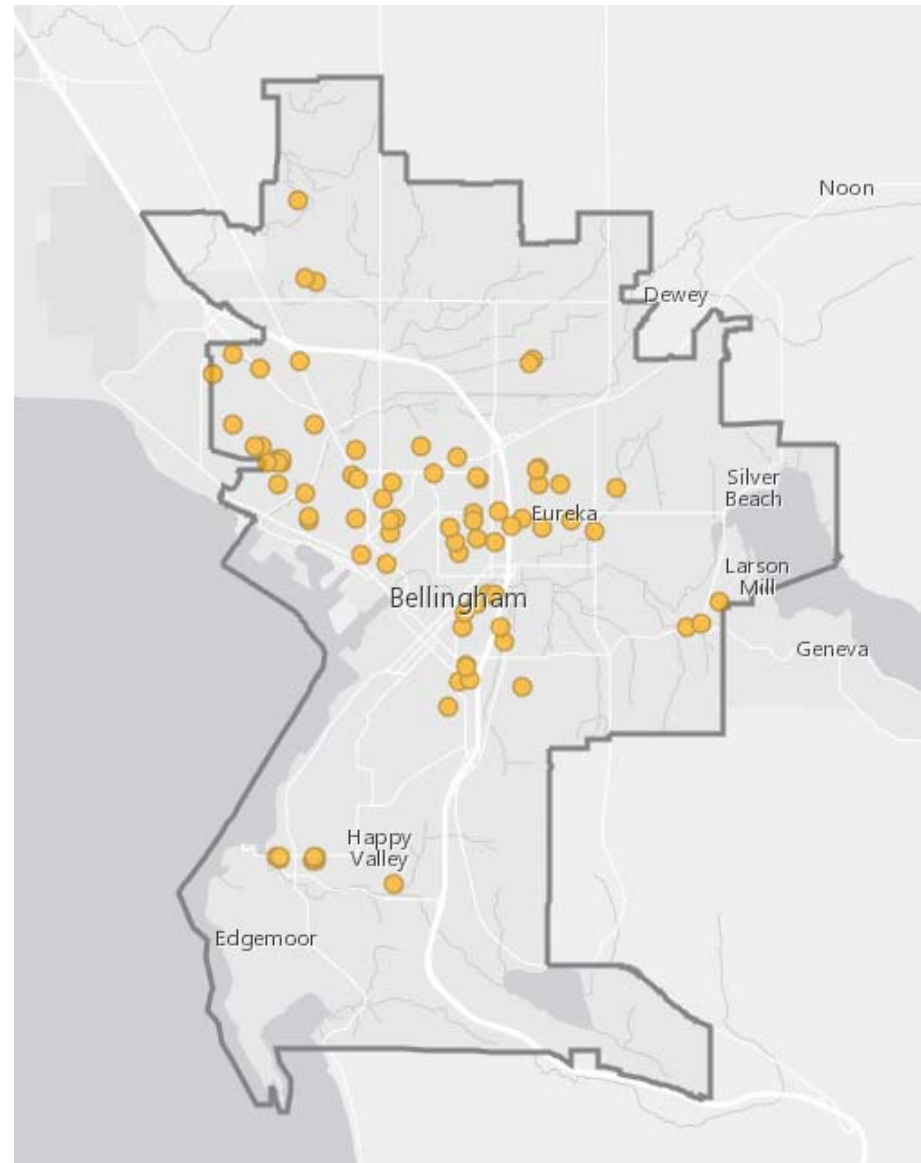
City funded low-income rental units

The Bellingham Home Fund supports the development of new rental housing units for households that earn less than half the area median income. In the first four years, the Fund has created 162 new units of housing and preserved 209 units of rental and transitional housing.



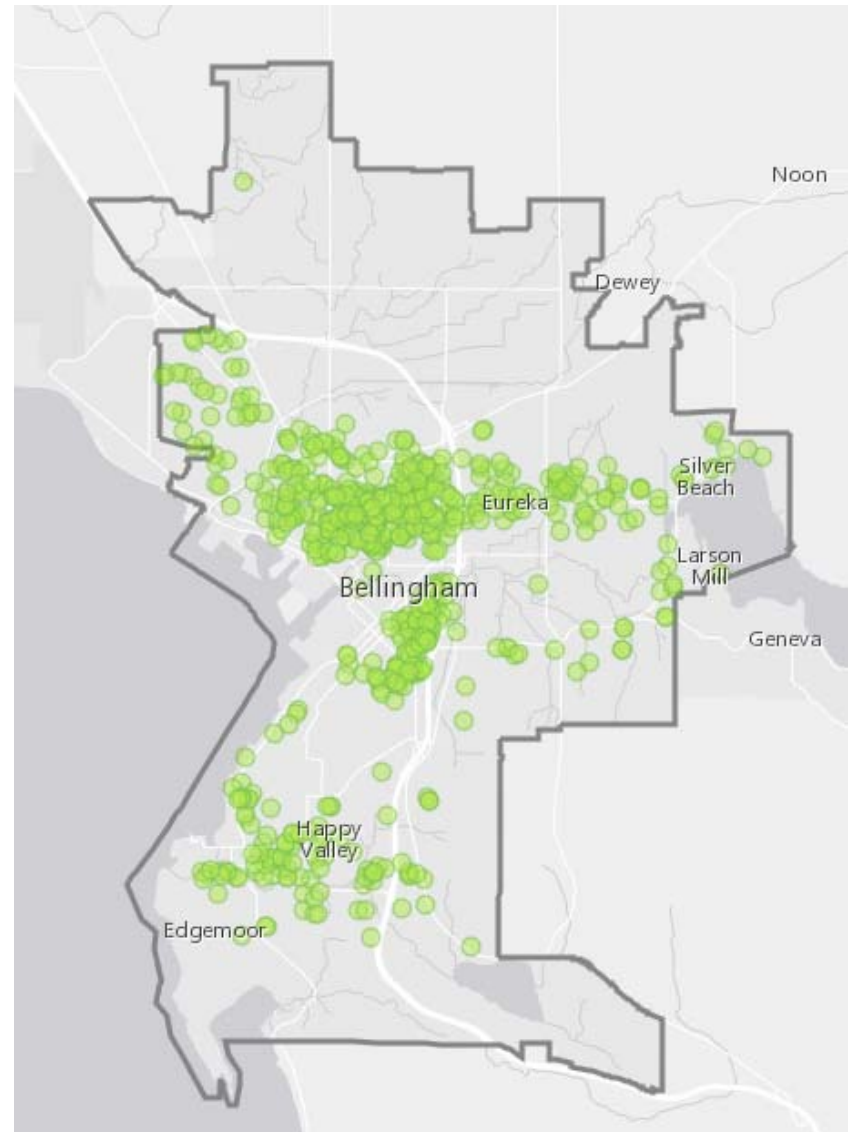
City funded homebuyer units

The Bellingham Home Fund has partnered with Kulshan CLT and the WA State Housing Finance Commission to help with downpayment and closing costs, and assist with new construction of homebuyer units.



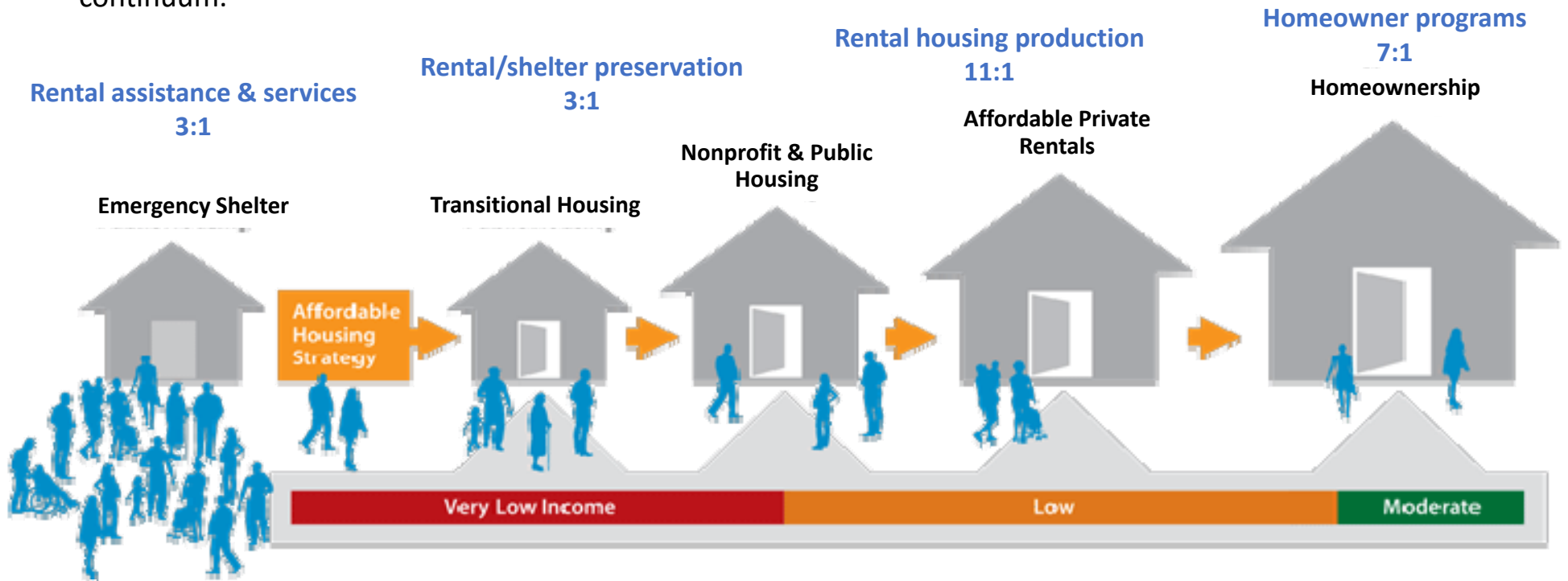
City funded homeowner rehab

Bellingham offers financial assistance to low-income homeowners to repair their homes, and supports the Opportunity Council in their services to repair and weatherize owner-occupied manufactured homes.



Housing Continuum – Leveraging

Overall leveraging of City Levy funds is over **\$7 for every \$1 spent**. The degree of leveraging varies across the continuum.



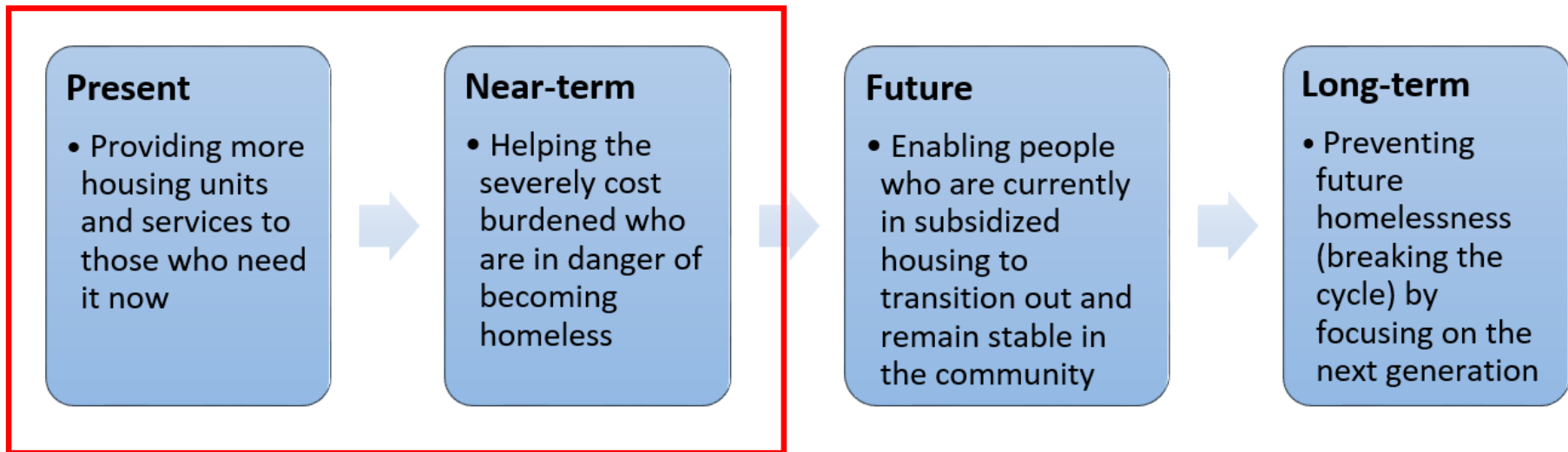
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- *“Identify key issues, and recommend strategies, actions, and solutions to address homelessness and the continuum of housing and service needs by fall 2017.”*

CSW proposed schedule

TASK	July 2017	Aug 2017	Sept 2017	Oct 2017	Nov + 2017
Task 1: Hold first meeting (July 27). Define scope of work and timeline; overview presentation by staff of data and trends.					
Task 2: Hold 4 working meetings. Proposed topics for each meeting include:					
■ Review inventory of subsidized housing (Aug 10, Sept 14)					
■ Review data, key issues, needs and gaps (Aug 10, Sept 14)					
■ Develop set of criteria for establishing priorities (Sept 28)					
■ Recommend strategies and actions (Oct 12)					
Task 3: Hold final meeting and produce recommendations (Nov 2)					
Task 4: Communicate out on recommendations					
Task 5: Staff use recommendations to inform Consolidated Plan (Strategic Plan chapter) and next Housing Levy					