

Whatcom County Housing Providers Fact Sheet

Agency or Organization - Habitat for Humanity

Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Estimated ten year demand	Rent or Sales Price
10 unit Sumas Build-out	25-50	10	10	6 mo+		Sale \$80K
3 unit Kendal/Paradise Lakes Build-out	25-50	3	3	6 mo+		\$85K
Rem: we sell to owner at about half Appraisal on zero interest Note for 20-30 years depending on income at move-in. (21% of income is the principal payment, plus tax and insurance.						
Total					100 to 120 units	

Preliminary Results

Whatcom County Housing Providers Fact Sheet

Agency or Organization - Womencare Shelter

Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Rent or Sales Price												
<p>Womencare Shelter Bellingham, WA Confidential Location In 1999 the funding was pulled together for the construction of the shelter via:</p> <table border="0" data-bbox="323 695 646 865"> <tr> <td>HTF/CTED</td> <td>\$290,530</td> </tr> <tr> <td>CDBG/COB</td> <td>\$ 50,000</td> </tr> <tr> <td>Foundation</td> <td>\$ 25,000</td> </tr> <tr> <td>Financed</td> <td>\$100,000</td> </tr> <tr> <td>Donations</td> <td>\$182,781*</td> </tr> <tr> <td>Total</td> <td>\$648,311</td> </tr> </table> <p>* this includes donations that began in 1998 and went through 1999 and in-kind donations</p>	HTF/CTED	\$290,530	CDBG/COB	\$ 50,000	Foundation	\$ 25,000	Financed	\$100,000	Donations	\$182,781*	Total	\$648,311	<p>On an average 100% of the population served is = or <30% AMI</p>	<p>5 bedrooms</p>	<p>Up to 18 individuals</p>	<p>N/A</p>	<p>N/A, residents stay at no cost to them</p>
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Foundation	\$ 25,000																
Financed	\$100,000																
Donations	\$182,781*																
Total	\$648,311																

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Agency or Organization Intercommunity Mercy Housing

Housing Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Estimated ten year demand	Rent or Sales Price Of Units
Sterling Meadows	40/60	50	47	8 ppl, 2 months	87 ppl	334 ~759 (mkt rate, differs from tenant portion)
Sterling Senior	50	20	20	8 ppl, 4 months	43 ppl	PRAC 202 (income based)
Ferndale Square	80	30	30	5 ppl within 1 month	130 ppl	Section 8 (income based)
Ferndale Villa	50	38	37	4 ppl 2 yrs	4 ppl	Section 8 (income based)
Boundary Village	30	24	24	15 ppl, 10 months	33 ppl	Section 8 (income based)

* Estimated 10 yr demand is calculated using the waiting list length with assumption on 8 % annual gap (unmet needs in yr ten @ 0.8) between housing and population growth annually¹

¹ Office of Financial Management, *State of Washington 2006 Population Trends for Washington Sate, table 5.*

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Agency or Organization: **Whatcom Skagit Housing** (Self help Housing)

Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Estimated ten year demand	Rent or Sales Price
Shield's Estate - Ferndale Washington Started: 1998 - Completed: 2001	<80%	49	49	1 ½ years		Average 3 bedroom: \$91,500 - \$98,700.
Lincoln Green - Blaine, Washington Started: 2000 - Completed: 2003	<80%	23	23	1 ½ years		Average 3 bedroom: \$92,250 - \$98,750
Drayton Heights - Blaine, Washington Started: 2001 - Completed: 2004	<80%	21	21	1 ½ years		Average 3 bedroom: \$95,400 - \$106,500
Portal Manor - Ferndale, Washington Started: 2005 - Completed: 2008	<80%	49	49	1 ½ years		Average 3 bedroom: \$131,050 - \$167,200
Portal Commons - Ferndale, Washington Started: 2007 - Completed: 2009	<80%	25	25	1 ½ years		Average 3 bedroom: ?
total					200 units	

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Agency or Organization Sean Humphrey House-----

Housing Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Estimated ten year demand	Rent or Sales Price Of Units
Sean Humphrey House 1630 H Street Bellingham, WA 98225	Low-income living w/ HIV/AIDS	6 rooms	1 household 6 residents	3	30	Based on income-average is \$510/mo

Preliminary Results

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Agency or Organization Kulshan Community Land Trust

Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Estimated ten year demand	Rent or Sales Price
HomeBuyer Driven Program (helping homebuyers acquire homes and condos throughout Whatcom County)	80% AMI and below	58 homes in trust as of June 07	62 homes as of June 07 (includes 4 resales)	100+		Sales price varies*
HomeBuyer Education Program	Everyone especially 80% AMI and below	NA	741	offered free every month		No charge to attendees
Homeowner Services Program	Everyone especially 80% AMI and below	NA	143	offered free almost every month		No charge to attendees
Matthei Place Project	80% AMI and below	14	14	34		Sales price varies*
Kulshan Commons	Both above and below 80% AMI	47	47	NA		Sales price varies*
Total					HH. At 50% - 130% AMI (App 40,000)	

* Sales price varies with the location, size and type of home to be acquired.

Bellingham/Whatcom County Housing Authorities Fact Sheet
 May 11, 2007

Type of Housing	Number of Units	Median Yearly Income	Percent of Median Income	Typical Family Size	Median Rent	Waiting List	Designated Homeless Units (each year)	Total Annual Demand	Homeless Program Description
Public Housing Elderly/Disabled Family	397 194	\$8,318 \$13,848	<50% Max 80% 18% 30%	1 3	\$191 \$203	653	30		Supportive housing preference; four on waiting list.
Section 8 Vouchers Elderly/Disabled Families	1,693	\$9,022 \$11,789	70%<30% 30%≤80% 19% 25%	1 3	\$179 \$185	1,676	* 50		25 supportive housing units; 25 domestic violence
Varsity Village (Section 8 with Bond) 2/3 Preservation 1/3 Project-Based Vouchers	101 68 33	\$8,028 \$8,463	<50% 17% 18%	2 3	\$138 \$141	240 (includes Section 8 Project-Based)	n/a		
Catherine May Sec 202 Birchwood Manor Elderly/Disabled	38 38	\$8640 \$10,803	<50% 19% 23%	1 1	\$146 166	131 242	n/a		
Tax Credits	296	\$18,215	39%<50%	2	\$500	211	13		Three units in Heather Commons; ten in Laurel Village
Bond Properties	409	\$30,085	65%<80%	2	\$635	88	0		Section 8 voucher holders
Shelter Plus Care	144	\$7,716	17%<17%	1	\$142	4	144		Homeless mentally ill
HOPWA	13	\$7,236	16%<30%	1	\$118	3	0		
Rural Development Sumas Elderly Everson Family	11 24	\$12,077 \$23,402	26%<50% 50%< 80%	1 3	\$205 \$471	80 4	Farm Workers		24 units
Total	** 3,350					***		2600	

* Total of homeless set-asides.

** Column numbers do not equal this figure due to program overlap.

*** There are some families on multiple waiting lists

Projected Program Increases

Properties	Financing	Units	Designated Homeless Units
Meadow Wood Townhomes	Tax Credit	50	10
Meadow Wood II	Tax Credit	25	TBD
Laube	Tax Credit	20	4
Walton I	Tax Credit	50	10
Walton II	Tax Credit	50	10

Summary of Dedicated Resources for Homeless Programs

Resources	Financing	Units	Waiting List	Description
Domestic Violence Preference	HUD Section 8	25	n/a	25 available every fiscal year
Transitional Preference	HUD Section 8	25	n/a	
Shelter Plus Care	HUD	144	2	Homeless mentally ill
Heather Commons	Tax Credit	3	0	Referred Homeless
Laurel Village	Tax Credit	10	0	Referred Homeless
Farm Worker Housing	Rural Development	31	3	Experience indicates that many farm workers would be “technically homeless” and living in substandard conditions if not provided affordable standard housing.
Public Housing (Supportive Preference)	HUD	30	2	

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Agency or Organization - YWCA of Bellingham

Project Name and Location	Target Population (% of AMI)	# of Units	# of Families or Households Served	Waiting List Length	Estimated ten year demand	Rent or Sales Price
YWCA Larrabee Transitional Housing	≤ 30%	26	49 annually	1-3 mo+	500	\$210 or \$225 mo.
YWCA Emergency Program	≤ 30%	9	84	1-4 weeks	840	Free to \$5 daily or \$150 mo.

Preliminary Results