

Housing Resources

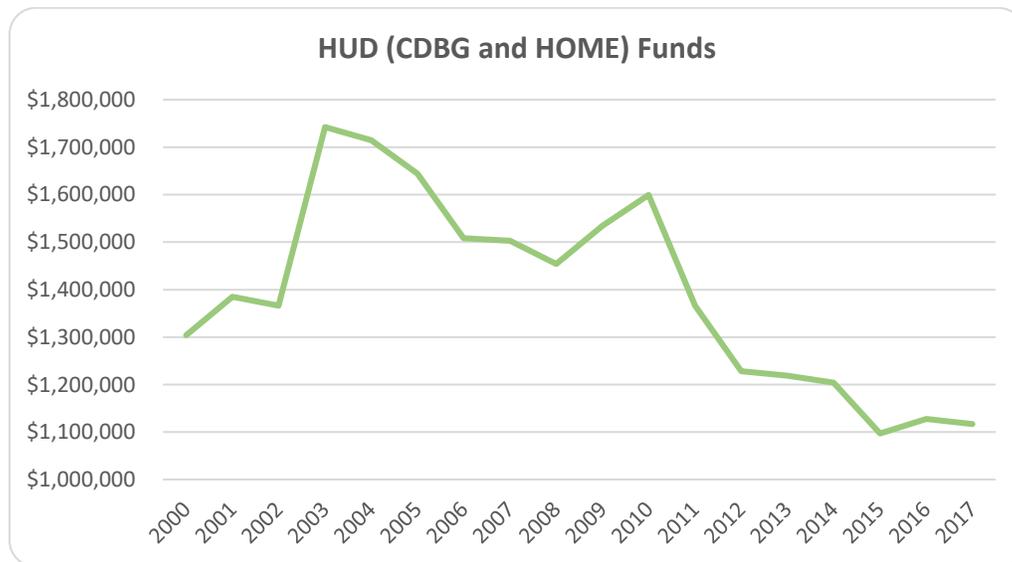
Subsidized housing available

Bellingham has a substantial nonprofit community engaged in providing affordable housing, some of whom do so in partnership with City funding, and some who rely on other sources of funding for their programs. The table below is a snapshot of the approximate number of emergency beds or rental housing units available to households (not including housing choice vouchers used in the private sector). These housing resources are provided through the work of many local agencies: Bellingham Housing Authority, Catholic Housing Services and Catholic Community Services, Domestic Violence and Sexual Assault Services, Interfaith Coalition, Lake Whatcom Treatment Center, Lighthouse Mission Ministries, Lydia Place, Mercy Housing Northwest, Northwest Youth Services, Opportunity Council, Pioneer Human Services, Sean Humphrey House, SUN Community Services, Fountain Community Church, and the YWCA.

Approximate number of subsidized rental housing units (no vouchers included)			
Emergency Shelter ¹	Transitional Housing	Permanent Housing (including Supportive Housing)	TOTAL
230	89	2,833	3,152

Federal funding

Bellingham receives funding from the federal Department of Housing and Urban Development (HUD) as an entitlement community from two different programs: the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. These funds have dropped significantly over time, as depicted on the graph below.



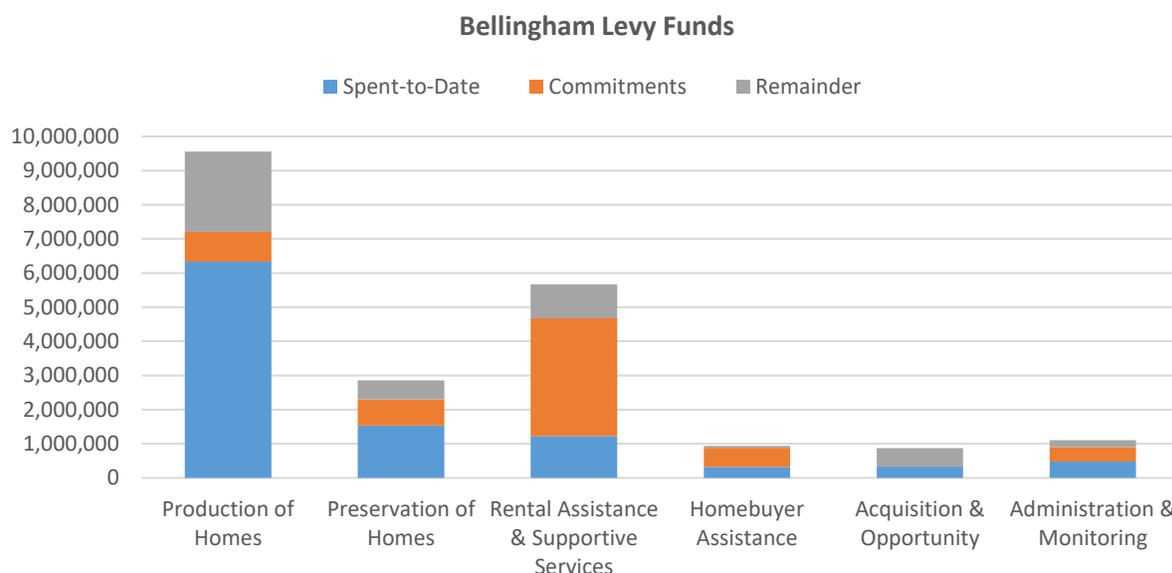
City levy funding

Bellingham also receives three million a year through a voter-approved property tax levy to support affordable housing. Since the inception of the housing levy, commitment to new subsidized housing development has increased. In most cases, the goals set out in the original levy documents have been exceeded.

¹ Emergency shelter total includes individual beds/cots as well as units. Does not include emergency shelter that is only available during severe weather or winter months.

Housing Resources (*continued*)

Of the 21 million budgeted over the seven-year period (through 2019), most has been spent or committed. The graph below shows the portion of the funding spent (blue), committed and pending projects (orange), and available for future spending (grey) as of early 2017.



Number of units:	Complete/ underway	Committed	Total	Goal	Difference
Production of new homes	178	224	402	321	+81
Preservation of homes	284	22	306	96	+210
Rental assistance & support services	2500	450	2950	2250	+700
Homebuyer assistance	26	13	39	50	-11

Cost to provide housing

It can easily cost \$250,000 to develop one unit of affordable housing, even within a large multifamily building. The City contribution to affordable housing projects averages about \$50,000 per unit, with the remaining funds coming from other sources. Other types of housing support can be less expensive than a permanent subsidized unit. For example, rapid rehousing offers monthly rental subsidies for private market housing to households over a short period of time, and the City also supports this type of assistance through the Tenant Based Rental Assistance program. However, most vulnerable households in need of housing also need regular case management services in addition to a roof over their head, and these service costs must also be incorporated into assumptions about the cost of meeting housing needs.

Federal studies show that households provided with long term subsidized housing experience less future housing instability than households offered other housing interventions. These households also demonstrate significantly improved outcomes such as adult well-being (reductions in psychological distress, intimate partner violence), child well-being (reductions in school mobility, behavior problems and sleep problems, and more pro-social behavior), as well as increased food security and decreased economic stress.²

² Gubits et.al. Abt Associates, Inc. in partnership with Vanderbilt University, for US Department of Housing and Urban Development, Office of Policy Development and Research. *Family Options Study, 3-Year Impacts of Housing and Services Interventions for Homeless Families*. October 2016.