

Countywide Housing Affordability Taskforce (CHAT)

September 14, 2007

Draft Meeting Notes

(Copies of all handouts/draft reports are available at cob.org) Countywide Housing

Members in attendance: (must be reviewed) Seth Fleetwood, Terry Bornemann, Charlotte Eastman, Derek Long, Hart Hodges, Larry West, Nancy Larsen, Ted Mischaikov, Jon Soine, Paul Schissler, Don Gischer, Gary Reid, Ralph Black, Gail de Hoog, John Harmon, Bob Mitchell

Members Absent: (must be reviewed) Barbara Brenner

Guests: (must be reviewed) Tom Beckwith, Steve Price

Staff: Samya Lutz, Dave Cahill, Pat Fisher

Seth Fleetwood chaired the meeting. Meeting was called to order at 9:00 AM

- **Review Meeting Notes**
Meeting notes from the last meeting were not transcribed and will be available at the next meeting.
- **Tom Beckwith reviewed the revised CHAT Meeting and Activity Schedule**
 - ◆ Five more Taskforce sessions have been added to the schedule
 - ◆ There will be meetings scheduled in September to up date Focus Group input.
 - ◆ It is important to make sure adequate time is provided to CHAT for in depth discussions of the issues, i.e., be results driven not process driven. CHAT schedule can be extended for two more months and can be more if required.
 - ◆ Both Councils can review Taskforce recommendations at the end of November if progress continues as planned.
 - ◆ It will be 2008 before any recommended measures will be adopted.
 - ◆ Tom Beckwith will be presenting to City and County Councils in September and October.
 - ◆ An Updated Housing Action Plan was provided for the CHAT members.
- **Facilitation by Beckwith Consulting Group on:**
 - ◆ **Review of updated Affordable Housing Needs Assessment**
There was discussion regarding the following:
 - Two issues were discussed: (1) determining college students and their impact and (2) project funding gap in producing low-income housing.
 - A handout on the determining the number college students was distributed and a discussion was held on the impact of college students on the affordable housing resources.

- John Harmon discussed the funding gap on low-income housing projects BHA undertakes. He discussed BHA resources, tax credit and bond distributions, building costs and the impact that tax credit allocation and tax liabilities have on development costs.
- There was discussion regarding tax credits and gap financing needed to fund building projects.
- Dave Cahill discussed the City CDBG and HOME funds dedicated to housing
- Tom Beckwith requested input for an adjustment of numbers in the chart on development costs and gap amounts needed for low income housing development and financing. He will adjust the numbers accordingly.
- Paul Schissler of Kulshan CLT discussed homebuyer financing sources and gaps in development. Kulshan is assessing the benefits of development versus the purchase of existing homes. He provided a handout on KCLT programs.
- Paul discussed the demographic population that is serviced with Kulshan units and the gaps in financing and financing sources and how the City contributes homebuyer subsidies based on purchaser income and other resources. There was discussion regarding Kulshan CLT property ownership and leasing arrangements.
- There was a discussion of Summary Household Need by subpopulation. The data shows that “ownership of affordable housing” is a problem in the County and “affordable rentals” is a problem in the city.
- Revenue generation such as REET and housing levies were discussed.

Tom Beckwith provided the CHAT Group with an updated Affordable Housing Needs Assessment for Whatcom County.

- **Review of Housing Action Plan – Policies and Tools.**
 - Tom provided the group with dates, times and locations of the second round of Focus Group workshops. Steve Price will facilitate.
 - Tom will update feed back from the Focus Group on CHAT and report back to CHAT members about the Focus Group discussions.
- **Review of updated Housing Action Plan – Projects**
 - It was requested that the Whatcom County 10-Year Homeless Plan with the HGAP Project impact included be presented to the CHAT group for consideration in the planning process. CHAT recommendations should be consistent with Whatcom County 10-Year Homeless Plan with the HGAP Project impact (and as updated in the future).
 - Some small cities have zoned mobile home parks in a way that keep them as such and do not allowing resale of park for development purposes. This avoids displacement of individuals in the affordable housing located in the parks.
- **Discussion on information for follow-up with cities, builders, lenders and realtors.**
 - A discussion was held about the getting feedback from the original focus groups.

- **Next Action**

CHAT Members will email three comments, questions, concerns and issues to David by Tuesday, September 18 that they can be compiled and emailed back to members by Wednesday, September 19. This information will be used for further discussion at the September 21 CHAT meeting.