

Bellingham/Whatcom County Housing Action Plan - policies and projects

Participants

- A=approval role
- F=facilitator role
- L=lead management role
- P=participant role

1. Whatcom County Council
2. Bellingham, Ferndale, Blaine, Lynden, Sumas, Nooksack City Councils
3. Planning & Community Development Departments
4. **Housing Action Plan Committee**
5. Bellingham/Whatcom County Housing Authority
6. Washington State CTED/HFC etc
7. USDA/HUD etc
8. Opportunity Council, Kulshan Community Land Trust
9. Whatcom-Skagit Housing, Habitat for Humanity
10. Whatcom County Economic Development Council/WWU
11. Whatcom County Lenders/Task Forces
12. Whatcom County Builders/Task Forces
13. Whatcom County Realtors/Task Forces
14. Public - county/city residents

Criteria - %AMI

Unmet need (2000-2007 households) (1)(2)(4)(5)(6)

Target objective (dwelling units) 2008-2014 (3)
Cost Cost/benefit

Goal	Policy/objective	Task	1	2	3	4	5	6	7	8	9	0	1	2	3	4	Implement in year	0-1	2-6	7+	Funding sources
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4: Reduce housing costs for new construction

4.1: Reduce regulatory process costs

15	Create catalogue of pre-approved building plans	A A L F P															X	X	X	all du	na	low	low	GF/CTED-GMP/HTFund
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4.2: Reduce land costs

16	Define minimum density zoning requirement:	A A L F P															X			all du	na	low	low	GF/CTED-GMP
17	Increase higher density zoning districts (up-zone)	A A L F P															X			all du	na	low	moderate	GF/CTED-GMP
18	Establish performance based design standards	A A L F P															X			all du	na	low	high	GF/CTED-GMP
19	Allow accessory dwelling units (ADUs)	A A L F P															X			all du	na	low	high	GF/CTED-GMP
20	Allow small lot and cottage housing	A A L F P															X			all du	na	low	moderate	GF/CTED-GMP
21	Allow planned unit developments (PUDs)	A A L F P															X			all du	na	low	moderate	GF/CTED-GMP
22	Allow infill development	A A L F P															X			all du	na	low	high	GF/CTED-GMP
23	Establish transfer development rights (TDRs)	A A L F P															X	X	X	all du	na	low	low	GF/CTED-GMP
24	Establish differential taxing rates	A A L F P															X	X	X	80%		low	moderate	GF/CTED-GMP

4.3: Reduce labor/material costs

25	Adopt performance based building codes	A A L F P P P															X			all du	na	low	high	GF/CTED-GMP
26	Adopt manufactured/modular design standards	A A L F P P P															X			all du	na	low	high	GF/CTED-GMP

4.4: Reduce operating costs

27	Adopt energy efficient (green) guidelines	A A L F P P P P P P P P L P P															X			all du	na	low	low	GF/Utah/CTED-GMP
28	Supplement Green Communities Initiative	A A L F P P P P P P P P L P P															X	X		80%		moderate	low	Utah/HTFund

4.5: Reduce infrastructure development costs - particularly in rural areas

29	Adopt low impact site development standards	A A L F P															X			all du	na	low	moderate	GF/CTED-GMP
30	Design/permit community drain fields	A L F P P P															X	X		rural	na	low	moderate	CTED-GMP/PWTF/CCWF
31	Prioritize sewer lines to affordable sites/projects	A A L F P P P															X	X		80%		moderate	moderate	CTED-GMP/PWTF/CCWF/HTFund/IZ

5: Intervene in the housing market to stimulate projects and form partnerships

5.1: Package/conduct competitive RFP mixed income projects

32 a	Identify/package or acquire prototype sites	A A L F P P															X	X		80%	26,179	high	high	HTFund/IZ
b	Pre-design/pre-approve development plans	A A L F P															X	X		80%	26,179	moderate	high	HTFund/IZ
c	Establish performance/participation criteria	A A L F P															X	X		80%	26,179	low	high	HTFund/IZ
d	Conduct RFP design/develop competitions	A A L F P															X	X		80%	26,179	low	high	HTFund/IZ

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CHAT's high priorities

Goal	Policy/objective	Task	Criteria - %AMI														Implement in year	Unmet need (2000-2007 households) (1)(2)(4)(5)(6)			Target objective (dwelling units) 2008-2014 (3)		Funding sources					
			1	2	3	4	5	6	7	8	9	0	1	2	3	4		0-1	2-6	7+	Cost	Cost/benefit						
			0-1	2-6	7+	Cost	Cost/benefit																					
	33	Pre-develop public facilities on affordable sites	A	A	L	F	P	P	P							P	P	P	P		X	X	80%	26,179		high	high	CTED-GMP/PWTF/REET/Impact Fee/HTFund
	34	Establish management/equity participation programs	A	A		F	P	P								P	P	P	P		X	X	80%	26,179		low	moderate	HTFund
	5.2: Adopt affordable housing incentives																											
	35 a	Adopt countywide affordable housing ordinance	A	A	L	F	P									P	P	P	P	X			80%	26,179		low	high	GF/CTED-GMP/HTFund
	b	With density bonus	A	A	L	F	P									P	P	P	P	X			80%	26,179		low	high	GF/CTED-GMP/HTFund
	c	With reduced parking requirements	A	A	L	F	P									P	P	P	P	X			80%	26,179		low	high	GF/CTED-GMP/HTFund
	d	With variable height and site coverage	A	A	L	F	P									P	P	P	P	X			80%	26,179		low	high	GF/CTED-GMP/HTFund
	e	With expedited permit review schedules	A	A	L	F	P									P	P	P	P	X	X	X	80%	26,179		low	high	GF/HTFund
	f	With permit fee reductions	A	A	L	F	P									P	P	P	P	X	X	X	80%	26,179		high	high	HTFund
	g	With park and traffic fee reductions	A	A	L	F	P									P	P	P	P	X	X	X	80%	26,179		high	high	HTFund
	h	With utility connection fee reductions	A	A	L	F	P									P	P	P	P	X	X	X	80%	26,179		high	high	HTFund

- Sources:
- (1) HUD CHAS Data Report, SOCDs CHAS Data: Housing Problems Output for All Households, households paying >50% of income for housing costs, 2000 Census, Whatcom County
 - (2) Whatcom County Homeless Count, A Point-in-Time Census of Homeless Residents, March 2007
 - (3) Projects listed are from the 2003-2007 Consolidated Plan and 2007 Action Plan
 - (4) Number dwelling units built before 1939
 - (5) Number occupied mobile homes and boats, RVs, or vans
 - (6) Number households paying more than 50% of income for housing costs.
 - (7) Number of structures with over 20 units.
 - (8) Number of 2000 households paying over 50% for housing costs with >30% AMI
 - (9) Number in 2007 not temporarily living with friends or family - homeless