

**Executive Summary**

The City of Bellingham approved the 2011 Action Plan on November 1, 2010 (Resolution No. 2010-29). Since the federal government had not adopted their 2011 budget at the time of the City’s action, the City was required to make some assumptions regarding the level of grant award.

On April 15, 2011, President Obama signed Public Law 112-10 which including funding for the City’s Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. Unfortunately, the 2011 federal budget significantly reduced the amount of funds that the City will be able to provide to meet our community’s needs for housing, human services and community development. The reductions are as follows:

<b>FUND</b>	<b>2011 PLAN ASSUMPTION</b>	<b>2011 APPROPRIATION</b>	<b>Change</b>
<b>Community Development Block Grant</b>	\$ 915,000	\$ 765,947	\$ (149,053)
<b>HOME Investment Partnerships</b>	\$ 680,000	\$ 600,491	\$ (79,509)

In addition to the grant reductions, the City has received less income from past loans than were anticipated in 2010. The largest loss in revenue has been in the City’s Single Family Housing Rehabilitation Program. A reduction of \$102,258 in 2010 income affected projects committed for funding in 2011.

**Expenditure Amendments:**

The Opportunity Council has been selected for final consideration of Washington State Housing Trust Funds to provide housing for developmentally disabled adults. The Opportunity Council has requested that funds be made available in 2011, requiring an additional action item for this plan and adjustment of other items in order to provide this funding.

The 2011 Action Plan amendment includes adjustment to Bellingham Housing Authority multi-family rehabilitation efforts. The Housing Authority will focus on just three properties: Orleans Place, Harborview and Pacific Rim. Rehabilitation work with City funds will not include Heather Commons I and Prince Court.

Only 15% of the City’s Community Development Block Grant (CDBG) can be spent on Human Service Grants (public services). The City’s Human Service grants include a combination of both CDBG and City funds. Reallocation of project funding is needed to meet the CDBG funding limitations for these services.

The 2011 Action Plan amendment makes adjustments to action items to reflect the funds available from HUD, and other adjustments as outlined above.

**SUMMARY OF 2011 ACTION ITEM CHANGES**

<b>ACTIVITY NAME</b>	<b>ACTIVITY DESCRIPTION</b>	<b>2011 PLAN</b>	<b>2011 AMENDMENT</b>
<b>AFFORDABLE HOUSING</b>			
Rehabilitation Program	Rehabilitate homes to bring up to housing standards	\$ 285,000	\$ 272,893
Rehabilitation Program	Administration of program (activity delivery)	\$ 159,712	\$ 125,192
Rehabilitation Program	Address hazards of lead based paint, asbestos, during home rehabilitation	\$ 50,000	\$ 42,000
CHDO Reserve	Assist Kulshan Community Land Trust with acquisition and development of the Indiana-Lafayette project	\$ 102,000	\$ 166,200
Housing Development	Assist Kulshan Community Land Trust with acquisition and development of the Indiana-Lafayette project	\$ 241,077	\$ 0
Housing Development	Assist Opportunity Council with acquisition and rehabilitation of home for developmentally disabled adults	\$ 0	\$ 150,000
Housing Development	Provide down-payment and/or closing cost assistance to first-time homebuyers through Kulshan CLT.	\$ 200,000	\$ 100,000
Homeless Housing	Fund permanent acquisition of City Gate, a 38 unit homeless re-entry housing facility	\$ 392,259	\$ 347,300
		<b>\$ 1,430,048</b>	<b>\$ 1,203,585</b>

<b>ACTIVITY NAME</b>	<b>ACTIVITY DESCRIPTION</b>	<b>2011 PLAN</b>	<b>2011 AMENDMENT</b>
<b>HUMAN SERVICE GRANTS</b>			
Opportunity Council	Homeless housing case management to stabilize families	\$ 31,662	\$ 28,537
Whatcom Counseling & Psychiatric Clinic	Provide outreach and case management to homeless individuals who are mentally ill	\$ 25,855	\$ 17,875
Womencare Shelter	Provide confidential emergency shelter, helpline and counseling to victims of domestic violence	\$ 24,344	\$ 21,942
Northwest Youth Services	Provide transitional housing, case management and life skills to homeless youth	\$ 23,209	\$ 20,919
Lydia Place	Provide transitional housing, life skills training and supportive case management for homeless women and their children	\$ 19,259	\$ 18,465
YWCA	Provide shelter and services to homeless single women	\$ 18,056	\$ 17,382

ACTIVITY NAME	ACTIVITY DESCRIPTION	2011 PLAN	2011 AMENDMENT
Interfaith Community Health Center <sup>1</sup>	Provide access to primary health, including behavioral health and dental care	\$ 17,961	\$ 0
LAW Advocates	Homeless Housing Disability Benefits Advocacy Project	\$ 7,654	\$ 9,680
		<b>\$168,000</b>	<b>\$134,800</b>

ACTIVITY NAME	ACTIVITY DESCRIPTION	2011 PLAN	2011 AMENDMENT
<b>COMMUNITY DEVELOPMENT – NEIGHBORHOOD REVITALIZATION</b>			
City of Bellingham	Cultivating Community, Site Acquisition for Food preparation and Farmworker Housing	\$ 40,000	\$ 0

ACTIVITY NAME	ACTIVITY DESCRIPTION	2011 PLAN	2011 AMENDMENT
<b>PLANNING AND ADMINISTRATION</b>			
GENERAL ADMINISTRATION (CDBG)	Administrative costs for program management, accounting, reporting and monitoring	\$ 200,788	\$ 184,288
GENERAL ADMINISTRATION (HOME)	Management, monitoring, and accounting of HOME funds, programs and projects	\$ 65,846	\$ 58,863
TBRA ADMINISTRATION	Administrative costs to the Opportunity Council to provide monthly rental subsidies to households	\$ 7,650	\$ 6,962
FAIR HOUSING	Initiate testing of housing providers to measure willingness to make reasonable accommodations for disable residents	\$ 8,500	\$ 1,500
		<b>\$282,784</b>	<b>\$251,613</b>

<sup>1</sup> This project will be provided \$16,188 in City funding.

## Housing Action Items

### **GOAL 1 - Over five years, enable 100 low-income households to afford market rate housing.**

**Strategy 2** - Provide a subsidy mechanism to allow low-income households to obtain and maintain occupancy in market rate, owner-occupied housing.

**Action 1** – Kulshan Community Land Trust – Down-Payment Assistance and/or Closing Cost Assistance

Proposed Amendment:

1. Reduce funding from \$200,000 to \$100,000
2. Reduce outcome indicator from 9 households to 4 households

**Action 2** – Kulshan Community Land Trust – Acquire Property for Development of Single Family Homes

Proposed Amendment:

1. Reduce funding from \$403,077 to \$268,493, including carryover of 2010 CHDO funds.
2. Reduce outcome indicator to 6 households.

### **GOAL 2 – Over five years, provide funding for 200 units of affordable, permanent housing for low-income households.**

**Strategy 2** - Collaborate with local non-profit housing providers and local non-profits providing services for special needs households to provide appropriate permanent housing serving special needs populations, especially those that are currently housed in facilities primarily developed for the elderly.

Proposed Amendment:

**ADD ACTION ITEM 1** – Acquire existing residence and lease to developmentally disabled individuals receives services from Washington State.

The Opportunity Council is seeking funds from the Washington State Housing Trust Fund for a project for developmentally disabled adults who have very low (less than 30% AMI) incomes. The Opportunity Council would purchase an existing three bedroom, single family home, do some minor remodeling, install weatherization and energy-efficiency measures, and then lease the house to developmentally disabled individuals who are receiving services through Washington State’s Division of Developmental Disabilities.

**Performance Measures:**

*Objective(s):* Providing Decent Affordable Housing

*Outcome(s):* Availability/Accessibility and Affordability

*Indicator:*

- Number: 3 individuals
- Income levels: Very Low
- Amount of money leveraged: \$350,000

**Responsible Agency:** Opportunity Council

**Location:** Within Bellingham city limits

**Funding:** \$150,000 HOME housing or CHDO funds

**GOAL 3 – Over five years, rehabilitate 125 units of housing to improve the living conditions of low-income households residing in the City of Bellingham.**

**Strategy 1** - *Enable low-income residents, especially those in CDBG target block group areas, to live in safe and decent housing by maintaining the physical structures.*

**Action 1** – Home Rehabilitation Program

Proposed Amendment:

1. Reduce funding assistance from \$285,000 to \$272,893
2. Reduce administrative expenses (activity delivery) from \$159,712 to \$125,192
3. Reduce outcome indicator from 18 households to 16 households

**Action 2** – Hazard Abatement Program

Proposed Amendment:

1. Reduce funding from \$50,000 to \$42,000
2. Reduce outcome indicator from 10 households to 8 households

**Action 3** – Bellingham Housing Authority – Multi-Family Rehabilitation Program

Proposed Amendment:

1. Project description to remove two properties: Heather Commons I and Prince Court Apartments. Work will continue on three remaining properties of Pacific Rim, Harborview and Orleans Place.
2. Reduce outcome indicator from 223 units to 174 units

**Action 4** – Acquire City Gate apartments

Proposed Amendment:

1. Reduce funding assistance from \$392,259 to \$347,300.
2. Reduce outcome indicator to 37 units.

## Special Homeless Prevention Action Items

### **GOAL 1 – Assist in the creation of five housing projects that serve the homeless.**

**Strategy 1** - *Where appropriate, provide direct funding for projects that serve priority homeless populations.*

#### **Action 1** – Provide Grants to Agencies Assisting the Homeless

##### Proposed Amendment:

1. Reduce funding assistance from \$168,000 to \$134,800
2. The outcomes will change as a result of funding reduction, but primarily due to moving the Interfaith Community Health Center activity out of CDBG funds to City funds. Performance of those grants funded with City funds are not reported to HUD, only those with federal assistance.

#### **Action 2** – Acquire City Gate apartments

##### Proposed Amendment:

1. Reduce funding assistance from \$392,259 to \$347,300
2. Reduce outcome indicator to 37 units.

## Community Development – Human Services Action Items

### **GOAL 1 – Enhance the delivery of effective support services to priority low-income and homeless populations by providing funding and technical assistance to human service agencies.**

**Strategy 1** - *Support projects addressing priorities and strategies outlined in the Continuum of Care Plan in order to most effectively serve the homeless or those at risk of becoming homeless.*

#### **Action 1** – Give Grants to Agencies Assisting the Homeless

**Strategy 2** - *Maximize CDBG funding for human service agencies serving low-income populations.*

#### **Action 1** – Give Grants to Agencies Assisting Moderate-to Very Low-Income Populations

##### Proposed Amendment(s):

1. Reduce funding assistance from \$168,000 to \$134,800
2. The outcomes will change as a result of funding reduction, but primarily due to moving the Interfaith Community Health Center activity out of CDBG funds to City funds. Performance of those grants funded with City funds are not reported to HUD, only those with federal assistance.

## Community Development – Neighborhood Revitalization Action Items

### GOAL 1 – Encourage and promote safe, comfortable, and thriving neighborhoods.

**Strategy 1** - Implement public improvement projects in two or three CDBG target areas over the next five years.

#### **Action 1** – Cultivating Community, Site Acquisition for Food Preparation and Farmworker Housing

##### Proposed Amendment:

1. This project would not be funded in 2011

## Citizen Participation

The City makes the Citizen Participation Plan accessible to the public, and provides opportunity to comment on this and any substantial amendments. Upon request, the Citizen Participation Plan is formatted for persons with disabilities and non-English speaking citizens.

The City considers the views of all citizens, public agencies, and other interested groups in preparing the final *Action Plan*. Comments and views received in writing or orally at the public hearings – as well as those not accepted, and the reasons therefore -- are summarized and included in the final *Action Plan*.

## AMENDMENTS TO THE CONSOLIDATED PLAN

Citizens are notified and have the opportunity to review all substantial amendments to the Citizen Participation Plan or *Consolidated Plan* prior to their submission to HUD. Following a 10-day advance notice published in the non-legal section of The Bellingham Herald, substantial amendments are made available to the public for examination and comment at the Planning & Community Development Department, City Hall, 210 Lottie Street, Bellingham, Washington 98225, for a 30-day period prior to their adoption. Substantial changes to the *Consolidated Plan* are defined as:

- changes in the citizen participation process
- changes in allocation priorities or in the method of distribution of funds
- change in use of CDBG or HOME funds from one eligible activity to another; or
- initiation of an activity, using funds from any program covered by the *Action Plan* (including program income), not previously described in the *Action Plan*.

Copies of the draft *Amendment to the 2011 Action Plan* are available during this 30 day period at the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, Washington 98225. The draft *Amendments to the 2011 Action Plan* are posted as a PDF on the City's website, and copies are also available at the reference desk in the Bellingham Main Branch and Fairhaven Public Libraries. Human service agencies and other government and quasi-governmental agencies received e-mail notification of the availability of any draft *Amendment to the Action Plan* and are asked for comments, corrections and/or updates.

## PUBLIC HEARINGS AND MEETINGS

The City holds at least two public hearings per year (at two different stages of the program year) to obtain citizen views and to respond to proposals and questions at all stages of the community development program and *Consolidated Plan* process. The hearings address housing and community development needs, development of proposed activities, and review of program performance. At least one of these meetings is held prior to the proposed *Consolidated Plan* publication. Public hearings are held at times convenient to potential and actual beneficiaries in locations that meet Americans with Disabilities Act (ADA) accessibility standards. Special accommodations can be provided upon request. When significant numbers of non-English speaking residents are expected to participate in the public hearing, the City provides for appropriate translation services. Contact Planning & Community Development, (360) 778-8300 (voice) or (360) 778-8382 (TTY), or email [slanderson@cob.org](mailto:slanderson@cob.org).

All public hearings are advertised in the non-legal section of The Bellingham Herald 10 days prior to the hearing. Public hearings mark the opening and closing of the public comment period and are held at City Hall.

Citizens may give oral comment at the time of the hearing. The views of all citizens, public agencies, and other interested groups are considered in preparing the final *Action Plan*. Oral and written comments received during the public comment period and at the public hearing are summarized and included in the final submission to HUD. All comments or views not accepted or not incorporated, and the reasons therefore, are also summarized.

### 2011 Hearing Schedule:

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| 9/08/11  | Community Development Advisory Board (CDAB) public hearing opens the 30-day comment period for the draft <i>2011 Action Plan Amendment</i> .   |
| 10/13/11 | CDAB closes the 30-day public comment at public meeting. Citizens may use this final opportunity to make comments on the proposed plan. CDAB recommends the <i>2011 Action Plan Amendment</i> to City Council. |
| 10/24/11 | City Council approves <i>2011 Action Plan Amendment</i> , which includes a summary of citizen comments.  |

Citizens are invited at public hearings to comment on all aspects of the plan and process, including the Citizen Participation Plan, as well as any projects proposed for funding. Citizens are invited to direct comments about the Citizen Participation Plan to the Director of the Planning & Community Development Department or to the Chairperson of the Community Development Advisory Board (CDAB).