

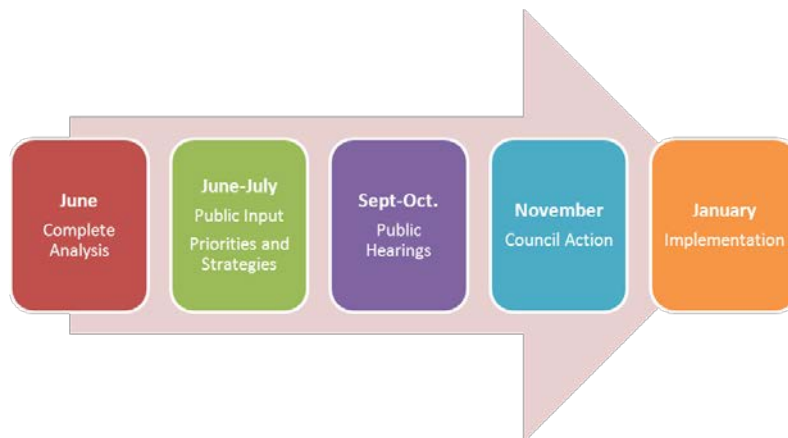
*City of Bellingham*  
*2013 – 2017 Consolidated Plan*



*October 19, 2012*

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## 2013-2017 Consolidated Plan Schedule



### **NOTE TO READER ABOUT DATA:**

The City of Bellingham receives federal funds through the U.S. Department of Housing and Urban Development (HUD). HUD adopted new requirements in 2012 for preparing the Consolidated Plan. This Consolidated Plan meets explicit HUD requirements.

Data in this Consolidated Plan is compiled from a variety of sources with their own limitations and timeliness.

- U.S. Census. Census 2010 and Census 2000 data is used whenever possible. 100% count data from the Census is limited; in 2000, estimates were provided in the SF3 data tables, and in 2010, this sample survey is depicted in the American Community Survey (ACS).
- American Community Survey (ACS). ACS data is available in 1 year, 3 year and 5 year estimates. Where data is available, this analysis uses the most recent 5-year estimates (2006-2010). Some data provided from HUD uses the previous 5-year estimates (2005-2009).
- Comprehensive Housing Affordability Strategy (CHAS). HUD commissioned the Census Bureau for special data tabulations that address housing and community development needs for low income households. CHAS data is based on the 2005-2009 ACS data and can be downloaded at [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_download\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_download_chas.html).
- Center for Real Estate Research (CRER). The CRER provides housing market data for Whatcom County. Western Washington University professors Hansen and Benson have compiled single family home sales data from 1984 to 2009 that is reported in this Market Analysis.
- Housing Providers. The City has collected housing data, along with Whatcom County and the housing providers. Information from these various sources was used to compile the housing inventory information, which requires review and verification.

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## EXECUTIVE SUMMARY:

### 2013-2017 CONSOLIDATED PLAN

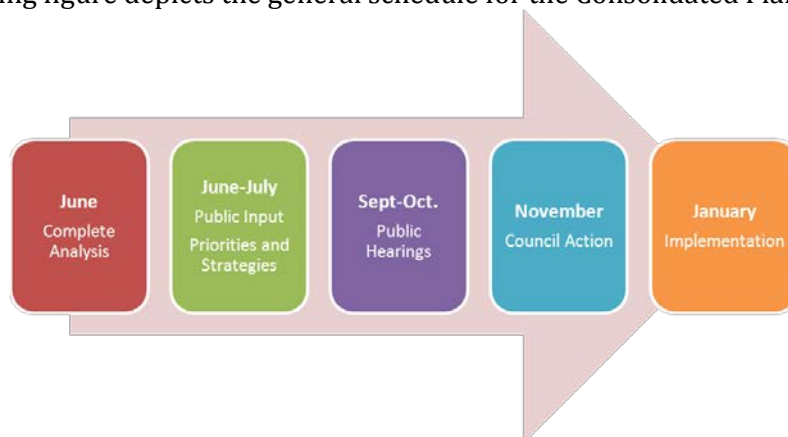
The City of Bellingham receives annual block grants from the U.S. Department of Housing and Urban Development (HUD) for community development and affordable housing needs. These two grant sources include the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). The City has received CDBG funds since 1983 and HOME funds since 1996.

Every five years, as a condition of receiving this federal financial assistance, the City is required by the U.S. Department of Housing and Urban Development (HUD) to prepare a "Consolidated Plan." The Consolidated Plan is the community's choice, within the parameters of the grant programs, for how the grant funds will be used in the community. The basic elements of the Consolidated Plan includes:

- Public and Stakeholder Input
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- First-Year Action Plan

### 2013-2017 CONSOLIDATED PLAN SCHEDULE

The City is required by HUD to submit the Consolidated Plan and 2013 Action Plan November 15, 2012. The following figure depicts the general schedule for the Consolidated Plan.



Two public hearings took place before the Community Development Advisory Board on September 13<sup>th</sup> and October 11<sup>th</sup> at 6 p.m. in the Mayor's Board Room. The City Council adopts the Consolidated Plan by Resolution prior to submittal to the Mayor's submittal of the Plan and certifications to HUD.

## COMMUNITY PROFILE

Bellingham combines the qualities of a large city, college town and primary employment center into one metropolitan area. Bellingham's community and housing profile differs dramatically from the remaining areas of Whatcom County, in large part due to the student population. These differences are important to understand as choices are made regarding future housing and service needs, particularly for low-income populations.

Other than students, Census data confirms what many of us suspected: our population is aging. From 2000 to 2010, the number of people in Bellingham that were 60 to 64 years in age increased 137% (1,802 to 4,275). Those 55 to 59 years old almost doubled in numbers (2,418 to 4,783). This is the Baby Boomer Generation, and the gains in population will have a profound effect on future housing and service needs in our community.

The median family income for Bellingham in 2012 is \$67,800.<sup>1</sup> 43% of Bellingham families earn less than \$50,000 per year. Bellingham's median family income falls well below Whatcom County, Washington State, Ferndale and Lynden.

Over 21% of all people in Bellingham are living in poverty. Nearly one-third of all female head of households are living in poverty, and over ½ of those with children under five are in poverty. In almost all categories measured, Bellingham's percentage of population living in poverty exceeds that of Whatcom County and the State of Washington.

The economic recession facing the state and nation affected Whatcom County and Bellingham as well. The latest unemployment rate for Bellingham is over 8%.

More than half of Bellingham housing units are renter-occupied (54%), non-family households (53%). In comparison, only 25% of housing units in Whatcom County outside Bellingham are renter-occupied and 28% are non-family households.

## NEEDS ASSESSMENT AND MARKET ANALYSIS

The first step in the consolidated planning process is to determine the varying needs within the City for affordable housing, community development and homelessness. Together, the Needs Assessment and Housing Market Analysis present information that allows the City and the public to compare types and levels of need to support the decisions made in the Strategic Plan.

More than half (56%) of rental households report more than one problem with their house: lacks kitchen or plumbing, more than 1 person per room or cost burden greater than 30%. In comparison, only 19% of owner households reported this problem.

Bellingham's housing stock is aging, with nearly one-third of the stock over 50 years old. More than half of the housing stock was built before 1980. Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. There are 625 low-income households built before 1980 which had children 6 or younger present.

Low-income households face a severe housing cost burden. 46% of all renters, and 31% of all owners earning less than 80% AMI pay more than half their income on housing costs. When

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<sup>1</sup> HUD 2012 Median Family Income for family of four.

adjusting the number of households for students, severely cost burdened households drops in half, but nearly 3,000 non-student rental households in Bellingham would still be paying more than half their gross income on housing costs.

The housing cost burden is not limited to young people. Elderly households face severe housing cost burdens, with 1,230 low-income elderly households paying more than half their gross income on housing costs. 75% of elderly rental households are low-income, and 44% of owner-occupied households are low-income. 57% of those 75 and over have one or more disabilities which requires accommodation.

Substance use and mental health have significant effects on services and housing needs in the community. The suicide rate for Whatcom County is higher than the state and nation, and 25% of high school students and 20% of WWU students report clinical depression symptoms or history of depression diagnosis.

The rate of drug-affected newborns born at St. Joseph Medical Center tripled in the past five years (2006-2010). This increase in drug-affected newborns and high rates of child abuse and neglect referrals is associated with increased parental heroin addiction. The substance abuse treatment need is considerably higher for Whatcom County than Washington State.

Thirteen percent of Bellingham's non-institutionalized population has a disability. There are 264 families with disabilities in public housing, and 526 requesting accessibility features. Those waiting for public housing include 710 families with disabilities. The Opportunity Council is developing a home (Evergreen House) that will provide shelter and supportive services to three adults with developmental disabilities.

At least 493 people in Whatcom County are homeless, according to the 2012 point in time count. 75% of the households were only one person, while 73 families with children reported were homeless. 41% of the households slept the previous night outside, in a vehicle, or in an abandoned building; the remaining were housed at an emergency shelter or in transitional housing.

There are 1,608 families on the public housing waiting list, 72% of which are extremely low-income. The average waiting time for Housing Choice (Section 8) vouchers is over four years; the waiting list is currently closed for new applications. Catholic Housing Services does not maintain a waiting list for their properties.

The median rent increased 29% from 2000 to 2010. A 2-bedroom apartment has increased from \$654 per month in 2004 to \$770 per month in 2011. Meanwhile, vacancy rates have dropped from 5.4% to 2.9%.

Single family home (median) values increased 344% between 1989 (\$63,900) and 2009 (\$284,000). As home prices escalated in 2004, the number of homes on the private market in Bellingham that were affordable to a low-income family plummeted. In 2003, there were 598 sales of 2-bedroom single family homes that might have been affordable to a low-income family. In 2007, the number of sales that were affordable dropped to 40.

Although median home sale prices have dropped since 2007, the gap between income and sales price remains high. In the past ten years, median value of housing increased 96% while median family income increased just 23%.



## **SUMMARY OF CITIZEN PARTICIPATION AND CONSULTATION PROCESS**

The City undertook a phased approach to getting citizen participation and consultation in the process of developing this Consolidated Plan.

The city's Community Development Advisory Board (CDAB) is a critical component of the citizen participation process. CDAB has been consulted during the past year, including:

- Consultation with other community funders (Whatcom County, United Way, and Community Foundation)
- Three focus sessions on economic opportunities, housing and livability
- Prioritization of needs based on preliminary needs analysis
- Review and comment on draft plan (August)
- Public hearings (September and October)

On June 12<sup>th</sup>, the City published a "Preliminary Needs and Housing Market Analysis". The analysis was provided on the city's website (<http://www.cob.org/services/neighborhoods/community-planning/consolidated-plan/2013-2017-consolidated-plan.aspx>) and sent to all housing and human (public) service providers, inviting citizen and agency input through July in preparation of the first draft of the Consolidated Plan.

The City consulted with the following community groups during preparation of the plan:

- Downtown Housing Forum (May 9<sup>th</sup>)
- Opportunity Council Early Learning Policy Council (May 21<sup>st</sup>)
- Whatcom County Coalition to End Homelessness (June 7<sup>th</sup>)
- Stakeholder Focus Groups (June 12<sup>th</sup> and June 13<sup>th</sup>)
- Whatcom County Housing Advisory Committee (June 14<sup>th</sup>)
- City Council (July 2<sup>nd</sup>)
- City Gate (re-entry and veteran housing) resident meeting (July 18<sup>th</sup>)

### ***PUBLIC HEARING PROCESS***

The draft Consolidated Plan was made available for review and comment by the public between September 11<sup>th</sup> and October 11<sup>th</sup>. On October 11<sup>th</sup>, the Community Development Advisory Board (CDAB) forwarded their recommendations to the Mayor and City Council for action on November 5<sup>th</sup>. The Consolidated Plan is due to HUD on November 15<sup>th</sup>.

## **SUMMARY OF PUBLIC COMMENTS**

### ***SURVEYS***

The City conducted an online survey to help identify needs and priorities for the Consolidated Plan. The surveys were directed at agencies and the general public, or persons that self-identified themselves as low-income. There were 92 responses to the agency and general public survey, and 38 responses from persons that identified themselves as low-income.

The agency and general public identified the following priorities:

- ✓ 61% prioritized funding rental housing over home ownership.
- ✓ 70% prioritized serving those with incomes below 50% AMI, and nearly half prioritized incomes below 30% AMI.

- ✓ 42% said that human service funding should prioritize affordable child care and youth/family intervention, followed by housing supportive services at 35%.
- ✓ 85% said public facilities and improvements should focus on mobility (transit and non-motorized transportation).
- ✓ Geographic priorities for investments were in low-income and transit-oriented neighborhoods (75% and 68% respectively).
- ✓ The top homeless priority was identified as prevention of homelessness (77%), followed by addressing chronically homeless (42%).
- ✓ Housing for homeless focused on permanent supportive housing (33%) and transitional housing (29%).
- ✓ The priorities for special needs population were elderly (51%), and severe mental illness, victims of domestic violence and youth (all at 49%).
- ✓ The families that we should focus on, in order, are the elderly, large households (3+ persons) and small households.
- ✓ Respondents strongly suggested that the city increase rental assistance (70%) and human service funding (66%).
- ✓ Increased funding for public facilities and improvements (49%) and homebuyer assistance (44%) was also supported, while production of new homes was suggested to decrease (47%).
- ✓ Funding for administration (59%) and home rehabilitation (56%) were suggested to remain neutral.

The survey for those persons that identified themselves as low-income focused on fewer questions and priorities. 61% of the respondents owned their own home, while 21% rented and two respondents were homeless. Their responses were as follows:

- ✓ Respondents were evenly split on supporting rental and ownership opportunities.
- ✓ The top priority for human service funding was housing supportive services (41%).
- ✓ Obstacles to housing that were identified were similar to several focus sessions the City conducted: criminal and rental history, high deposits and credit checks, and cost burdens.

### *PUBLIC COMMENTS ON HOUSING*

Low-income households face initial barriers to housing, such as application fees, credit, and security deposit that are beyond the financial means of the household. These barriers cause some households to seek alternative housing options, often outside the city making access to jobs and services more difficult. (Family Services Policy Council, 05/21/12 and City Gate Residents, 07/18/12)

Scattered site housing can lead to isolation; need support for people new to housing. Spending money on motel vouchers is problematic when no support is provided. (Stakeholder group, 06/12/12)

Need to overcome neighborhood fears of affordable housing. Need crime prevention together with housing. Make sure that there is a mix of housing, both income and rental/ownership. Offer vocational opportunities with housing as an opportunity to give back to the community. (Stakeholder group, 06/12/12)

There is a need to look at helping with mobile home repairs -- they require a lot of weatherization. Look at potential code barriers for parks that require 1994 or newer mobile homes. (Stakeholder group, 06/13/12)

Addressing housing needs for those re-entering from institutions, such as jail, should be a high priority. The cost to the community if their re-entry is not successful is more expensive. (Stakeholder group, 06/13/12)

There is a gap in housing to address those facing mental health, drug and alcohol addictions. There is also a lack of housing for people with developmental disabilities. (Stakeholder group, 06/13/12)

Protect large investments the community has made towards low-income housing by repairing and maintaining current housing stock. (Staten, 06/19/12)

While homeless numbers have declined, the homeless still without shelter are those the most difficult to house, including the seriously mentally ill and youth. Some individuals have "burned their bridges" with housing agencies and have few, if any, remaining options. On-site support is necessary for them to succeed in remaining stable in their housing. (Staten, 06/19/12)

Affordable housing should be more accessible to all low income families, especially farm workers and new immigrant families, with all types of housing (single family homes, apartments or mobile homes). This is a crisis and one of the biggest reasons we are having so many health and social issues with youth -- like dropout rates and increased drug use. Children and youth do not have the basic stability of having shelter! More voices of grassroots leaders need to participate in the development of strategies to create a system that is resilient enough to growth with the community. (Guillen, 06/30/12)

Federal dollars should be used mostly for rental homes, but also for some ownership homes, not an either/or. Funds should not be used for just small households, but some larger households, too. We need to build the capacity to deliver more senior housing for the growing wave of LMI seniors. Other criteria might be used to help with prioritizing process, like leveraging funds, building community capacity and resiliency, or prioritizing uses that provide longer periods of benefit or affordability. Consideration should be given to private nonprofit capital projects, such as the Food Bank and Interfaith CHS that need to expand; both of these facilities serve thousands of people year after year. (Schissler, 07/02/12)

The most pressing housing needs will be seniors over 65, baby boomers, and disabled adults. Seniors were very dependent on savings account interest that has been lost the last few years, having to consume principal to survive. Homes have also lost value. Baby boomers have experienced reduced IRA, 401K and real estate value. Success, in housing, has been achieved by working with the Bellingham Housing Authority, Catholic Community Services and private developers Bob Hall and Dave Johnson; this group should be expanded with caution. Homeless housing would be best served by multi-family units. (Payne, LRB, 07/05/12)

Challenges with reference checks due to criminal/mental health history, problems with addiction. (City Gate Residents, 07/18/12)

The population projection is not what was adopted for Bellingham; the correct number is 111,761. HUD definition for overcrowding is more than 1.0 persons, and Bellingham has always used that in the past. Income limits are based on family income for all of Whatcom County, but needs are calculated using household numbers for Bellingham only. (Petree, 08/09/12)

#### *PUBLIC COMMENTS ON PUBLIC SERVICES*

Getting access to information and services, such as housing assistance and landlord/tenant information is important. Access points can include the internet, and the logical choice for many low-income families is the Opportunity Council web page. (Family Services Policy Council, 05/21/12)

Supporting literacy skills, GED programs for adults is likely a higher than average need for low-income populations. (Myers, 06/15/12)

To address drug-affected newborns and drug use in our community, we could improve on children's programs. Newborn parenting classes, after school programs, summer programs, mentorship, drug prevention, etc. Many children don't have a structured environment, and lack supervision and productive activities. Partner with existing programs like Boys and Girls Club, and consider mentorship program for pregnant women, particularly young women, that promotes pregnancy wellness and ongoing support after birth. (Donnelly, 06/15/12)

1 in 6 Bellingham households use the food bank on a regular basis. There is a real intersection between housing affordability and food insecurity. The food bank works to reduce a household's spending on food so it can use the limited discretionary funds it does have for things such as rent, medicine, heat, et. (Cohen, 06/25/12)

The plan does a good job of balancing some of our community's most acute needs. One piece that is missing is how we address the impact of substance use disorders (SUD). SUDs affect the stability of both housed and homeless persons, putting both at great risk. The community needs to address the issue of substance use and associated disorders. (Parker, 10/09/12)

#### *PUBLIC HEARING COMMENTS*

The Community Development Advisory Board held two public hearings on the 2013 - 2017 Consolidated Plan. The hearings took place on September 13<sup>th</sup> and October 11<sup>th</sup>. The following is a summary of those comments:

Clayton Petree - The City has created new barriers to affordable housing: Old Town and Samish have large areas of the plans that make it financially unprofitable for builders to develop; large development fees compared to other cities like Blaine and all fees should be reviewed; turning down many free affordable housing proposals such as Padden Trails, the WDOT site on Sunset; anti-annexation policy and only annexing a small amount of land (urban growth areas unavailable; rejecting applications for areas zoned higher density; and permitting the destruction of affordable housing stock (e.g. mobile home park on Telegraph with people displaced) without an assurance that it would be replaced with another project.

Perry Eskridge, Government Affairs Director, Whatcom County Association of Realtors - Realtors were supportive of the Padden Trails and Sunset developments that would have allowed more affordable housing. They are concerned now about the timing for the use of Home funds. Realtors were part of the CHAT group that wanted to see other things done first in order to make housing dollars go further, such as allowing ADU's in neighborhoods like Birchwood. David Stalheim explained that the *Consolidated Plan* just regards HUD funds, not the local housing Home Fund. But if the housing levy passes, the *Housing Levy Administrative and Financial Plan* would deal with the use of the local housing Home Fund.

Gib Clarke, Director of Planning and Development, Interfaith Community Health Center - Glad their project is included in the City's funding recommendations. The project will turn the lower level administrative offices into a 50% expansion to their medical clinic and would include an in-house pharmacy. The Clinic will be able to see about 3,300 more patients a year. The pharmacy will be able to provide very low prices to patients and help the clinic make a small profit. The pharmacy will help their medical providers, dentists, and pharmacy staff coordinate and make sure their homeless and chronically ill patients are following through on their medications. Gib applauds the large allocation for public facilities funding. The City backing will help the clinic as they apply for funding from other sources and he encourages the City to keep funding public facilities in the future.

Julie Guy, on Board of the Interfaith Community Health Association - She supports the grant dollars for their projects. The homeless patients are very needy, treated with a lot of respect and receive excellent help. The clinic also provides behavioral health assistance which is very important. The City's support is extremely important and will help Interfaith provide better care for the homeless people.

Mike Cohen, Executive Director, Bellingham Food Bank - Supports all the housing development projects proposed in the *Consolidated Plan*. When rents are reduced for low- and very-low income people, it helps the people the Food Bank serves. The Food Bank is excited to be a part of the proposed Public facilities improvements. The amount of people the Food Bank serves has grown more than 50% over the last five years. They serve more than 10,000 clients a month. One in six households in Bellingham visit the Food Bank. The Food Bank needs to build a bigger facility to feed people in need. They own the property next to their current building and plan to build in the next two or three years which would double their ability to serve clients. Building there will help them double the number of people they feed. The City funds will help them leverage other funds.

Ally Horry, Director of Volunteer Chore Program, Volunteer Center - She is advocating for their clients in the Volunteer Chore Program and their House 2 Home program. These programs serve the elderly. The elderly population is increasing. The program helps the clients get ready for their home inspection, get food from the Food Bank, and get furniture if they receive housing. These programs protect elderly people. They've now expanded to provide transportation for veterans and collaborate with the Food Bank to include food deliveries. The Center cannot afford any more funding cuts. The House 2 Home program would not exist apart from the City's fund. The City's funding is very important.

Greg Winter, Director, Homeless Service Center and Chair of the Whatcom County Homeless Coalition. He thanked the City and CDAB for putting together a good *Consolidated Plan* document. One thing missing in the Barriers to Accessing Affordable Housing is a discussion of Fair Housing. The City did an Analysis to Impediments to Fair Housing Choice in 2007. The analysis found that 52% of complaints related to people with disabilities. Greg has recently seen evidence associated with several projects that there could be some Fair Housing challenges in the future. Greg would like to see Fair Housing mentioned in the *Strategic Plan* and the *Consolidated Plan*. He stated the Homeless Service Center and the Homeless Coalition would be willing to help with outreach and education on Fair Housing.

Steve Powers, Catholic Housing Services (CCS) - He thanked the City for including their project in the *Consolidated Plan*. This helps them leverage huge amounts of funds from outside the community. The project would provide 60 construction jobs in 2014, and six to eight family wage jobs when the project is completed. There would also be about \$7.2 million private tax credit

investment from the community for the project. CCS is committed to doing a good project and they do quality work. People can contact Steve and he will gladly show them some of their projects. They're nice, clean, and safe homes. Some of the residents have been very traumatized about the media's comments because they don't fit the poor things being said about them. Many would be happy for people to tour their homes and find out how CCS has helped them.

Emily Weaver, lives in downtown Bellingham - She assumes the *Consolidated Plan* just includes the physical boundaries of Bellingham. She said some people are in opposition to some of the CCS projects. People would like to be a bigger part of the planning process for it. Her biggest problem with the project is the cost per square foot. The City should consider the cost per square foot and have a better financial justification for what it's doing and what it will actually do to solve the problems. She would like the City to consider the actual cost per square foot penciled out to a cap rate acceptable in the private sector investment. We need to ask how to do more with less. In the future, run the numbers backwards and find out how to approach the problem with a cost per square foot with a more realistic basis. Emily added that she is excited about the demonstration project. There are a lot of ways to build a home for people. The internet shows shipping containers used for housing. Consider new ways to solve old problems

Jack Payne, City's Loan Review Board - Interfaith Clinic, the Food Bank, and those helping the Food Bank need the City's support. He urged the City to keep those types of priorities. Jack expressed concerns about the elderly population. Interest income is almost zero around the country. This forces the elderly to spend down their principal and then their financial situation gets worse. SSI for the under 65 group is up twice from a couple years ago, food stamps are up partly because of the senior issue, and Medicare and Medicaid are in an unstable place. He asked the City to put a big emphasis on senior housing programs to prepare for seniors who will need help.

Susan Willhoft, City of Bellingham's Parks Department - There was an attack at Maritime Heritage Park. The Department receives reports from the Police Department that they give around a 100 tickets a day at the building in the Park. People are drinking, hanging around, and causing trouble. There are blood and needles in the restrooms and it's a maintenance nightmare for the Parks Department. The City's Maintenance Department is considering even taking down the building at the Park to help with the crime issues. Susan stated this is where she sees a vivid impact of homelessness. She found out about CDAB from the City's website and thanked CDAB for what they do.

Bruce Kadar, Board member and patient of Interfaith Community Health Center. Many clients depend on Clinic to get by in their daily lives. The work and the expansion the Clinic are doing is fantastic and the Clinic can always use more dollars.

Gib Clarke, Director of Planning and Development, Interfaith Community Health Center - He wanted to reiterate how thankful the Clinic is for the proposed funding. They are bursting at the seams and the needs will continue to grow. These funds will help them expand their Bellingham medical clinic by about 50%. They will see around 3,300 more clients within three years. The Clinic plans to add three new medical providers and become more involved in maternal and child healthcare. The funds will help them put in an in-house pharmacy. This will help patients pay a lot less for medications, will help their mental health patients, and will help clients that have transportation issues. All around it's a win, win situation. Gib praised the City for being forward thinking and in including public facilities projects like the Clinic and the Bellingham Food Bank. When Interfaith has local support and City funding, it's a huge help when the Clinic tries to get other funding and funding at the national level.



Mike Cohen, Director, Bellingham Food Bank - It's wonderful that the City is funding a variety of non-profit facilities. He thanked the City for the proposed \$85,000. The staff and Board are thrilled about the funding. They are asking the City if there is any way the amount could be increased by \$10,000. The Food Bank is going for a CDBG grant from the state for this project. The state likes to see City funds, and a larger amount from the City could help the Food Bank receive funding from the state and other funding sources. Mike sent an email to the Board regarding this request for an increase of funding.

R. Perry Eskridge, Government Affairs Director, Whatcom County Association of Realtors - Perry distributed a letter he wrote to CDAB regarding the draft 2013-2017 Consolidated Plan. Perry reviewed the letter with the Board. Concern was expressed that just a page and a half of the Plan is devoted to Barriers to Affordable Housing. The Plan is a good opportunity for CDAB to get involved and advocate for policies and strategies that would help remove barriers to affordable housing. Perry went over four tasks the CHAT group identified that would help make housing more affordable in Bellingham. CDAB could use the Plan to promote changes to current City housing strategies and encourage implementation of these tasks.

#### *SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND REASONS*

Almost all of the comments have been accepted, or will be considered in the five years of implementing this Consolidated Plan. Some comments could require additional resources in order to implement, such as helping with mobile home repairs -- a program the city doesn't currently implement.

Some of the comments require more time for development of the concept or project by City staff. Finding ways to reduce rental application fee and credit barriers would require conversations with private property managers to see if there would be programs where the city or other non-profits might assist.

Working with the geographic priority neighborhoods, and with developing more grassroots leaders and strategies, requires a commitment of time to facilitate and nurture the process.

Addressing the public service needs requires financial resources, which has declined from approximately \$500,000 per year to less than \$300,000 per year.

One comment that was not accepted (Petree) was to redo HUD's analysis and definition of median family income (HUD Adjusted Median Family Income- HAMFI, or AMI) versus median household income. Eligibility and need for HUD programs are based on these definitions. In addition, using median household income (versus family income) would statistically not change the need based on cost burden as that calculation is based on percentage of income to housing costs. All this change would do is make more people ineligible for housing assistance -- unless they crossed the city limits line and used Whatcom County's median household income which is much higher due to the influence of the student population on income in Bellingham.



## STRATEGIC PLAN

The City of Bellingham's Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. This Strategic Plan covers the period from January 1, 2013 through December 31, 2017.

### PRIORITIES

The level of need in a community is always greater than the limited resources available to help meet those needs. The City uses these priorities and goals to form the basis for determining what types of housing and community development programs the City will fund over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.

- **HOMELESSNESS --**  
Work to end homelessness by addressing five main strategies: increase housing supply, provide supportive services, address poverty, meet basic needs and increase coordination.
- **INCREASE AFFORDABLE HOUSING SUPPLY --**  
Increase supply of rental housing that serves households earning less than 50% AMI. Those with special needs, such as larger families, elderly or veterans, are also targeted at higher incomes (up to 80% AMI). Increase homeownership opportunities for those earning between 50% AMI and 80% AMI. Target marketing of homeownership towards minorities and geographic priorities.
- **ASSIST THE HOUSING AND SERVICE NEEDS OF THE ELDERLY --**  
Elderly need both affordable rental housing and assistance with home rehabilitation and services so that they can "age in place".
- **ASSIST THE SPECIAL NEEDS POPULATION --**  
The community ranking process identified the elderly, victims of domestic violence, youth and those with behavioral health issues (mental health) as the highest priority for assistance with housing, services and employment. The special housing needs of veterans in our community are a priority, as large numbers of veterans return from active duty and older veterans face emerging health issues requiring accommodation.
- **HEALTHY CHILDREN AND FAMILIES --**  
Meeting the need to support healthy children and families starts with ensuring that affordable housing is accessible to low-income families. Providing the stability of shelter is critical to supporting families. Healthy children and families also need access to physical activities, such as parks and trails, as well as healthy food choices. Supporting facilities and services that promote healthy children and families is also critical to addressing this priority.
- **PRESERVATION --**  
Owner-occupied housing is aging and in need of rehabilitation. Elderly households benefit from the assistance the City provides in project scoping, contractor oversight, and deferred payment loans. Private rental housing in Bellingham provides a significant portion of non-subsidized housing options. The City should look at opportunities to assist, if possible, private multi-family rental projects that need assistance to meet minimum housing standards.
- **GEOGRAPHIC PRIORITIES --**  
Meridian, Roosevelt, CBD, Happy Valley, Lettered Streets, Sunnyland and York neighborhoods are geographic priorities for this Consolidated Plan.
- **COORDINATION AND DELIVERY OF SERVICES --**  
The City would work with other agencies to coordinate funding and delivery of services.

GOALS, OBJECTIVES, OUTCOMES, MEASUREMENTS

Based on the needs, housing market analysis and priorities, the Strategic Plan proposes the following goals, objectives and ways to measure those outcomes over the next five years:

Goal	Outcome Indicator	Unit of Measure	5-year Goal				2013
			Goal	<30% AMI	30-50% AMI	50-80% AMI	Goal
Increase supply of affordable rental housing	Rental units constructed: Household Housing Unit	Household Housing Unit	100	45	45	10	3
	Housing for Homeless added: Household Housing Unit	Household Housing Unit	40	40			0
Increase supply of affordable family housing	Rental units constructed: Household Housing Unit	Household Housing Unit	12	3	3	6	0
	Direct Financial Assistance to Homebuyers: Households Assisted	Household Housing Unit	16			16	3
Increase supply of affordable owner-occupied housing	Homeowner Housing Added: Household Housing Unit	Household Housing Unit	4			4	1
	Direct Financial Assistance to Homebuyers: Households Assisted	Household Housing Unit	20			20	3
Maintain Housing Stock	Homeowner Housing Rehabilitated: Household Housing Unit	Household Housing Unit	50		30	20	15
	Rental units rehabilitated: Household Housing Unit	Household Housing Unit	250		250		178
Increase supply of permanent supportive housing	Rental units constructed: Household Housing Unit	Household Housing Unit	60	48	12		42
Provide Supportive Services to Homeless	Homelessness Prevention: Persons Assisted	Persons	400	350	50		100
	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted	Persons	3,000	2,500	500		1,104
Support Rapid Rehousing of Homeless Persons and Families	Tenant-based rental assistance / Rapid Rehousing: Households Assisted	Households Assisted	100	75	25		20
	Homeless Person Overnight Shelter: Persons Assisted	Persons	400	400			86
Maintain Inventory of Interim Housing	Homelessness Prevention: Persons Assisted	Persons	400	325	75		133
Increase Public Housing Resident Involvement	Public service activities for Low/Moderate Income Housing Benefit: Households Assisted	Persons	100	25	50	25	0
Help fill gap in basic needs (services) to low-income persons and households	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted	Persons	800		400	400	400
	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted	Persons	50,000	5,000	25,000	15,000	16,883
	HIV/AIDS Housing Operations: Household Housing Unit	Household Housing Unit	35			35	7
Support efforts to reduce poverty	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted	Persons	40		40		18
Support equitable investment of public facilities and improvements	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted	Persons	3,000	-	-	3,000	500
	TOTALS		58,827	8,811	26,480	18,536	19,496
	Percent of Total Goals			15%	45%	32%	33%

## 2013 ACTION PLAN

The 2013 Action Plan is the first year of the 2013-2017 Consolidated Plan. The Action Plan addresses the proposed programs, projects, and activities that will be undertaken in 2013 with the resources anticipated to be available in the proposed budget.

The 2013 Action Plan assumes that federal resources will be consistent with 2012 appropriations. With 2012 being a presidential election year, most people anticipate that funding for CDBG and HOME programs might not be known until well after the election. If significant changes in resources take place, then an amendment to the Action Plan would be required.

The primary program activities included in the 2013 Action Plan are as follows:

**Home Rehabilitation Program** -- Approximately 23% of the federal funding is allocated to rehabilitation of existing owner-occupied housing stock. Funds are provided as loans to meet minimum housing standards on the home, address lead-based paint hazards, and carry out the staff activities for the program. A new project is proposed to provide funds to Habitat for Humanity to undertake a rehabilitation program in the Birchwood neighborhood.

**Homebuyer Assistance** -- Approximately 9% of the federal funding is set aside for assisting homebuyers through Kulshan Community Land Trust. The City will work with Kulshan CLT to market housing opportunities to minorities disproportionately represented in home ownership, and towards neighborhoods with high rental concentrations. The City will also look at other ways to provide incentives to achieve these targeted needs over the next year.

**Housing Development** -- Approximately 43% of the federal funding is dedicated to housing development and assistance. Tenant-based rental assistance is targeted towards those households earning less than 30% AMI and threatened with becoming homeless. Two multifamily housing rehabilitation projects (Pacific Rim and Orleans Place) that will not be completed in 2012 are continued into 2013 for completion. A downtown housing project for Catholic Housing Services in the 2012 Action Plan is continued forward into 2013.

Funding is allocated to a housing demonstration project in a location to be determined. The action would solicit proposals from for-profit developers that could partner with others to develop a project that implements the City's Infill Toolkit..

**Public Facilities and Improvements** -- Approximately 8% of the funding would be allocated to assisting nonprofit agencies that provide services to low income persons with improvements to their facilities. The three agencies include the Bellingham Food Bank, Interfaith Health Center and Domestic Violence and Sexual Assault Services of Whatcom County.

**Public (human) Services** -- 15% of the CDBG funding (maximum) is allocated to public (human) service activities. The City is also allocating additional funds toward this activity. Applications for these funds were submitted July 31<sup>st</sup> and preliminary selections will take place in September.

# CHAPTER 1: COMMUNITY PROFILE

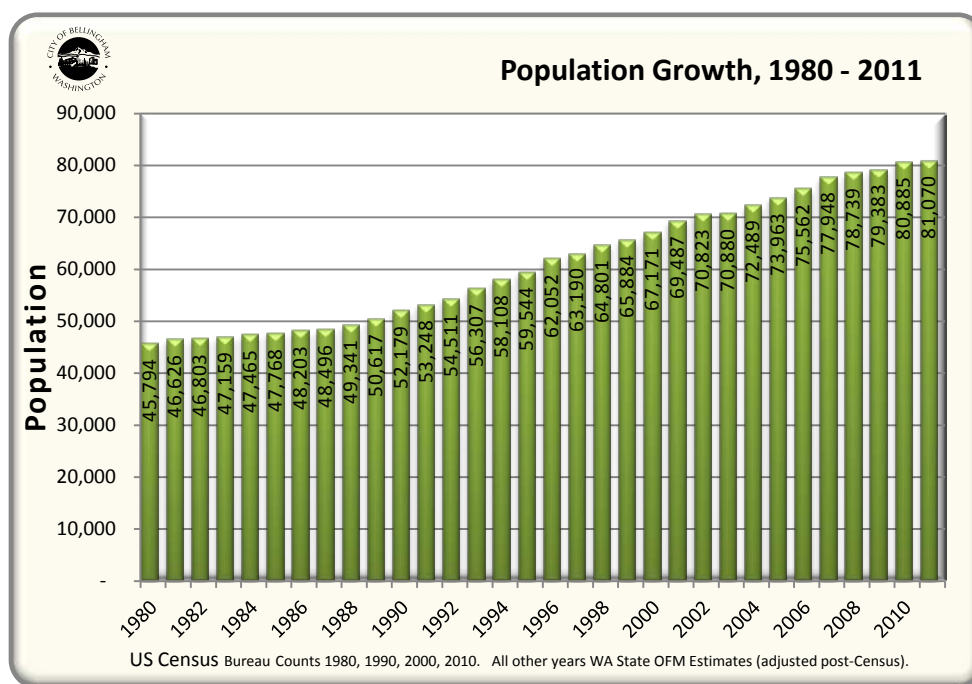
## GROWTH TRENDS

### POPULATION

The 2010 Census shows that Bellingham has grown by 13,714 in the past ten years, a 20.42% increase in population. During this decade, the City annexed 1,239 acres and 1,216 people, resulting in net growth of 12,498 or 18.61% increase from 2000.

Bellingham's growth has averaged slightly less than 2% per year since 1980. As seen in Chart 1 below, growth in Bellingham was slow until 1988. Significant annual growth took place for a decade, slowing back down in 2000 to an average rate for the next decade.

CHART 1: BELLINGHAM POPULATION GROWTH, 1980 – 2011



### POPULATION FORECAST

The Whatcom County Comprehensive Plan distributes population and employment to various urban areas for growth management planning purposes. The 2010 Census identified that there were 91,251 people living within the Urban Growth Area of Bellingham. The population allocation for the City of Bellingham is 111,761,<sup>2</sup> less the 2010 Census population, which results in a

<sup>2</sup> In 2009, Whatcom County distributed 22,477 of additional net growth to the City of Bellingham, resulting in a projected 2029 population of 111,761.

population of **20,510** additional people by the year 2029. 93.6% of this population is expected to live in occupied households, with the remaining in group quarters.

## DEMOGRAPHIC CHARACTERISTICS

Demographic characteristics can have a profound effect on future housing and community development needs. The U.S. population is undergoing profound changes that have major implications for housing and community development:

- ❖ Retiring baby boomers and their changed housing preferences
- ❖ Immigration and ethnic changes resulting in different family sizes and housing preferences
- ❖ Generation X and Y's family and housing preferences

### *DEFINING GENERATIONS*

**Baby boomers** are typically defined as those born between 1946 and 1964. In 2011, the first baby boomers reached the traditional retirement age of 65. The transition to retirement and empty nest prompts migration to other communities, as well as downsizing of the primary residence.

**Generation X** is identified as those born between 1965 and 1980. The birth rate for this generation is less than it was for baby boomers. This generation represents a significant portion of the demand for home trade-up, but has different housing needs than baby boomers.

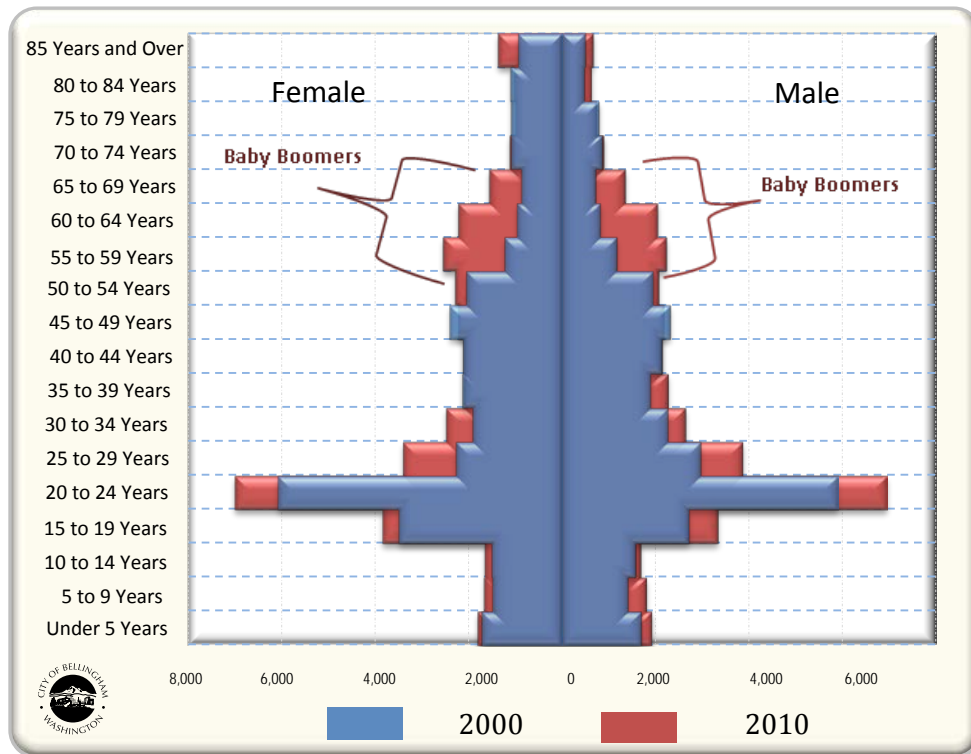
**Generation Y** is identified as those born between 1980 and 1995. Generation Y represents a larger portion of the population than Generation X, and is just beginning to become a major force in the home ownership market.

**Generation Z** is identified as the "Internet Generation" and follows Generation Y.

### *AGE OF BELLINGHAM POPULATION*

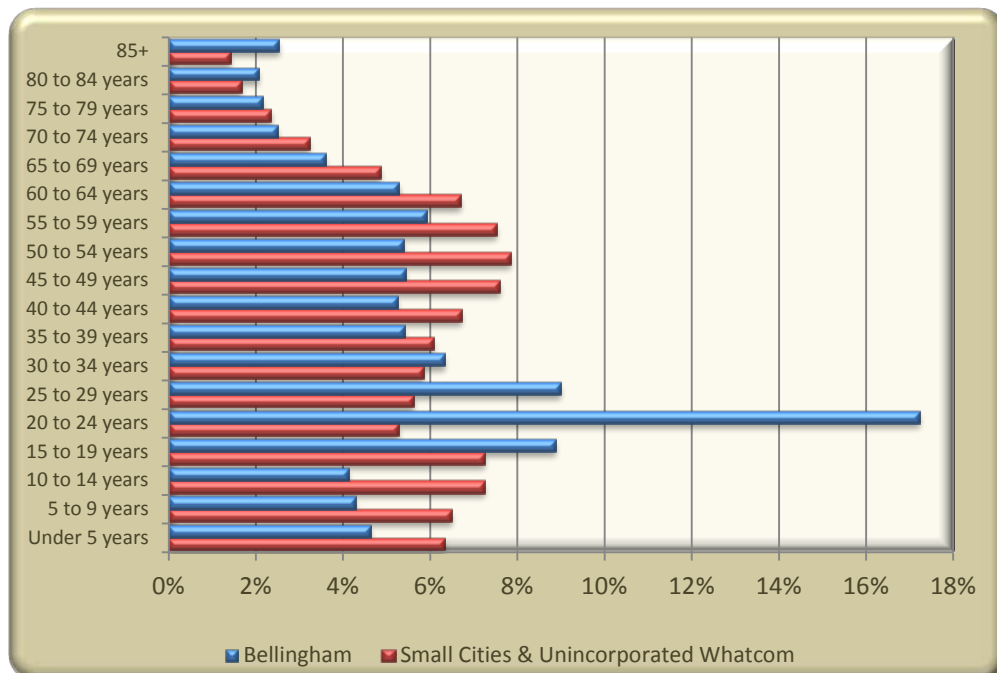
As seen in Chart 2 below, the age distribution in Bellingham is indicative of a college town, with age cohort of 20 - 24 years dominating the population of the city. The population pyramid also shows how the age cohort has changed from Census 2000, with an increasing number of people in the 55-69 age cohort.

CHART 2: AGE OF POPULATION PYRAMID, BELLINGHAM, 2000 - 2010



Source: U.S. Census 2000 and 2010

CHART 3: AGE PROFILE, BELLINGHAM AND SMALL CITIES/UNINCORPORATED AREAS (% OF TOTAL POP)



Source: Census 2010

*RACE AND ETHNICITY*

The city has become slightly more diverse in the past decade, particularly with increases in Asian and Hispanic populations. Table 1 and Table 2 show the racial and Hispanic composition of Bellingham; Chart 4 compares the population in 2000 with 2010 data for Bellingham.

TABLE 1: RACE, 2010 CENSUS

Subject	Number	Percent
Population of One Race	77,401	95.7%
White	68,652	84.9%
Black or African American	1,068	1.3%
American Indian and Alaska Native	1,088	1.3%
Asian	4,135	5.1%
Asian Indian	874	1.1%
Chinese	760	0.9%
Filipino	618	0.8%
Japanese	332	0.4%
Korean	486	0.6%
Vietnamese	647	0.8%
Other Asian	418	0.5%
Native Hawaiian and Other Pacific Islander	214	0.3%
Some Other Race	2,244	2.8%
Two or More Races	3,484	4.3%

Source: U. S. Census Bureau, 2010 Census Demographic Profile Summary File

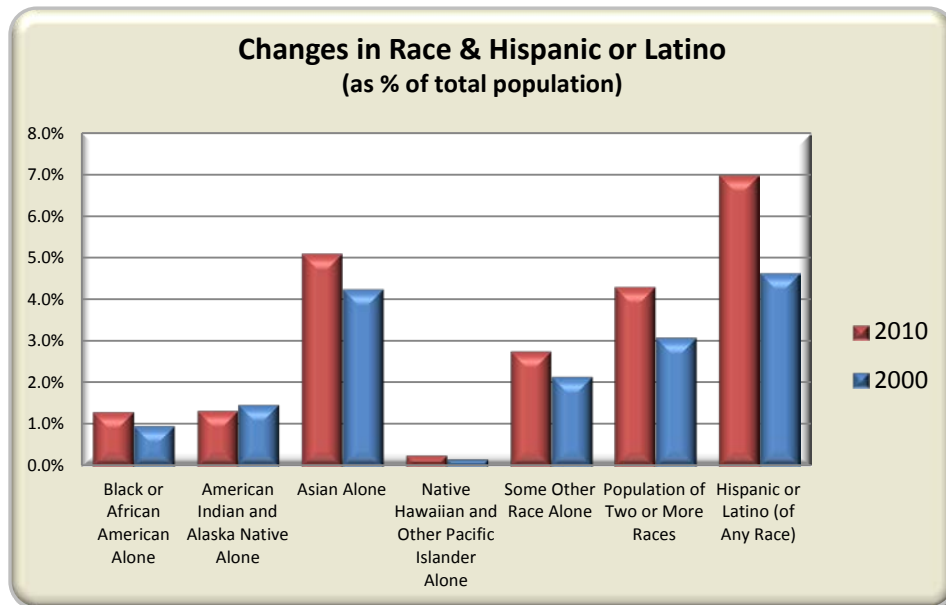
TABLE 2: HISPANIC OR LATINO BY ORIGIN, CITY OF BELLINGHAM

Subject	Number	Percent
Total Population	80,885	100%
Hispanic or Latino (any race)	5,665	7.0%
Mexican	4,067	5.0%
Puerto Rican	244	0.3%
Cuban	94	0.1%
Other Hispanic or Latino	1,260	1.6%
Not Hispanic or Latino	75,220	93.0%

Source: U. S. Census Bureau, 2010 Census Demographic Profile Summary File, DP-1



CHART 4: BELLINGHAM POPULATION BY RACE, HISPANIC OR LATINO



Source: Census 2010 and Census 2000

### EDUCATION

Bellingham residents are well-educated compared to regional and state averages. This is undoubtedly due to the influence of the colleges in Bellingham. There still remains a significant number of the population that has less than a high school degree. The Census identifies up to 4,000 people 25 years and over as not having a high school degree or equivalency.

TABLE 3: HIGHEST EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS AND OVER

HIGHEST EDUCATIONAL ATTAINMENT	Bellingham	Whatcom Cty. outside Bellingham	Washington State
Less than 9th grade	2.7%	3.2%	4.10%
9th to 12th grade, no diploma	5.6%	6.8%	6.40%
High school graduate (includes equivalency)	19.9%	27.3%	24.30%
Some college, no degree	24.5%	24.2%	24.90%
Associate's degree	9.9%	10.4%	9.40%
Bachelor's degree	23.9%	19.2%	20.00%
Graduate or professional degree	13.6%	8.9%	11.00%
Percent high school graduate or higher	91.7%	90.0%	89.60%
Percent bachelor's degree or higher	37.4%	28.2%	31.00%

Source: 2006-2010 American Community Survey 5-Year Estimates (DP02)

According to the Whatcom Literacy Council,

- 63% of adults in prison are functionally illiterate;
- Three out of four food stamp recipients are functionally illiterate;
- The most consistent indicator of whether a child will be raised in poverty is whether the parent has a GED or High School diploma by age 25;
- Children whose parents are functionally illiterate are twice as likely to be functionally illiterate themselves

According to the Whatcom County Community Health Assessment,<sup>3</sup> tobacco use is more common in both lower income and lower education groups. The Health Assessment also identifies obesity being associated disproportionately for those with low incomes and less education.<sup>4</sup>

Those persons with a high school degree or less are far more likely to be claiming unemployment benefits than those with an Associate or higher degree.

TABLE 4: EDUCATION ATTAINMENT AND UNEMPLOYMENT

County	Education Attainment of Persons Claiming Unemployment Benefits				
	Percent				
	Less Than High School	High School Diploma or GED	College no degree	Associate Degree	Bachelor's or higher
ISLAND	7.64	49.51	17.06	13.5	12.29
SAN JUAN	10.21	37.54	14.71	16.52	21.02
SKAGIT	16.61	50.03	11.19	14.11	8.05
<b>WHATCOM</b>	<b>11.63</b>	<b>46.91</b>	<b>12.7</b>	<b>15.84</b>	<b>12.93</b>

Source: Employment Security -- Regional Labor Economist for Northwest Region (2009)

The Northwest Workforce Council indicates<sup>5</sup> the need for bilingual and bicultural workforce "is an opportunity for minority and underrepresented youth to enter the labor market in high wage, high skill jobs if they are provided the necessary career education, academic preparation and technical training."

The Workforce Council also identified that one of the challenges ahead are "emerging technologies that require education and training for both incumbent and new workers. The availability of an innovative, technology-savvy, workforce is critical to industry competitiveness."<sup>6</sup>

<sup>3</sup> "36% of lower income adults smoke." Executive Summary, December, 2011, pg. 10

<sup>4</sup> The Health Assessment appears to attribute the obesity in low income, less education to those residing in rural areas, pg. 10

<sup>5</sup> Northwest Workforce Council, 2012-2016 Strategic Plan, pg. 43

<sup>6</sup> Ibid, pg. 46

Education is a key component of the Workforce Council's Strategic Goals.

TABLE 5: EDUCATION AND TRAINING NEEDED FOR JOBS IN REGION

% of Jobs in Region	Education and Training Needed
22%	These occupations may require a high school diploma or GED certificate. Some may require a formal training course to obtain a license.
34%	These occupations usually require a high school diploma and may require some vocational training or job-related course work. In some cases, an associate's or bachelor's degree could be needed.
29%	Most occupations in this zone require training in vocational schools, related on-the-job experience, or an associate's degree. Some may require a bachelor's degree
11%	Most of these occupations require a four - year bachelor's degree, but some do not
5%	A bachelor's degree is the minimum formal education required for these occupations. However, many also require graduate school. For example, they may require a master's degree, and some require a Ph.D., M.D., or J.D. (law degree).

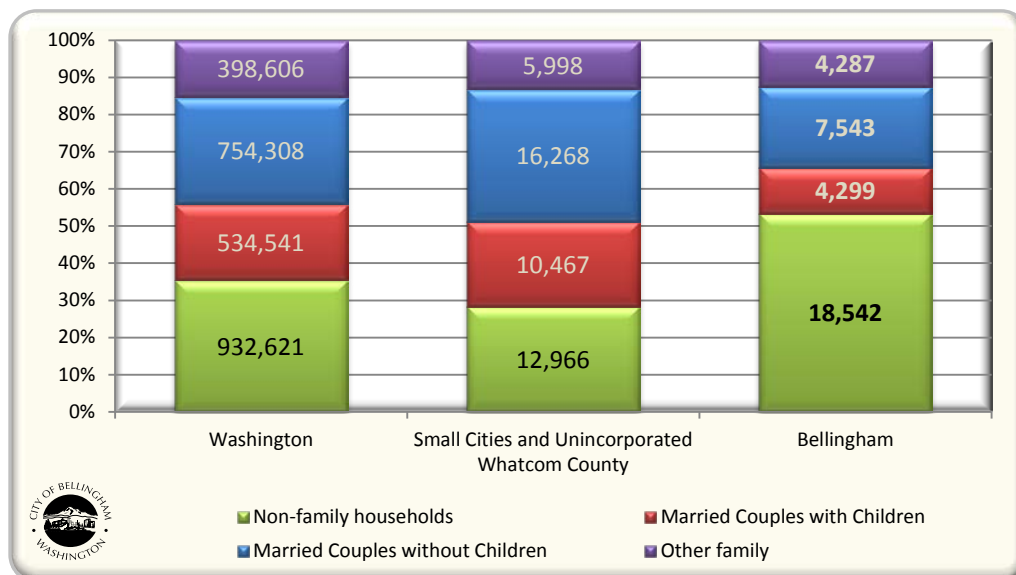
Source: Employment Security -- Regional Labor Economist for Northwest Region

## HOUSEHOLD CHARACTERISTICS

### HOUSEHOLD TYPE

The large student population influences the household characteristics in Bellingham. Less than half of the households in Bellingham are family households.

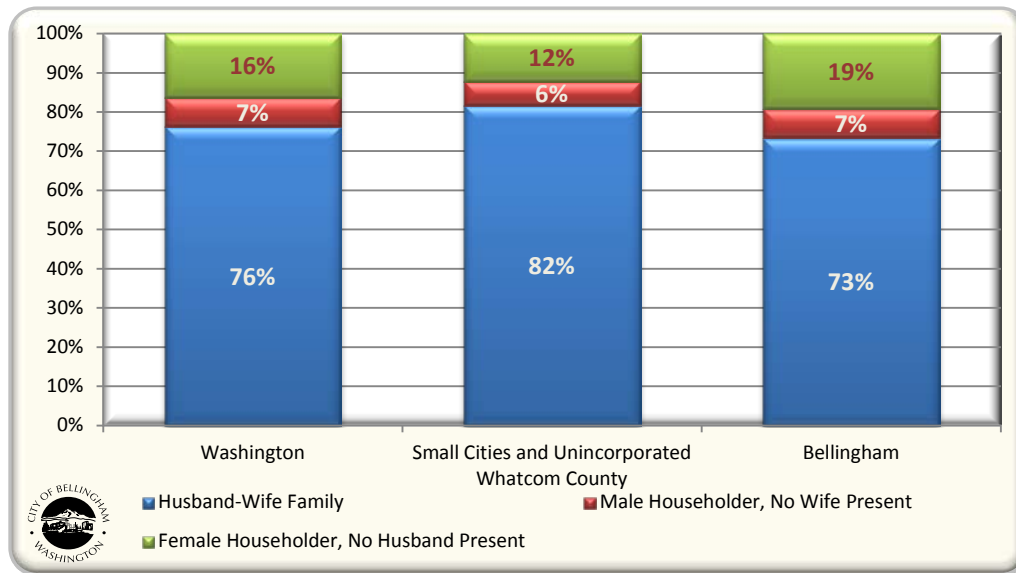
CHART 5: HOUSEHOLD TYPE



Source: 2010 Census Summary File 1 (P19)

The following chart shows the composition of family households. A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "family household."

CHART 6: FAMILY HOUSEHOLD COMPOSITION

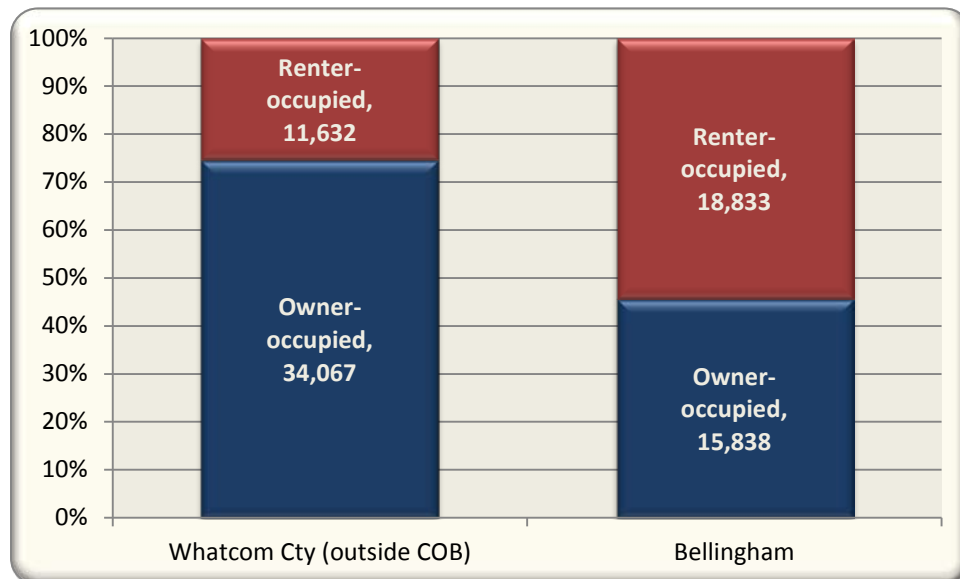


Source: 2010 Census Summary File 1 (P19)

### HOUSING TENURE

More than half (54%) of Bellingham housing units are renter-occupied. This is in stark contrast to the rest of Whatcom County where 75% of the housing units are owner-occupied.

CHART 7: HOUSING TENURE, OCCUPIED HOUSING



Source: 2010 Census, Summary File 1 (H4)

*HOUSEHOLD & FAMILY SIZE – OCCUPANCY*

Census 2010 data (Table 6) reports household size for owner-occupied and renter-occupied housing units, as well as vacancy rates. Average household and family size has declined from 2000 for Bellingham. Bellingham's household and family size is distinguished from other cities, and Whatcom County as a whole, as shown in Table 7.

TABLE 6: BELLINGHAM HOUSEHOLD &amp; FAMILY SIZE – OCCUPANCY

Housing Occupancy and Size	Census 2000	Census 2010	Change
Homeowner Vacancy Rate (Percent)	2.30	1.90	-0.40
Rental Vacancy Rate (Percent),	4.60	4.70	0.10
Average Household Size of Owner-Occupied Units	2.36	2.30	-0.06
Average Household Size of Renter-Occupied Units	2.12	2.09	-0.03
Average Household Size	2.24	2.18	-0.06
Average Family Size	2.83	2.79	-0.04

Source: U.S. Census 2000 and 2010

TABLE 7: WHATCOM COUNTY AND CITIES HOUSEHOLD SIZE AND OCCUPANCY

Place	Homeowner Vacancy Rate (Percent) <sup>7</sup>	Rental Vacancy Rate (Percent) <sup>8</sup>	Average Household Size of Owner-Occupied Units	Average Household Size of Renter-Occupied Units	Average Household Size	Average Family Size
Bellingham	1.9	4.7	2.30	2.09	2.18	2.79
Blaine	3.9	6.8	2.38	2.24	2.32	2.85
Everson	1.7	6.9	2.93	3.21	3.03	3.46
Ferndale	2.2	6.4	2.80	2.53	2.71	3.20
Lynden	1.5	4.7	2.74	2.23	2.57	3.11
Nooksack	3.0	0.0	3.02	3.38	3.08	3.37
Sumas	5.5	7.2	2.75	2.65	2.71	3.27
Whatcom County (incl. cities)	2.2	5.1	2.53	2.27	2.43	2.97

Source: Census 2010

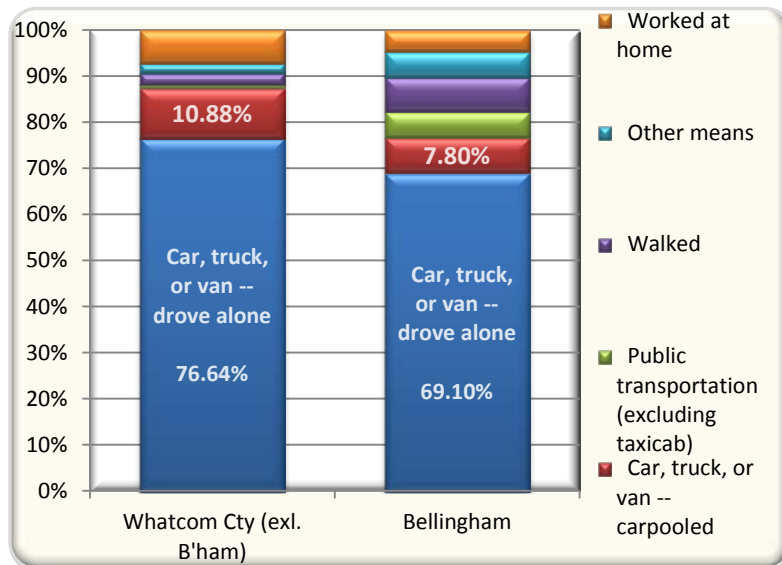
<sup>7</sup> The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

<sup>8</sup> The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units for rent by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

### COMMUTING TO WORK

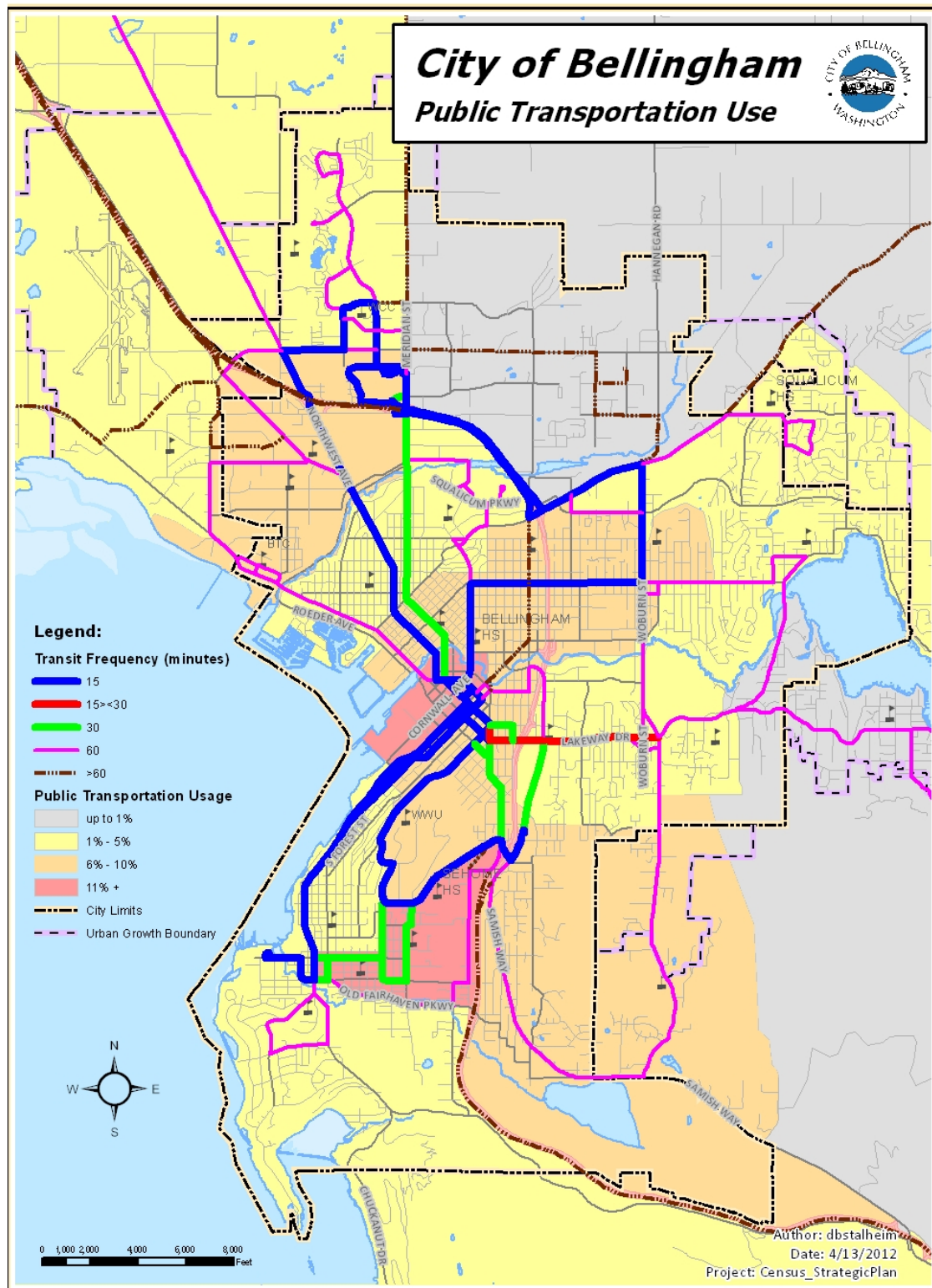
People living within Bellingham are far more likely to walk, take public transportation or bike to work than those that live outside the City. The proximity of housing to these transportation modes could be significant. As depicted on Figure 1, the Central Business District and Happy Valley neighborhoods are the highest public transportation users. Neighborhoods that surround the Central Business District, as well as Roosevelt, Samish and Birchwood neighborhoods, also use transit more frequently.

CHART 8: COMMUTING TO WORK



Source: 2006-2010 American Community Survey

FIGURE 1: PUBLIC TRANSPORTATION USE





Jobs/housing balance is another measure of the degree of equilibrium between employment and dwelling units in a specific area. A low jobs/housing ratio indicates a housing-rich “bedroom community,” while a high jobs/housing ratio indicates an employment center.

As can be seen in Table 8 below, the jobs to population or jobs to housing ratio in Bellingham demonstrates that the city is a major employment center, attracting workers from outlying areas where they live.

TABLE 8: JOBS/POPULATION-HOUSING BALANCE

Place Name	Total Population, 2010	Total Housing Units, 2010	2008 Jobs: InfoUSA	Jobs/Population Ratio	Jobs/Housing Ratio
Bellingham	80,885	36,760	56,213	69.5%	1.53
Blaine	4,684	2,346	3,069	65.5%	1.31
Everson	2,481	864	878	35.4%	1.02
Ferndale	11,415	4,428	5,576	48.8%	1.26
Lynden	11,951	4,812	5,524	46.2%	1.15
Nooksack	1,338	457	187	14.0%	0.41
Sumas	1,307	531	412	31.5%	0.78
Rural areas (outside UGAs)	65,041	30,836	10,752	16.5%	0.35

Source: Census 2010 Redistricting File and InfoUSA

## NEIGHBORHOOD CHARACTERISTICS

*"Bellingham relies on distinctive neighborhoods, a vital downtown area and the community's respect for its natural setting to retain its unique identity in the 21<sup>st</sup> century."*

*(Visions for Bellingham Goal Statements, 1992)*

Bellingham's neighborhoods have played a vital role in shaping the character of the City. There are twenty-five neighborhoods as shown in Figure 2.

### HISTORIC DISTRICTS

Bellingham is blessed with significant historic resources and neighborhoods. In 2005, Bellingham adopted a local historic preservation ordinance (BMC 17.90) that compliments the state and national historic preservation programs. See Figure 3 for location of historic districts in the City.

Since that time, the City has completed, or is in process, of an inventory of eight historic neighborhoods within the City. Approximately 2,740 properties are included in the completed inventories. Neighborhoods with completed inventories are: South Hill, York, Lettered Streets, portions of Columbia and Cornwall Park. Neighborhoods that are currently in the process of surveying are around Bellingham's downtown area, with an additional 335 properties being surveyed for historic significance. Funding for these inventories was assisted through Washington State's Certified Local Government (CLG) program and City General Funds.

FIGURE 2: BELLINGHAM NEIGHBORHOODS

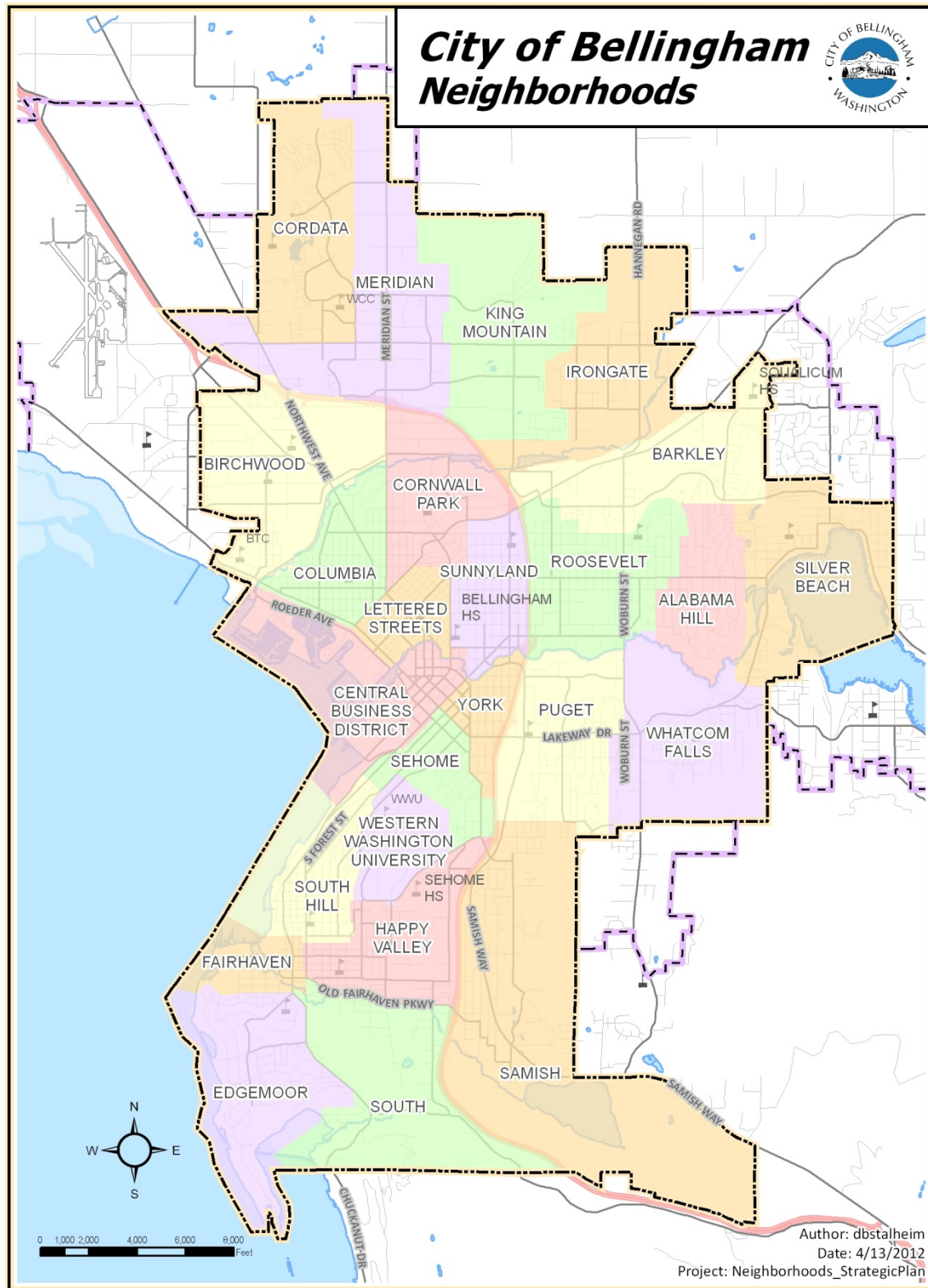
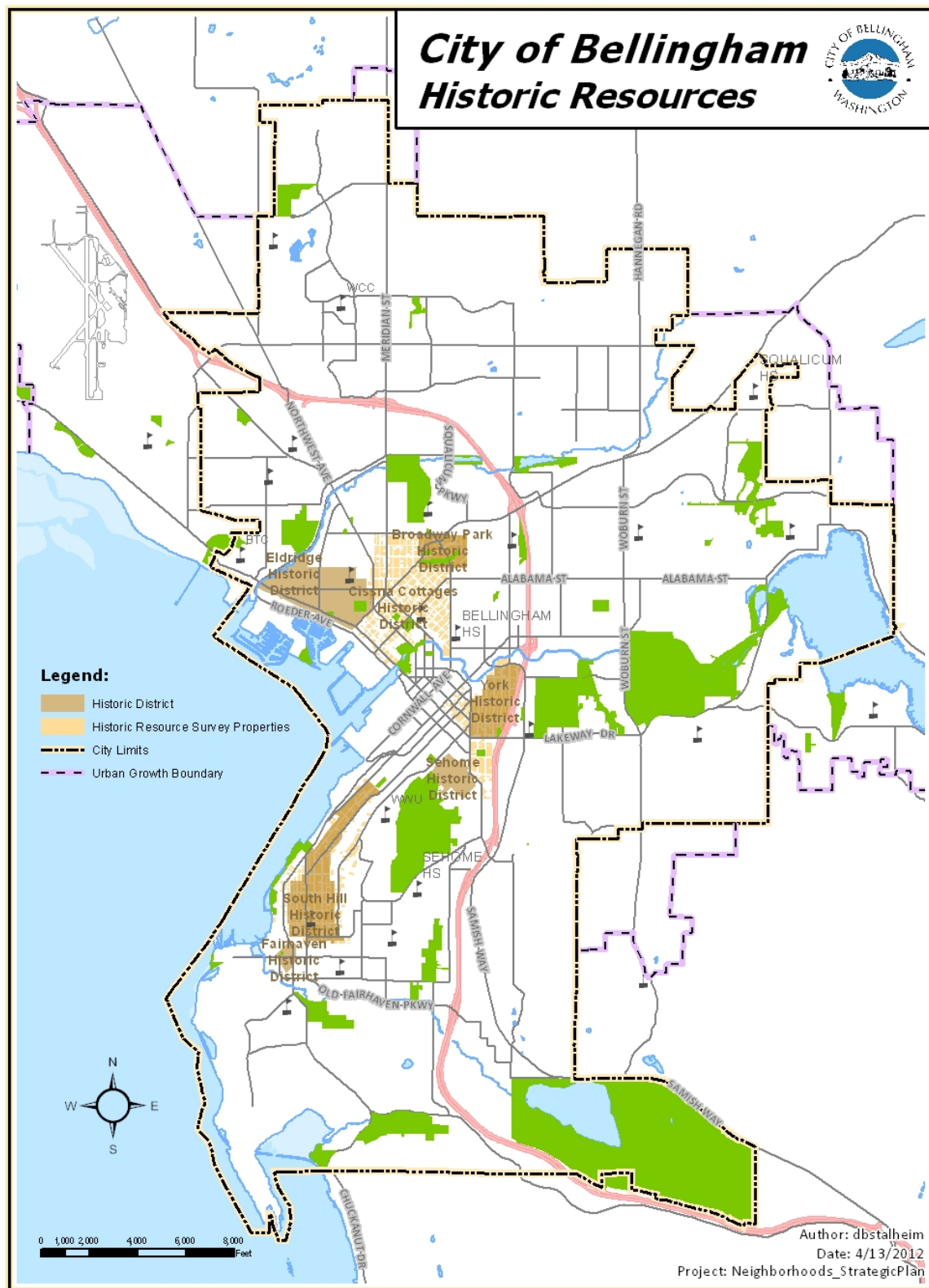


FIGURE 3: HISTORIC RESOURCES



### POPULATION DENSITY

Bellingham's population density is more than double that of the small cities in Whatcom County. Bellingham's population density remains less than other major population centers in western Washington.

TABLE 9: POPULATION DENSITY (PERSONS PER SQUARE MILE)

Area	2000	2010
<b>Bellingham</b>	<b>2,620</b>	<b>2,987</b>
Small Cities (Whatcom)	1,144	1,397
Whatcom County (incl. cities)	79	95
Whatcom County (excl. B'ham)	48	58
Seattle	6,717	7,251
Tacoma	3,865	3,990
Bellevue	3,564	3,828
Everett	2,815	3,080

Source: Census 2010 Redistricting Data, Washington State OFM

The distribution of density and rental housing is depicted in Figure 4, Figure 5 and Figure 6. The highest density neighborhoods include Roosevelt, Sehome, Happy Valley, South Hill, Western, York, Columbia and Sunnyland. Other pockets of high density include Central Business District, Lettered Streets, Puget neighborhood south of Lakeway Drive, and Birchwood neighborhood along Northwest Drive to Meridian.

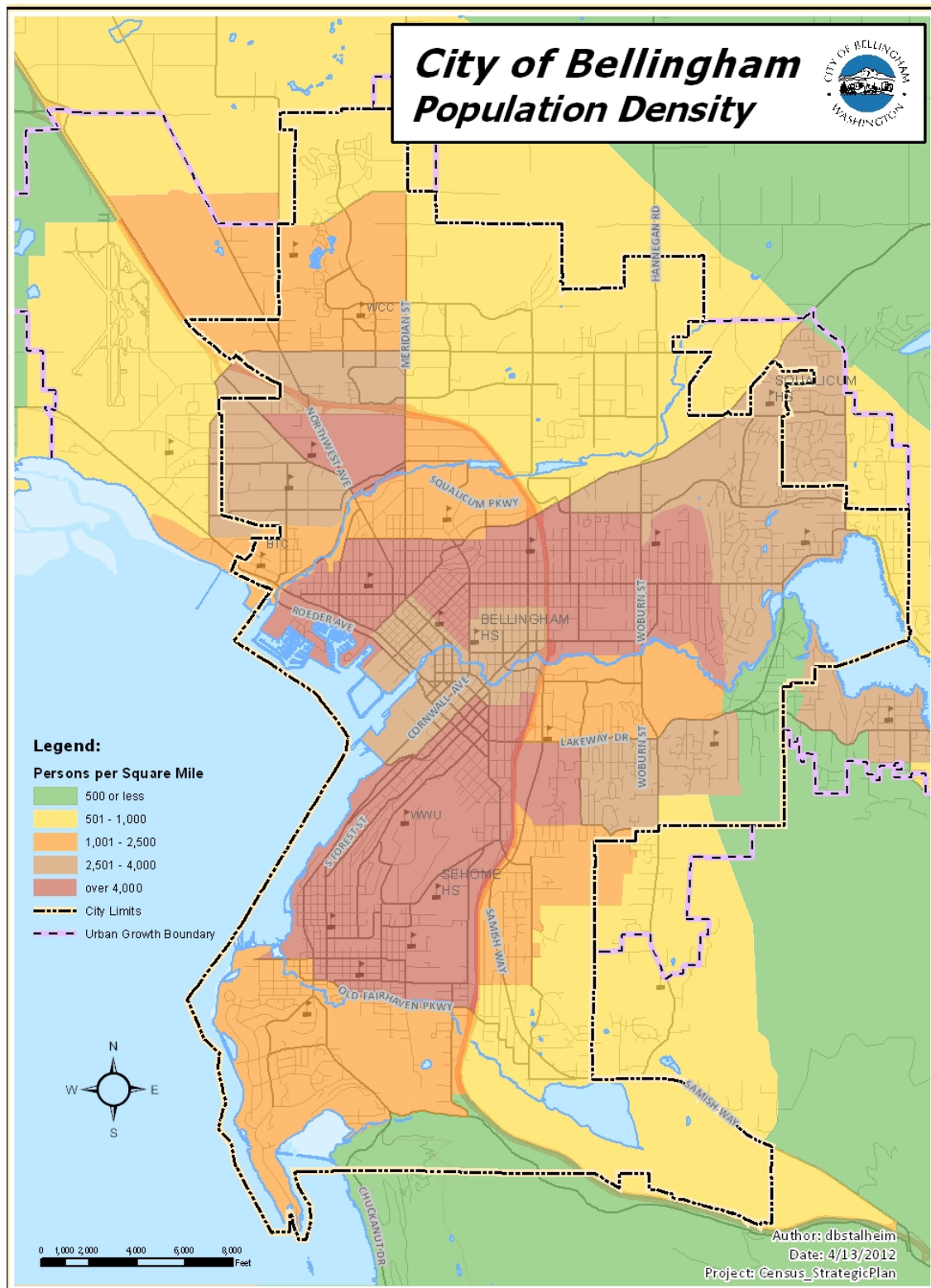
Neighborhoods with a high concentration of rental housing are generally the most dense neighborhoods as well. The area along Mt. Baker Highway (Barkley neighborhood) has a high rental concentration with moderately high densities (3,000 persons per square mile). The South Hill neighborhood, while having high densities, has only 1/3<sup>rd</sup> of the housing stock rented.

### LOWER INCOME NEIGHBORHOODS

HUD defines low income households as those households earning less than 80% of the Area Median Income (AMI)<sup>9</sup> adjusted for family size. Figure 7 identifies those areas where current Census data appears to indicate a majority of families are below HUD income limits. HUD has yet to publish specific data from the 2010 Census that identifies those block groups where a majority of households earn less than 80% AMI

<sup>9</sup> The term AMI is often interchanged for Median Family Income (MFI). HUD income limits are based on family incomes, although when determining eligibility for housing assistance, household income (which includes those persons unrelated but living in the home) is what is documented.

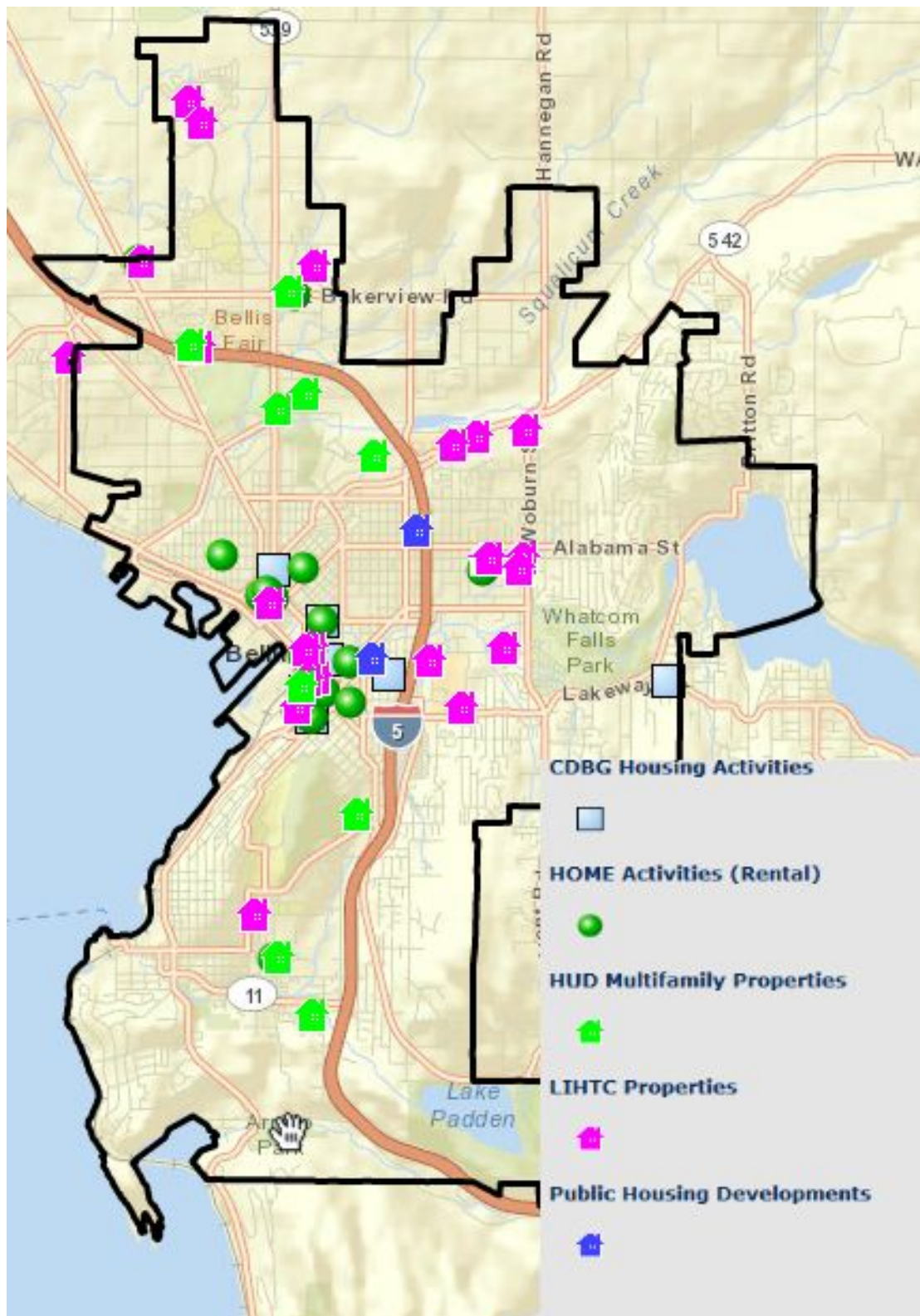
FIGURE 4: POPULATION DENSITY



Source: U.S. Census Bureau, 2010 Census Redistricting Data (Public Law 94-171) Summary File



FIGURE 5: HOUSING ACTIVITY (HUD) LOCATIONS



Source: HUD CPD Maps

FIGURE 6: RENTAL HOUSING

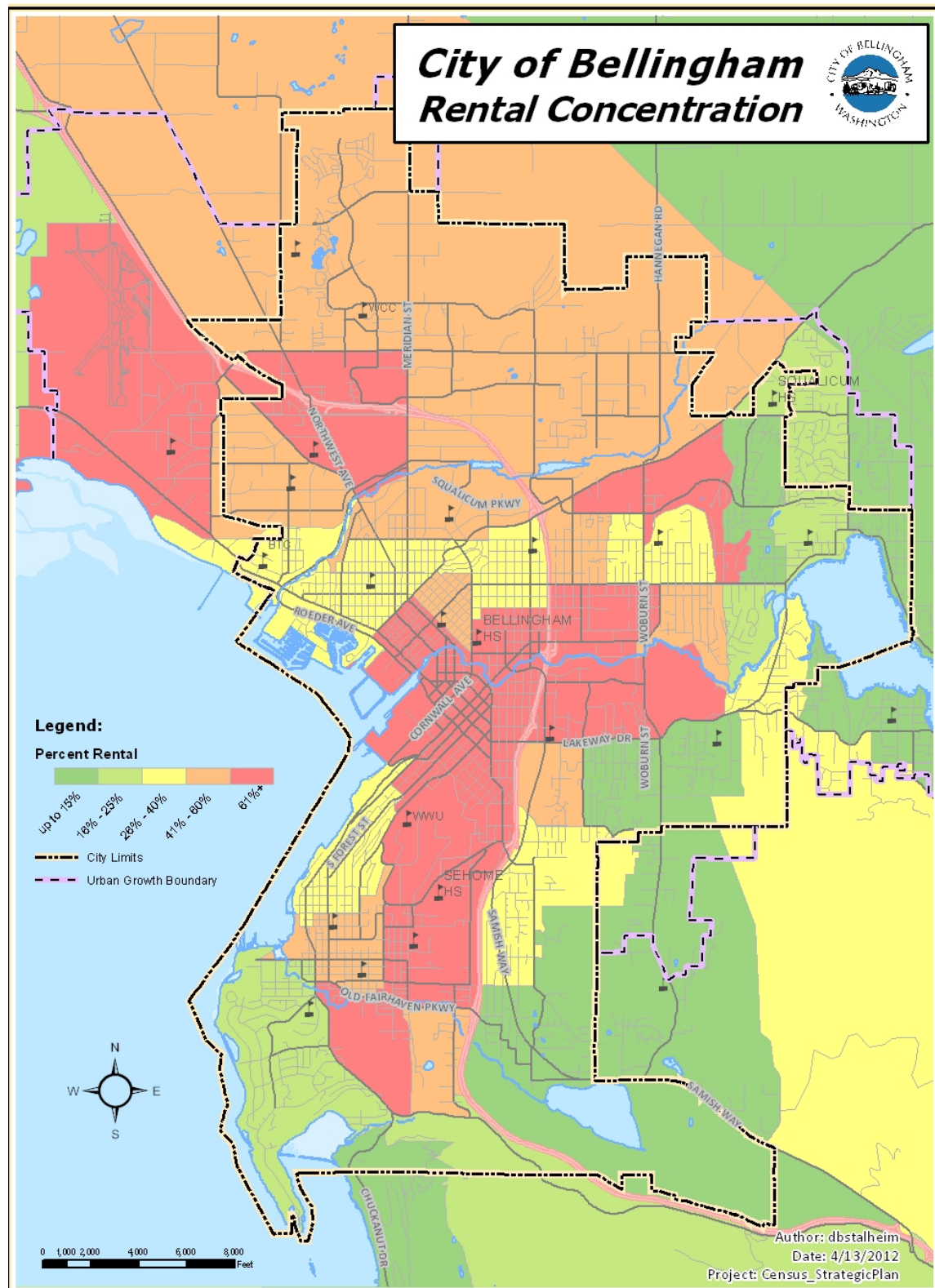
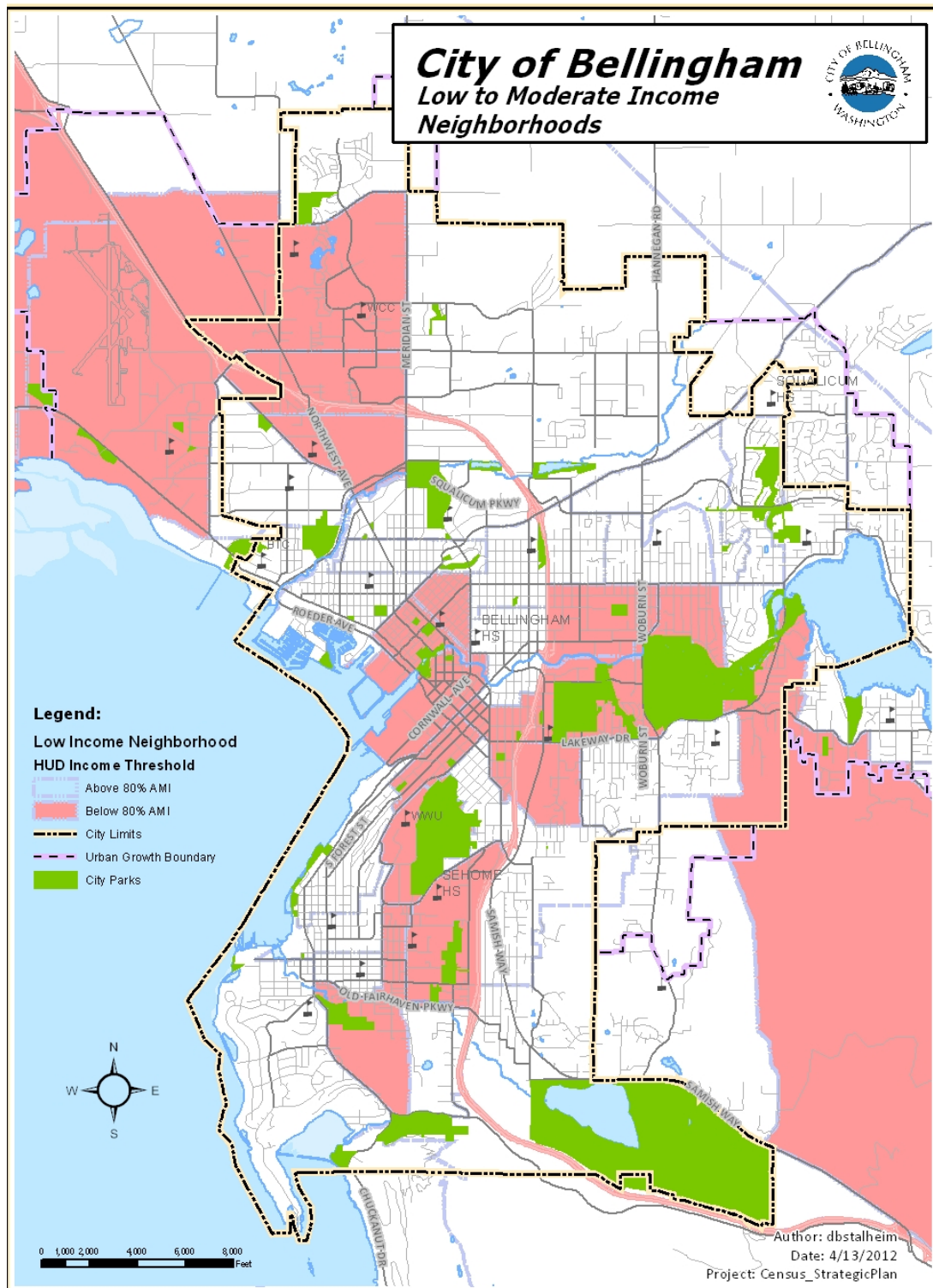




FIGURE 7: LOW INCOME NEIGHBORHOODS



## INCOME

### HUD INCOME LIMITS

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. The major active assisted housing programs are the Public Housing program, the Section 8 Housing Choice Voucher program, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities. HUD Section 8 Income Limits begin with the production of Median Family Income estimates. The following are the HUD Income Limits for 2012, along with the area median income based on household size.

2012 Bellingham MSA <sup>10</sup> Median Family Income (HUD):	\$67,800
---	----------

TABLE 10: HUD INCOME LIMITS (BELLINGHAM MSA) BY HOUSEHOLD SIZE (2012)

Income:	Number in Household:							
	1	2	3	4	5	6	7	8+
<b>Extremely Low-Income</b> (30% AMI or less)	\$14,250	\$16,300	\$18,350	\$20,350	\$22,000	\$23,650	\$25,250	\$26,900
<b>Very Low-Income</b> (31 – 50% AMI)	\$23,750	\$27,150	\$30,550	\$33,900	\$36,650	\$39,350	\$42,050	\$44,750
<b>Low-Income</b> (51 – 80% AMI)	\$38,000	\$43,400	\$48,850	\$54,250	\$58,600	\$62,950	\$67,300	\$71,650

Source: 2012 HUD Assisted Housing Programs

### FAMILY AND HOUSEHOLD INCOMES

The average family size in Bellingham (2010) is slightly less than 3 people (2.79). A family of three is considered low-income (in 2012) if their income is less than \$48,850, very low-income if their income is less than \$30,550, and extremely low-income if their income is less than \$18,350.<sup>11</sup>

- 43% of Bellingham families earned less than \$50,000 per year,
- 28% of Bellingham families earned less than \$35,000 per year,
- 18% of Bellingham families earned less than \$25,000 per year, and
- 9.4% of Bellingham families are living in poverty, of which more than half (55%) re families with a female head of household with children under 5 years of age.

Income in Bellingham is lower than Whatcom County, Washington State and other Whatcom County cities. The following table shows median family and household income as reported in the American Community Survey.<sup>12</sup>

TABLE 11: MEDIAN FAMILY AND HOUSEHOLD INCOME

	Bellingham	Whatcom County	Washington State	Blaine	Ferndale	Lynden
Median family income	\$ 58,149	\$ 64,586	\$ 69,328	\$ 73,616	\$ 64,301	\$ 60,502
Median household income	\$ 38,136	\$ 49,031	\$ 57,244	\$ 54,201	\$ 56,210	\$ 51,780

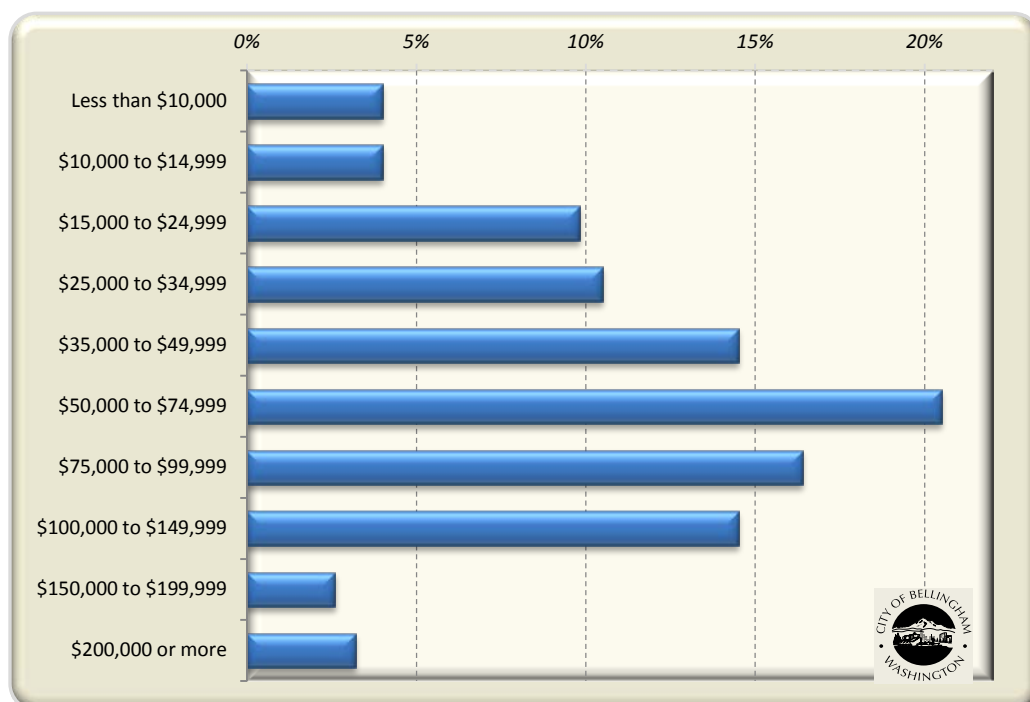
Source: 2006-2010 American Community Survey (DP03)

<sup>10</sup> The Bellingham Metropolitan Statistical Area (MSA) is defined by HUD and the Census as Whatcom County. HUD provides income limits for only the Bellingham MSA (Whatcom County), and not for the City alone.

<sup>11</sup> Based on 2012 Bellingham MSA (Whatcom County) Median Family Income for HUD Assisted Programs for a family of three.

<sup>12</sup> HUD used 2005-2009 American Community Survey (ACS) data as the basis for 2012 income determinations.

CHART 9: CITY OF BELLINGHAM, FAMILY INCOME, % OF FAMILIES



Source: 2006-2010 American Community Survey

The following table identifies household income<sup>13</sup> by tenure.

TABLE 12: HOUSEHOLD INCOME BY TENURE

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	5,590	31%	890	6%	6,480	20%
>30-50% AMI	3,395	19%	1,320	9%	4,715	14%
>50-80% AMI	4,020	22%	2,475	17%	6,495	20%
>80-100% AMI	1,610	9%	1,510	10%	3,120	10%
>100% AMI	3,335	19%	8,525	58%	11,860	36%
<b>TOTALS</b>	<b>17,950</b>		<b>14,720</b>		<b>32,670</b>	

Source: 2005-2009 American Community Survey (CHAS), Table 1

<sup>13</sup> The CHAS tabulations use adjusted household income, which includes the income of all members of the household at the time of the survey. "AMI" refers to HUD Area Median Family Income calculated for the Bellingham MSA (Whatcom County). HUD uses these income calculations in order to determine Fair Market Rents (FMRs) and income limits for several HUD programs, including Section 8, CDBG and HOME.

## POVERTY

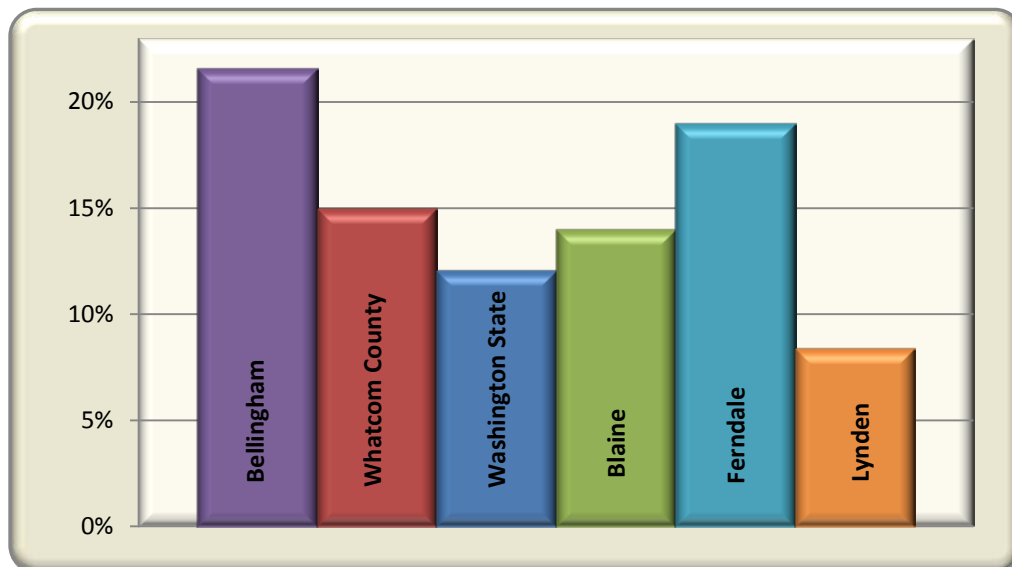
The poverty rate in Bellingham is higher than in Whatcom County or Washington State. More than half (54.7%) of the families with a female householder, with no husband present and related children under 5 years, are in poverty.

TABLE 13: PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IS BELOW POVERTY LEVEL

SUBJECT	Bellingham	Whatcom County	Washington State
All families	9.4%	7.8%	8.2%
With related children under 18 years	13.6%	12.6%	13.1%
With related children under 5 years only	18.2%	16.6%	14.4%
Married couple families	4.0%	3.7%	4.0%
With related children under 18 years	4.2%	5.2%	5.8%
With related children under 5 years only	1.2%	6.5%	5.7%
Families with female householder, no husband present	30.3%	27.6%	26.9%
With related children under 18 years	34.5%	33.7%	34.4%
With related children under 5 years only	54.7%	51.9%	43.8%
All people	21.6%	15.0%	12.1%
Under 18 years	16.2%	14.9%	16.0%
Related children under 18 years	15.5%	14.4%	15.4%
Related children under 5 years	17.5%	18.6%	18.8%
Related children 5 to 17 years	14.6%	12.9%	14.2%
18 years and over	22.7%	15.0%	10.9%
18 to 64 years	25.2%	16.6%	11.5%
65 years and over	8.9%	7.1%	7.9%
People in families	9.8%	8.5%	9.2%
Unrelated individuals 15 years and over	40.0%	34.7%	23.2%

Source: 2006-2010 American Community Survey (DP03)

CHART 10: PERCENTAGE OF ALL PEOPLE WHOSE INCOME IS BELOW POVERTY LEVEL



Source: 2006-2010 American Community Survey (DP03)

TABLE 14: PUBLIC ASSISTANCE IN WHATCOM COUNTY, 2010

Program	Total Grants	Monthly Average	% of County Population	Rank by % of Pop
Disability Lifeline <sup>14</sup>	\$ 4,851,320	\$ 1,311	0.65	13
Diversion	\$ 351,231	\$ 78	0.04	14
Food Assistance	\$39,733,980	\$ 27,162	13.50	26
Medical Assistance Cash Assist.	\$ 14,805	\$ 35	0.02	16
Refugee Assistance	\$ 7,274	\$ 3	0.00	10
State Supplemental SSI	\$ 495,587	\$ 850	0.42	18
TANF	\$ 7,872,252	\$ 3,389	1.68	28

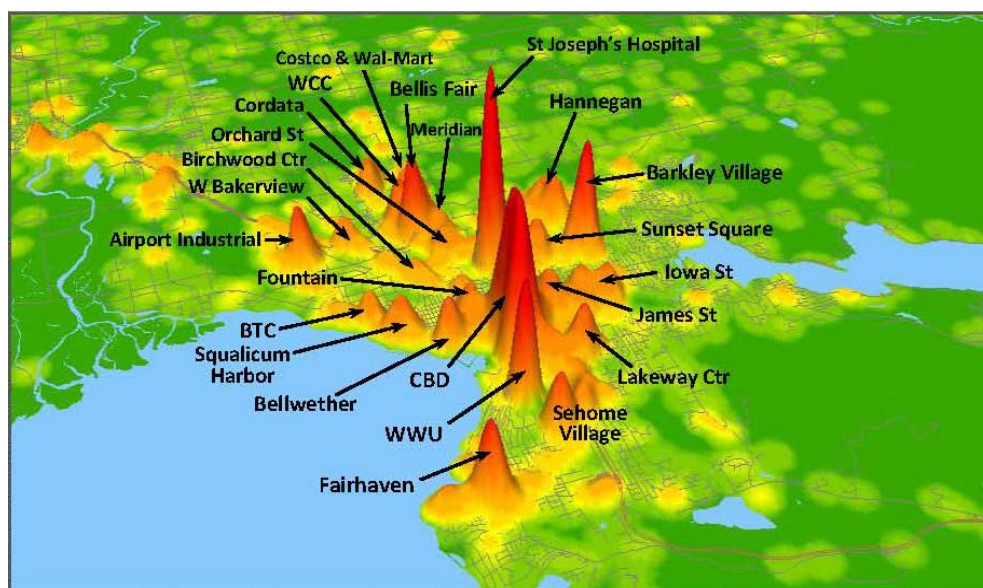
Source: 2011 Washington State Data Book

## EMPLOYMENT

Bellingham is the primary employment center in Whatcom County with approximately 2/3rds of the jobs located in the City. Since Bellingham accounts for only 40% of the county population, a large proportion of the workforce commutes to the City each day.

The major employment centers in Bellingham are shown in Figure 8.

FIGURE 8: 2010 EMPLOYMENT DENSITY (JOBS PER ACRE)



Source: 2010 InfoUSA & Dun & Bradstreet employment data, City of Bellingham GIS (Behee)

The five largest industry sectors in Bellingham's Urban Growth Area are Retail Trade (16%), Health Care & Social Assistance (16%), Arts, Entertainment, Accommodation and Food Services (11%), Manufacturing (9%) and Educational Services (8%). See Chart 11 for all job sectors in Bellingham and the UGA.

<sup>14</sup> This program no longer exists. The funding is now called the "Housing and Essential Needs" and the "Aged, Blind, Disabled" (ABD) program. A large portion of the group that had received assistance under Disability Lifeline no longer receives any cash assistance. If these persons are temporarily incapacitated, they could be eligible for a housing voucher. Funds are now administered through Whatcom County, who contracts the service through the Homeless Service Center. Hygiene items is also available to the group.

CHART 11: JOBS BY INDUSTRY SECTOR, 2010

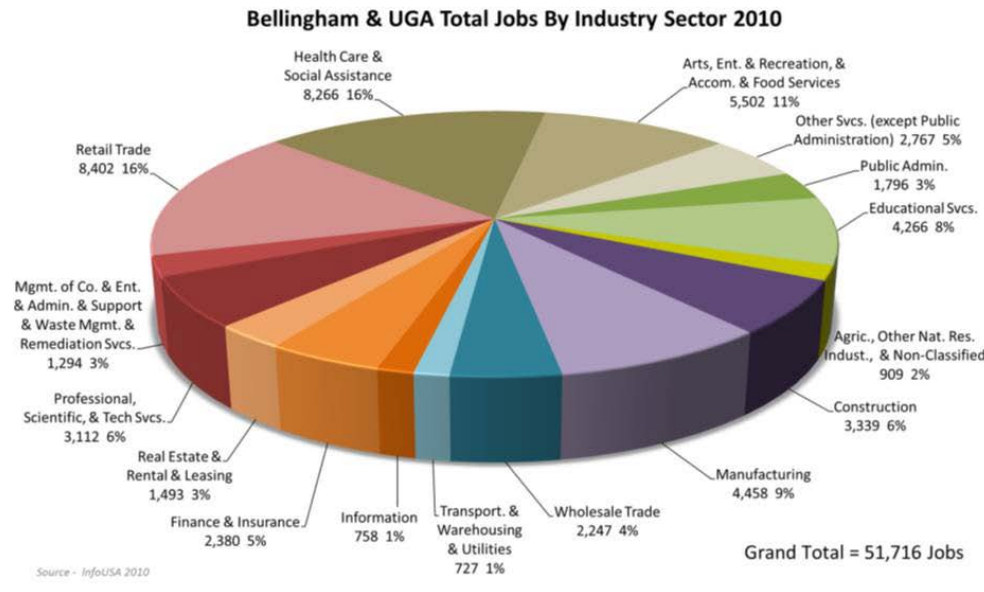
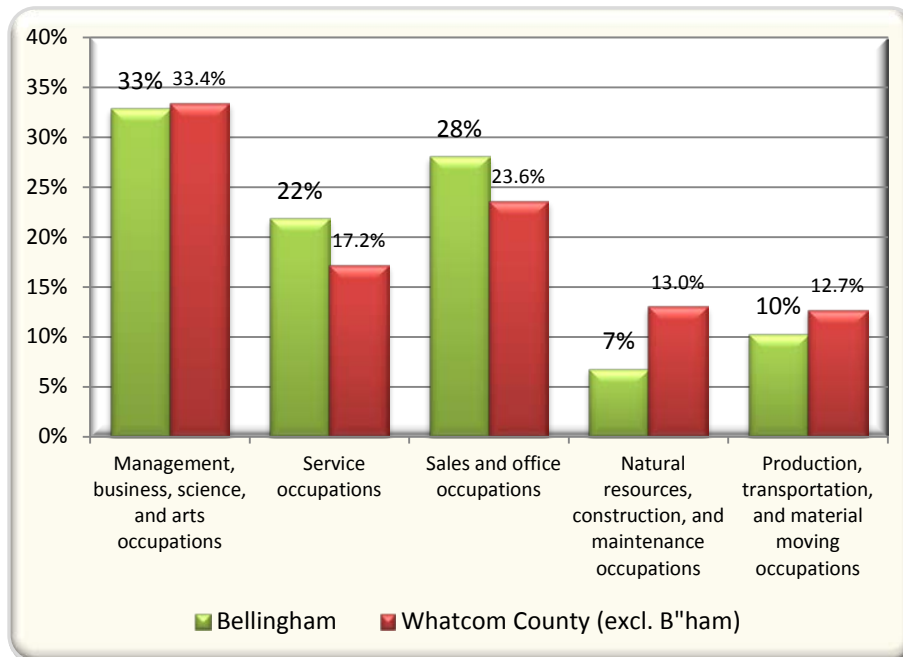


Chart 11 above identifies the work force employed in Bellingham. The Census, in comparison, identifies the occupation of the population that lives in Bellingham. Chart 12 compares the population living in Bellingham with the remainder of Whatcom County.

CHART 12: OCCUPATION, BELLINGHAM AND AREAS OUTSIDE OF CITY (WHATCOM COUNTY)

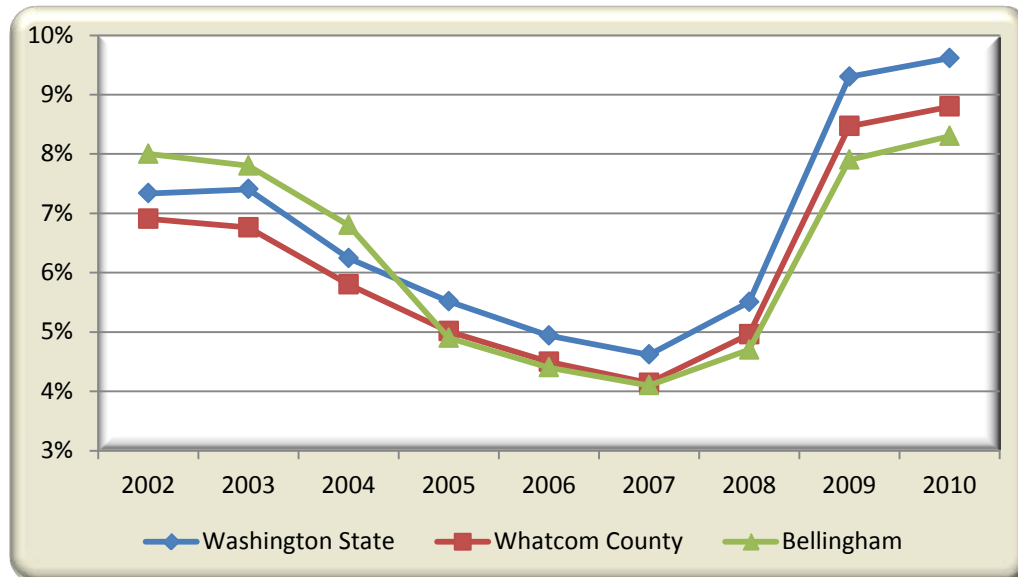


Source: 2006-2010 American Community Survey 5-Year Estimates (DP03)



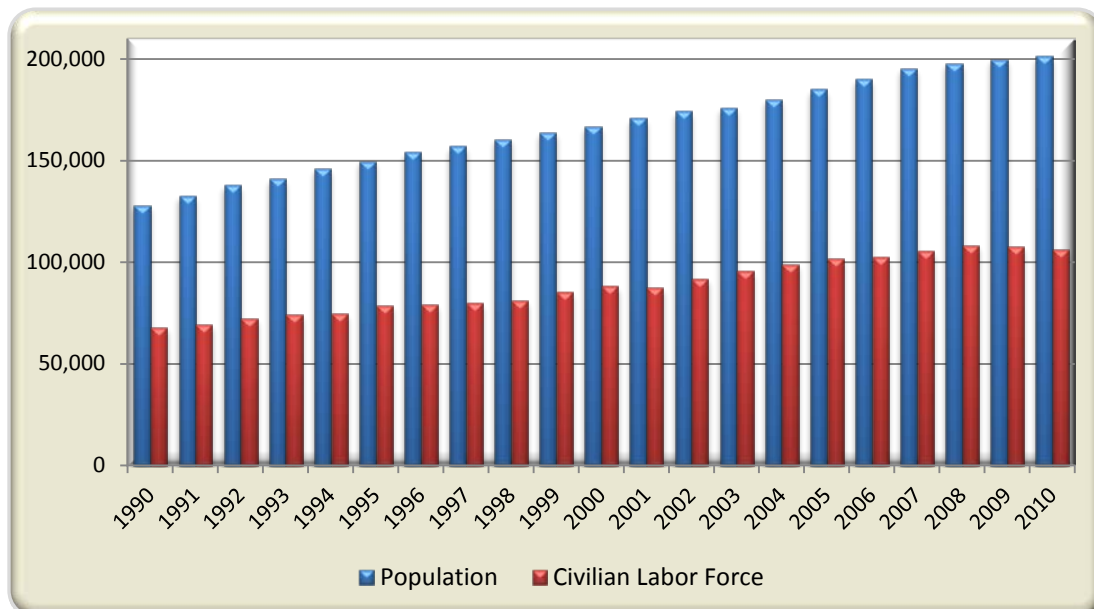
The economic recession facing the state and nation affected Whatcom County and Bellingham as well. Chart 13 shows the average annual unemployment rate. In 2002, the unemployment rate in the City was higher than Whatcom County and Washington State. The unemployment rate has dropped below the county and state, but has followed similar trend lines. Whatcom County's civilian labor force has trended with population increases as shown in Chart 14.

CHART 13: AVERAGE ANNUAL UNEMPLOYMENT RATE, NOT SEASONALLY ADJUSTED



Source: Washington State Employment Security Department and Bureau of Labor Statistics

CHART 14: WHATCOM COUNTY POPULATION AND CIVILIAN LABOR FORCE, 1990 - 2010



Source: Washington State Employment Security Department (Labor Force) and Office of Financial Management (Intercensal Population)



## CHAPTER 2: NEEDS ASSESSMENT

### OVERVIEW

The first step in the consolidated planning process is to determine the varying needs within the City for affordable housing, community development and homelessness. Together, the Needs Assessment and Housing Market Analysis present information that allows the City and the public to compare types and levels of need to support the decisions made in the Strategic Plan.

The citizen participation process will help determine priorities based on the needs identified. Priorities are what will be addressed in the Plan, and allocation of resources (e.g. funding) is based on these community set priorities. The City can also set funding priorities on a geographic basis, allowing the City to look at the interconnected nature of economic and social needs to develop place-based priorities.

More than half (56%) of rental households report more than one problem with their house: lacks kitchen or plumbing, more than 1 person per room or cost burden greater than 30%). In comparison, only 19% of owner households reported this problem.

Bellingham's housing stock is aging, with nearly one-third of the stock over 50 years old. More than half of the housing stock was built before 1980. Housing units built before 1978 may have paint that contains lead, which can pose a serious health hazard, particularly to children. There are 625 low-income households built before 1980 had children 6 or younger present.

Low-income households face a severe housing cost burden. 46% of all renters, and 31% of all owners earning less than 80% AMI pay more than half their income on housing costs. When adjusting the number of households for students, severely cost burdened households drops in half, but nearly 3,000 non-student rental households in Bellingham would still be paying more than half their income on housing costs.

The housing cost burden is not limited to young people. Elderly households face severe housing cost burdens, with 1,230 low-income elderly households paying more than half their income on housing costs. 75% of elderly rental households are low-income, and 44% of owner-occupied households are low-income. 57% of those 75 and over have one or more disabilities which requires accommodation.

Substance use and mental health have significant effect on services and housing needs in the community. The suicide rate for Whatcom County is higher than the state and nation, and 25% of high school students and 20% of WWU students report clinical depression symptoms or history of depression diagnosis.

Womencare Shelter, an emergency confidential shelter, provides 18 beds as well as supportive services, community education and a 24-hour crisis line. Other housing opportunities provide non-emergency and transitional housing to women, including Dorothy Place (21 beds), Lydia Place (18 beds), YWCA (36 beds) and Agape Home (16 beds).

Domestic Violence and Sexual Assault Services provides advocacy counseling, support groups, legal assistance and community trainings to those that have experienced domestic violence or sexual assault.

Thirteen percent of Bellingham's non-institutionalized population has a disability. There are 264 families with disabilities in public housing, and 526 requesting accessibility features. Those waiting for public housing include 710 families with disabilities. The Opportunity Council is developing a home (Evergreen House) that will provide shelter and supportive services to three adults with developmental disabilities.

WWU provides just one-third of the full time students at WWU with on campus housing opportunities (4,036 beds). While 92% of first-year freshman live on campus, many of the housing options for students are found off campus in private housing. Additional housing on campus in the next five years has not been funded, and if enrollment increases at the average rate of the past three years (1.4%), this could create a demand for 400 housing units (2.09 students per house).

At least 493 people in Whatcom County are homeless, according to the 2012 point in time count. 75% of the households included only one person, and there were 73 families with children reported homeless. 41% of the households slept the previous night outside, in a vehicle, or in an abandoned building; the remaining were housed at an emergency shelter or in transitional housing.

Since 2008, many new resources and improvements have been put in place by Whatcom County and its community partners to address the 10-Year Plan to End Homelessness. Some of these improvements include: system entry, screening and assessment, homeless prevention, homeless re-housing, and housing interest pool.

There are 1,608 families on the public housing waiting list, 72% of which are extremely low-income. The average waiting time for Housing Choice (Section 8) vouchers is over four years; the waiting list is currently closed for new applications. Catholic Housing Services does not maintain a waiting list for their properties.

There are 13,005 rental households in Bellingham that earn less than 80% of area median income (AMI). When adjusted for students, the number of rental households less than 80% AMI drops to 9,668. It is projected by 2017 that 3,271 low-income (non-student) rental households (3,183 below 50% AMI) will be paying more than half of their income on housing costs; 887 of those households are expected to be elderly families.

The median rent increased 29% from 2000 to 2010. A 2-bedroom apartment has increased from \$654 per month in 2004 to \$770 per month in 2011. Meanwhile, vacancy rates have dropped from 5.4% to 2.9%.

Single family home (median) values increased 344% between 1989 (\$63,900) and 2009 (\$284,000). As home prices escalated in 2004, the number of homes on the private market in Bellingham that were affordable to a low-income family plummeted. In 2003, there were 598 sales of 2-bedroom single family homes that might have been affordable to a low-income family. In 2007, the number of sales that were affordable dropped to 40.

TABLE 15: HOUSEHOLD INCOME BY TENURE

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	5,590	31%	890	6%	6,480	20%
>30-50% AMI	3,395	19%	1,320	9%	4,715	14%
>50-80% AMI	4,020	22%	2,475	17%	6,495	20%
>80-100% AMI	1,610	9%	1,510	10%	3,120	10%
>100% AMI	3,335	19%	8,525	58%	11,860	36%
<b>TOTALS</b>	<b>17,950</b>		<b>14,720</b>		<b>32,670</b>	

Source: 2005-2009 American Community Survey (CHAS), Table 1

TABLE 16: HOUSEHOLDS WITH CHILDREN 6 OR YOUNGER, BY INCOME AND TENURE

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	340	21%	55	4%	395	12%
>30-50% AMI	250	15%	85	5%	335	11%
>50-80% AMI	490	30%	275	18%	765	24%
>80% AMI	545	34%	1,140	73%	1,685	53%
<b>TOTALS</b>	<b>1,625</b>		<b>1,555</b>		<b>3,180</b>	

Source: 2005-2009 American Community Survey (CHAS), Table 13

TABLE 17: SMALL FAMILY (2 - 4) RELATED HOUSEHOLDS, BY INCOME AND TENURE

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	705	18%	205	3%	910	9%
>30-50% AMI	455	12%	295	4%	750	7%
>50-80% AMI	1,280	33%	830	12%	2,110	20%
>80% AMI	1,440	37%	5,460	80%	6,900	65%
<b>TOTALS</b>	<b>3,880</b>		<b>6,790</b>		<b>10,670</b>	

TABLE 18: LARGE FAMILY (5+) RELATED HOUSEHOLDS, BY INCOME AND TENURE

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	90	19%	0	0%	90	8%
>30-50% AMI	85	18%	50	8%	135	12%
>50-80% AMI	100	22%	40	6%	140	13%
>80% AMI	190	41%	545	86%	735	67%
<b>TOTALS</b>	<b>465</b>		<b>635</b>		<b>1,100</b>	

TABLE 19: ELDERLY (1 &amp; 2 MEMBER) HOUSEHOLDS, BY INCOME AND TENURE

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	640	32%	435	9%	1,075	16%
>30-50% AMI	425	21%	710	15%	1,135	16%
>50-80% AMI	485	24%	1,130	23%	1,615	23%
>80% AMI	455	23%	2,605	53%	3,060	44%
<b>TOTALS</b>	<b>2,005</b>		<b>4,880</b>		<b>6,885</b>	

## HOUSING PROBLEMS

### WORST CASE HOUSING

HUD's "Worst Case Housing Needs 2009, Report to Congress," found dramatic increases in worst case housing needs that "cut across demographic groups, household types, and regions."<sup>15</sup> The homeownership crisis and economic recession likely played a major role in rapidly increasing worst case needs. Three factors were linked by HUD: 1) renter income losses; 2) rental assistance gap; and 3) competition for affordable rental units.

### HOUSING PROBLEMS

Housing that has 1 or more of the 4 housing problems (lacks kitchen or plumbing, more than 1 person per room, or cost burden greater than 30%) is shown in the table below.

TABLE 20: HOUSEHOLDS WITH HOUSING PROBLEMS (BY INCOME, TENURE & ELDERLY)

Household Income:	Renter		Owner	
	All Households	Elderly	All Households	Elderly
0-30% AMI	4,775	510	715	340
>30-50% AMI	2,990	370	835	270
>50-80% AMI	2,365	410	1,175	175
>80-100% AMI	315	60	710	70
>100% AMI	290	140	1,345	140
<b>Total</b>	<b>10,735</b>	<b>1,490</b>	<b>4,780</b>	<b>995</b>

Source: 2005-2009 American Community Survey, CHAS (Table 1 and Table 5)

### HOUSING COST BURDEN

When housing costs (including utilities) exceeds 30 percent of household income, the conventional standard for housing affordability is not met. A "severe" housing cost burden is when the cost exceeds 50 percent of household income.

As shown in Table 21 below, severe housing cost burdens fall hardest on those households with lower incomes. 75% of all renters and 63% of all owners with household income below 30% MFI paid more than half their income on housing costs. In comparison, only 8% of all renters, and 18% of all owners with incomes between 50% and 80% MFI paid more than half their income on housing costs. Table 21 also shows that severe housing cost burdens fall heavily on certain household types, including the elderly.

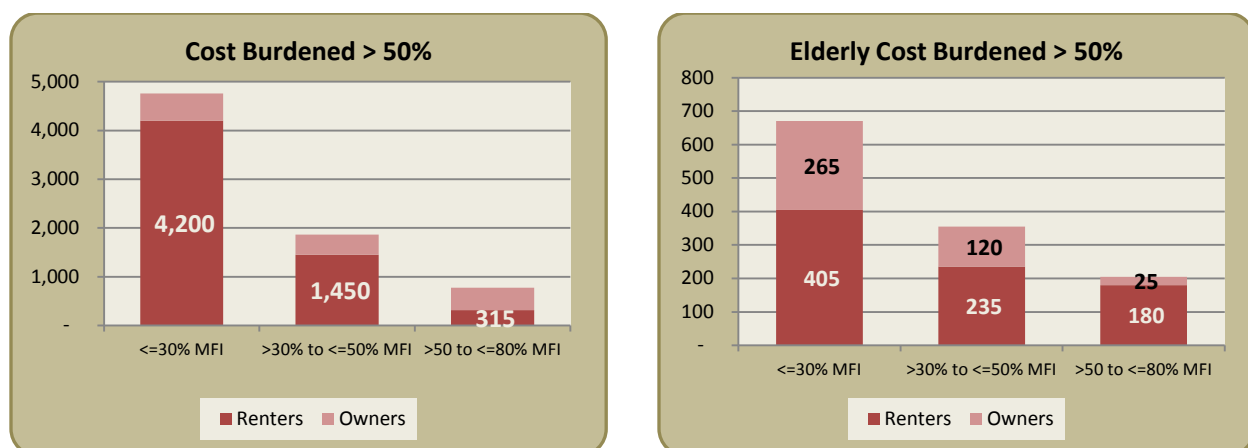
<sup>15</sup> The term "worst case needs" is defined as very low-income renters with incomes below 50 percent of the Area Median Income who do not receive government housing assistance and who either paid more than one-half of their income for rent or lived in severely inadequate conditions, or who faced both of these challenges. HUD's estimates of worst case needs are based primarily on data from the AHS. American Housing Survey data is not available for the Bellingham-Whatcom County metropolitan area.

TABLE 21: HOUSING COST BURDEN, CITY OF BELLINGHAM

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
Household Income <=30% MFI	640	705	90	4,160	5,595	435	205	-	245	885	6,480
# with 30% cost burden but <= 50% cost burden	80	75	30	335	520	75	15		65	155	675
% Cost Burden >30%	13%	11%	33%	8%	84%	17%	7%	0%	27%	18%	10%
# with 50% cost burden	405	515	50	3,230	4,200	265	165	-	130	560	4,760
% Cost Burden >50%	63%	73%	56%	78%	75%	61%	80%	0%	53%	63%	73%
Household Income >30% to <=50% MFI	425	455	85	2,430	3,400	710	295	50	265	1,320	4,720
# with 30% cost burden but <= 50% cost burden	115	270	75	1,055	1,515	150	95	20	85	350	1,865
% Cost Burden >30%	27%	59%	88%	43%	45%	21%	32%	40%	32%	27%	
# with 50% cost burden	235	150	10	1,055	1,450	120	170	30	95	415	1,865
% Cost Burden >50%	55%	33%	12%	43%	43%	17%	58%	60%	36%	31%	40%
Household Income >50 to <=80% MFI	485	1,280	100	2,155	4,015	1,130	830	40	480	2,475	6,490
# with 30% cost burden but <= 50% cost burden	195	640	50	990	1,875	150	325	25	215	715	2,590
% Cost Burden >30%	40%	50%	50%	46%	47%	13%	39%	63%	45%	29%	
# with 50% cost burden	180	25	-	110	315	25	270	15	150	460	775
% Cost Burden >50%	37%	2%	0%	5%	8%	2%	33%	38%	31%	18%	12%
Total Households < 80% MFI	1,550	2,440	275	8,745	13,010	2,275	1,330	90	990	4,680	17,690
# with 30% cost burden but <= 50% cost burden	390	985	155	1,380	3,910	375	435	45	365	1,220	5,130
% Cost Burden >30%	25%	40%	56%	27%	30%	16%	33%	50%	37%	26%	29%
# with 50% cost burden	820	690	60	4,395	5,965	410	605	45	375	1,435	7,400
% Cost Burden >50%	53%	28%	22%	50%	46%	18%	45%	50%	38%	31%	42%
Household Income >80% MFI	455	1,440	190	2,865	4,950	2,605	5,460	545	1,425	10,035	14,985
# with 30% cost burden but <= 50% cost burden	90	90	20	135	335	175	950	105	475	1,705	2,040
% Cost Burden >30%	20%	6%	11%	5%	7%	7%	17%	19%	33%	20%	
# with 50% cost burden	110	25	-	-	135	4	115	45	80	244	379
% Cost Burden >50%	24%	2%	0%	0%	3%	0%	2%	8%	6%	2%	3%

Source: 2005-2009 American Community Survey, CHAS tabulation

CHART 15: SEVERE COST BURDEN, CITY OF BELLINGHAM



Source: 2005-2009 American Community Survey, CHAS tabulation

Census data used by HUD to calculate cost burden does not take into account the high student population in Bellingham. Students, while reporting low incomes, are often supported by their families for housing and other living expenses.

In order to identify the housing cost burdens of the non-student population in Bellingham, HUD Census data was compared to five other cities in western Washington: Everett, Marysville, Mount Vernon, Auburn and Renton. Using the average of those five cities, Bellingham's severe housing cost burden for renters was recalculated. Even with these significant adjustments for students, there still remains nearly 3,000 rental households that pay more than 50% of their income towards housing costs.

TABLE 22: SEVERE HOUSING COST BURDEN (RENTERS) ADJUSTED FOR STUDENTS

	Bellingham	Other City Avg.	Bellingham at Avg.	Potential Student Adjustment	Adjusted
<b>Income less than 30% AMI</b>	5,595	2,732	3,648	(1,947)	3,648
% of all renters	31%	26%	26%		26%
# cost burden > 50%	4,200	1,706	2,310	(1,890)	2,310
% of group cost burdened	75%	63%	63%		63%
<b>Income &gt; 30% and &lt;50% AMI</b>	3,400	2,088	2,984	(416)	2,984
% of all renters	19%	21%	21%		21%
# cost burden > 50%	1,450	353	560	(890)	560
% of group cost burdened	43%	19%	19%		19%
<b>Income &gt; 50% and &lt;80% AMI</b>	4,015	2,282	3,036	(979)	3,036
% of all renters	22%	22%	22%		22%
# cost burden > 50%	315	52	79	(236)	79
% of group cost burdened	8%	3%	3%		3%
<b>All Low-Income Households &lt;80% AMI</b>	13,010	7,102	9,669	(3,341)	9,669
% of all renters	72%	70%	70%		70%
# cost burden > 50%	5,965	2,111	2,949	(3,016)	2,949
% of group cost burdened	46%	30%	30%		30%

Source: 2005-2009 American Community Survey, CHAS tabulation

## OVERCROWDING

Having more than one person per room in a residence is considered overcrowding. Overcrowding is considered as a moderate problem rather than a severe problem that constitutes a potential worst case need. The following table shows those households with greater than 1.5 persons per room by income, which is considered by HUD as a severe housing problem.

TABLE 23: SEVERE OVERCROWDING (MORE THAN 1.5 PERSONS PER ROOM)

Crowding (More than one person per room)	Renter						Owner					
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	>100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	>100% AMI	Total
Single family households	25	15	15	-	-	55	-	-	-	-	-	0
Multiple, unrelated family households	25	-	40	-	-	65	-	-	-	-	-	0
Other, non-family households	15	20	-	10	-	45	-	-	-	-	-	0
<b>Total need by Family</b>	<b>65</b>	<b>35</b>	<b>55</b>	<b>10</b>	<b>0</b>	<b>165</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>

Source: 2005-2009 American Community Survey, CHAS tabulation (Table 10)

## DISCUSSION

The most common housing problem facing Bellingham households is cost burden. Severe housing cost burden affects an estimated 4,451 non-student households, including 1,230 elderly households.

66% of all rental households (1,080) with children six or younger present are low-income, while 27% of all owner-occupied households (415) are low-income. Of these numbers, 340 renter-occupied and 55 owner-occupied households are extremely low-income households with children six or younger present, making them at higher risk of becoming homeless.

## DISPROPORTIONATE NEED

A disproportionate need exists when the percentage of persons in a category of need are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Table 24 looks at household composition by race and ethnicity without any limitations on housing conditions or income levels. Black and Hispanic owner-occupied households are disproportionate to the total households. Table 25 shows those households that experience one or more severe housing problems,<sup>16</sup> and where the household income is less than 80% AMI.

<sup>16</sup> Severe housing problem is defined by HUD as having 1 or more of these housing problems: lacks kitchen or plumbing, has more than 1 person per room, or cost burden is greater than 50%.



TABLE 24: HOUSEHOLDS BY RACE OR ETHNICITY, ALL HOUSING CONDITIONS AND INCOME LEVELS

RACE OR ETHNICITY:	Owner		Renter		Total	
	House-holds	% of Owners	House-holds	% of Renters	House-holds	% of Total
Jurisdiction as a whole	14,720		17,955		32,675	
White alone, non-Hispanic	13,350	90.7%	15,410	85.8%	28,761	88.0%
Black or African-American alone, non-Hispanic	29	0.2%	255	1.4%	284	0.9%
Asian alone, non-Hispanic	625	4.2%	729	4.1%	1,354	4.1%
American Indian or Alaska Native alone, non-Hispanic	120	0.8%	279	1.6%	399	1.2%
Pacific Islander alone, non-Hispanic	20	0.1%	0	0.0%	20	0.1%
Hispanic, any race	355	2.4%	1,000	5.6%	1,355	4.1%
Other (including multiple races, non-Hispanic)	220	1.5%	285	1.6%	505	1.5%

Source: 2005-2009 American Community Survey, CHAS Tabulation (Table 2)

TABLE 25: HOUSEHOLDS BY RACE OR ETHNICITY, 1 OR MORE SEVERE HOUSING PROBLEMS AND HOUSEHOLD INCOME LESS THAN 80% AMI

RACE OR ETHNICITY:	Owner		Renter		Total	
	House-holds	% of Owners	House-holds	% of Renters	House-holds	% of Total
Jurisdiction as a whole	1,510	10%	6,445	36%	7,955	24%
White alone, non-Hispanic	1,265	9%	5,400	35%	6,665	23%
Black or African-American alone, non-Hispanic	0	0%	60	24%	60	21%
Asian alone, non-Hispanic	115	18%	425	58%	540	40%
American Indian or Alaska Native alone, non-Hispanic	0	0%	150	54%	150	38%
Pacific Islander alone, non-Hispanic	0	0%	0	0%	0	0%
Hispanic, any race	120	34%	365	37%	485	36%
Other	10	5%	45	16%	55	11%

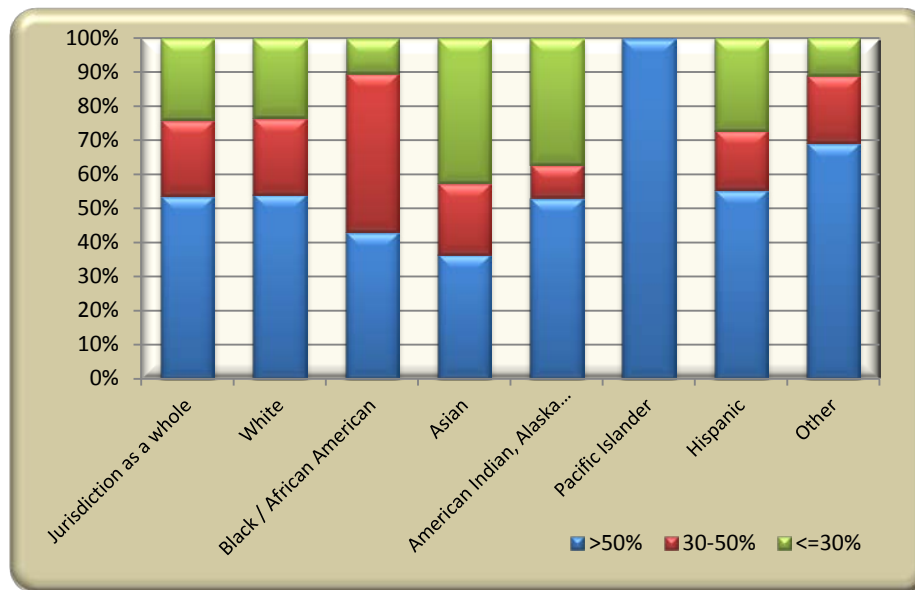
Source: 2005-2009 American Community Survey, CHAS Tabulation (Table 2)

TABLE 26: HOUSING COST BURDEN BY RACE OR ETHNICITY, CITY OF BELLINGHAM

RACE OR ETHNICITY:	Household Income				Total
	<=30%	30-50%	>50%	No / income (not computed)	
White	15,450	6,410	6,665	235	28,760
Black / African American	125	135	30	0	290
Asian	455	260	530	100	1,345
American Indian, Alaska Native	215	40	150	0	405
Pacific Islander	20	0	0	0	20
Hispanic	705	220	345	80	1,350
Other	350	100	55	0	505
<b>TOTAL</b>	<b>17,320</b>	<b>7,165</b>	<b>7,775</b>	<b>415</b>	<b>32,675</b>

Source: 2005-2009 American Community Survey, CHAS Tabulation (Table 9)

CHART 16: HOUSING COST BURDEN BY RACE OR ETHNICITY, CITY OF BELLINGHAM



Source: 2005-2009 American Community Survey, CHAS Tabulation (Table 9)

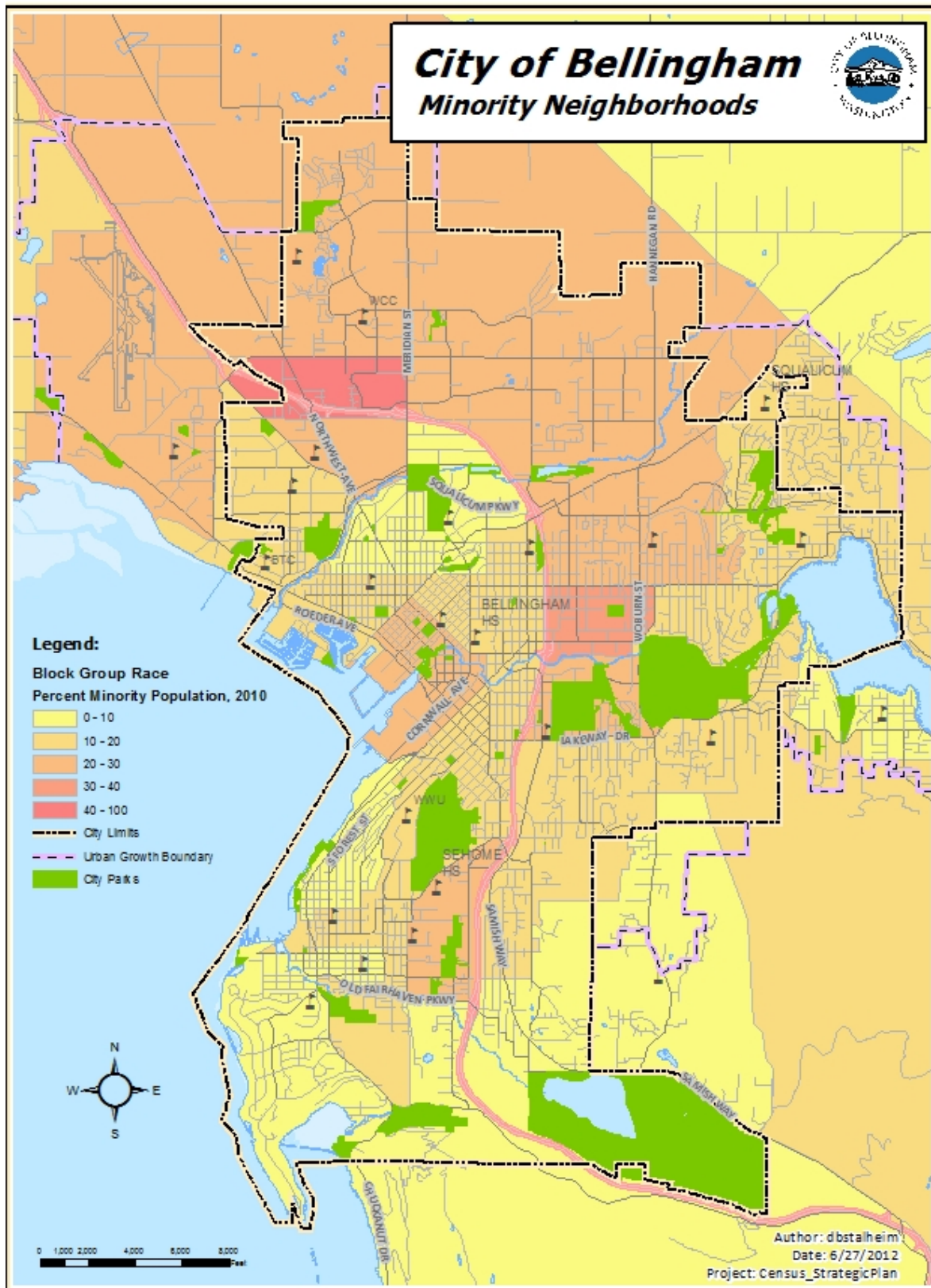
The benchmark for determining disproportionate need is 10 percentage points higher than the jurisdiction as a whole. Based on these tables and charts, the following populations are facing disproportionate burdens:

- Black and Hispanic home ownership is disproportionate to population,
- Low-income Hispanic owners disproportionately experience severe housing problems,
- Asian and American Indian rental households disproportionately experience severe housing problems,
- Asian and American Indian/Alaska Native are disproportionately paying more than 50% of their income on housing costs, and
- Black/African Americans are disproportionately paying more than 30% of their income towards housing costs.

Bellingham neighborhoods with the highest percentage of minorities<sup>17</sup> is Meridian(>40%) and Roosevelt (>35%). Other neighborhoods with high percentage of minorities (20-30%) are Central Business District, Lettered Streets, Happy Valley, Puget, Cordata and the northeastern neighborhoods of King Mountain to Barkley.

<sup>17</sup> Percent minority includes all race/ethnicity categories except non-Hispanic White persons reported in Census 2010 Summary File 1 (SF1).

FIGURE 9: MINORITY NEIGHBORHOODS



## PUBLIC HOUSING

The Bellingham Housing Authority owns or manages 1,532 units within the City of Bellingham. Only a portion of the units owned or managed by the Housing Authority are considered "public housing" that receives financial assistance through HUD. The Housing Authority also manages Housing Choice Voucher (Section 8) programs, and special needs housing.

### *PUBLIC HOUSING*

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. HUD provides aid to the Bellingham Housing Authority to manage the housing at rents they can afford. Some of the public housing includes preference for specific groups of families, such as the elderly or disabled.

TABLE 27: PUBLIC HOUSING IN CITY OF BELLINGHAM

Name of Project	Year Purchased / Built	Street Address	# of Units	0 BR	1 BR	2 BR	3 BR	4 BR	Wheelchair Accessible Units
Lincoln Square (elderly)	1970	409 York Street	198	89	99	10	-	-	5 studio 4 one-bedroom 3 two-bedroom
Washington Square (elderly)	1969	2501 E Street	97	46	51	0	-	-	6 studio 4 one-bedroom
Chuckanut Square (elderly)	1971	1400 12th Street	101	66	35	0	-	-	6 studio 5 one-bedroom
Parkway Homes	1980	1800-1824 16th Street	24	-	-	17	7	-	1 two-bedroom 1 three-bedroom
Falls Park Homes	1981	3603-3629 Fraser Street	28	-	-	21	7	-	1 two bedroom
Texas Meadows	1981	1600-1628 Texas Street	28	-	-	21	7	-	1 two-bedroom
Hillside Homes	1983	2140-2188 Yew Street	24	-	-	12	12	-	1 two-bedroom
Scattered Sites	varies	Acquired and rehabbed single- family homes on various sites	24	-	-	0	21	3	-
Trailside	1995	2620-2628 King Street	4	-	-	2	2	0	2 two-bedroom
<b>TOTALS</b>			<b>528</b>	<b>201</b>	<b>185</b>	<b>83</b>	<b>56</b>	<b>3</b>	

Source: Bellingham Housing Authority

## HOUSING VOUCHERS

Bellingham Housing Authority administers HUD vouchers that assist low-income households with the cost of housing and utilities. Funds for these vouchers are appropriated to HUD through Congress. The voucher programs include:

- Veterans Affairs Supportive Housing (VASH) -- The HUD-VASH Program combines rental assistance for homeless veterans and their families with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 25 VASH choice vouchers assigned to Bellingham and Whatcom County and 10 project-based VASH vouchers assigned to City Gate Apartments.
- Mainstream Vouchers -- Mainstream program vouchers enable families having a person with disabilities to lease affordable private housing of their choice. These vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market. The Bellingham Housing Authority has 75 Mainstream Program Vouchers for the community.
- Housing Choice -- The voucher program lets a household rent from a private landlord anywhere in Whatcom County. The Housing Authority pays a portion of the rent to the landlord, and the tenant also pays a portion based on their ability to pay. The amount of assistance provided is based upon the household's income, ensuring that the rent is not a burden on the household. The Housing Authority has 1,172 vouchers used in Bellingham.
- Project Based Vouchers -- A public housing authority can attach up to 20 percent of its voucher assistance to specific housing units. Unlike the choice voucher program where the voucher follows the family, the project based voucher is tied to the unit. If the family moves from the project-based unit, it loses the opportunity for continued housing assistance unless available through another program.
- HOME Tenant Rental Assistance -- The city sponsors a tenant-based rental assistance program that is similar to the Section 8 Housing Choice vouchers. The city contracts with the Opportunity Council for this program, assisting approximately 16 households per year that are very low-income and facing homelessness.

TABLE 28: PROJECT BASED VOUCHERS

<i>Name of Property</i>	<i>Address</i>	<i>Total Units</i>	<i>Vou- chers</i>	<i>Eff.</i>	<i>1 Bed</i>	<i>2 bed</i>	<i>3 bed</i>
<b>City Gate</b>	607 E. Holly Street	38	10	10			
<b>Deer Run Terrace</b>	3210 Orleans	42	36		30	6	
<b>Kateri Court</b>	110 W. Chestnut Street	40	8		8		
<b>Laube Hotel</b>	1226 N. State	20	8	6	2		
<b>Laurel Village</b>	202-206 Laurel Street	51	32		12	11	9
<b>Meadow Wood I</b>	915, 919, 923, 925, 939 Mahogany	51	32			18	14
<b>Meadow Wood II</b>	931, 937, 939 Mahogany	25	14		7	3	4
<b>Orleans Place</b>	3220-3230 Orleans Street	24	6			4	2
<b>Varsity Village</b>	2400-2496 McKenzie Ave,	49	19		4	10	5
<b>Varsity Village Extension</b>	2401-2599 Donovan Ave,	52	14			10	4
<b>Walton Place I</b>	1511 N. State Street,	50	32		10	11	11
<b>Walton Place II</b>	1505 N. State Street,	40	8				8
<b>Total Units</b>		<b>482</b>	<b>219</b>	<b>16</b>	<b>73</b>	<b>73</b>	<b>57</b>

Source: Bellingham Housing Authority

*BELLINGHAM HOUSING AUTHORITY TAX CREDIT UNITS*

The Bellingham Housing Authority owns or manages affordable housing property that isn't under HUD's "Public Housing" program. These units are developed as result of financial incentives through the Low-income Housing Tax Credit (LIHTC) program administered by the Washington State Housing Finance Commission. Rents are kept affordable as part of the special tax incentives provided to private investors.

TABLE 29: HOUSING AUTHORITY TAX CREDIT UNITS

Program/facility	Address	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR
Birchwood Manor	1308 Birchwood Ave.	38		38			
Bridge Creek II	260 E. Bakerview	31	2	5	16	8	
Cascade Meadows	455 Westerly Rd.	216		48	132	36	
Catherine May	202 N. 34th Street	38		38			
Deer Run Terrace	3210 Orleans St.	42		30	12		
Harborview Apartments	1505 "G" Street	18			14	4	
Heather Commons	4169-4181 Cory Street	24		6	10	8	
Heather Commons II	4141-4155 Cory Street	14		4	6	4	
Laube Hotel	1226-1230 N. State Street	20	16	4			
Laurel Village	202-206 Laurel St.	50		24	15	11	
Meadow Wood II	931 - 937 Mahogany Ave.	25		9	8	1	
Meadow Wood Townhomes	915-939 Mahogany Ave.	50		30	20		
Oakland Apartments	310 - 316 West Holly	20	16	4			
Orleans Place	3220 Orleans	24			12	12	
Pacific Rim North	5800 Horton Road	132		10	99	23	
Prince Court Apartments	218 Prince Ave.	25			16	9	
The Birches	3328 McAlpine	30			10	14	6
Varsity Village	2400-2496 McKenzie Ave.	49		12	29	8	
Varsity Village Extension	2401-2599 Donovan Ave.	52		16	28	8	
Walton I	1511 N. State St.	50		24	11	15	
Walton II	1521 N. State St.	40		18	14	8	
Willow Creek	1041 Fraser St.	16	16				
<b>TOTALS</b>		<b>1,004</b>	<b>50</b>	<b>320</b>	<b>452</b>	<b>169</b>	<b>6</b>

Source: LIHTC Database and Bellingham Housing Authority

*CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS*

The following table shows the characteristics of residents in Bellingham Housing Authority public housing and voucher programs.

TABLE 30: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS

	Public Housing	Vouchers			
		Project Based	Tenant-based	VASH	Disabled
Average Annual Income	11,616	12,406	12,467	7,968	11,738
Average Household Size	1	2	1	1	1
# of Elderly (>62)	172	64	317	0	27
# of Disabled Families	264	42	546	9	109
# of families requesting accessibility features	526	198	1,211	18	136
<b>RACE</b>					
White	472	175	1,124	12	128
Black/African American	20	4	31	5	1
Asian	19	7	16		6
American Indian/Alaska Native	11	10	34	1	1
Pacific Islander	4	2	6		
Other					
<b>ETHNICITY</b>					
Hispanic	42	18	67		7

Source: PIC (PIH Information Center)

*HOUSING NEEDS (WAITING LISTS)*

The waiting list for public housing is shown in below.

TABLE 31: HOUSING NEEDS OF FAMILIES ON THE PUBLIC HOUSING WAITING LISTS

	# of families	% of total families
Waiting list total	1,608	
Extremely low income <=30% AMI	1,154	71.8%
Very low income (>30% but <= 50% AMI)	0	0.0%
Low income (>50% but <= 80% AMI)	0	0.0%
Families with children		
Elderly families	137	8.5%
Families with Disabilities	710	44.2%
Race/ethnicity (White)	1,199	74.6%
Race/ethnicity (Black)	99	6.2%
Race/ethnicity (Asian/Other)	160	10.0%
Race/ethnicity (Hispanic)	208	12.9%

Source: Bellingham Housing Authority, May 2012



The Housing Authority also collects the characteristics of the housing needs by bedroom size as shown in the table below.

TABLE 32: PUBLIC HOUSING NEEDS (WAITING LIST) BY BEDROOM SIZE

Units by Bedroom Size	# of families	% of total families
1 BR	688	41.5%
2 BR	745	46.3%
3 BR	167	10.4%
4 BR	49	3.0%
5 BR	0	0.0%
5+ BR	0	0.0%

Source: Bellingham Housing Authority, May 2012

Special Needs Waiting List for Bellingham Housing Authority is shown in the table below.

TABLE 33: WAITING LIST SPECIAL NEEDS, BELLINGHAM HOUSING AUTHORITY

<b>Total Units</b>	<b>69</b>
Total Occupants	117
# with Mobility Needs	69
# with Sight Access Needs	0
# with Hearing Needs	0
# with Disability	61
# Elderly	10

Source: Bellingham Housing Authority, April 30, 2012

The Housing Authority maintains a waiting list for Housing Choice and Project Based vouchers. Project Based voucher waiting lists are for each project. A family seeking voucher assistance from the Housing Authority might be on all waiting lists. The Housing Choice Voucher waiting list is currently closed.

The following are the characteristics of the waiting list for Housing Choice vouchers.

TABLE 34: SECTION 8 WAITLIST (BELLINGHAM HOUSING AUTHORITY)

<b>Current Wait List</b>	<b>400</b>
<b>Households with Preferences</b>	
Domestic Violence	6
Homeless	1
Inappropriately Housed	1
Transitional Housing	11
<b>Waiting List Time</b>	
Average Days	1,486
Minimum Days	12
Maximum Days	3,889

Source: Bellingham Housing Authority, April 30, 2012

TABLE 35: SECTION 8 WAITING LIST BASED ON NUMBER OF HOUSEHOLD MEMBERS

# of HH Members:	# of Families	Total Persons	% of Total Families	% of Persons
0	2	0	0.5%	0.0%
1	210	210	52.5%	26.7%
2	90	180	22.5%	22.9%
3	46	138	11.5%	17.6%
4	26	104	6.5%	13.2%
5	15	75	3.8%	9.5%
6	4	24	1.0%	3.1%
7	4	28	1.0%	3.6%
8	2	16	0.5%	2.0%
11	1	11	0.3%	1.4%
<b>TOTAL</b>	<b>400</b>	<b>786</b>		

Source: Bellingham Housing Authority, April 30, 2012

### *DISCUSSION*

The Bellingham Housing Authority's Agency Plan includes ways to affirmatively further civil rights and fair housing in their public housing properties and programs. The Plan includes policies related to discrimination and disabilities, and includes a plan to improve access to services for persons with limited English proficiency.

Approximately one-third of public housing residents have requested accessibility features. There are 69 families on the Special Needs waiting list, of which 69 have mobility needs. There are 710 families with disabilities on the public housing waiting list, 44.2% of those waiting.

The needs of the public housing residents, and those waiting for public housing, are not comparable to the population at large in Bellingham. Only 13.4% of the population has disabilities, but 44.2% of those waiting for public housing have a disability.

## HOMELESS NEEDS

TABLE 36: 2012 WHATCOM COUNTY POINT IN TIME COUNT REPORT

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	12	43	18	73
Number of Households <u>without</u> Children:	85	68	134	287
Number of Households <u>without</u> Adults (nobody over 17 years old):	1	0	0	1
1. Number of Persons in Families with Children:	34	107	49	190
2. Number of Single Individuals and Persons in Households <u>without</u> Children:	86	68	148	302
3. Number of Persons in Households <u>without</u> Adults (nobody over 17 years old):	1	0	0	1
<b>Total Persons:</b> (Add Lines Numbered 1, 2 & 3)	121	175	197	493
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
	Emergency	Transitional		
a. Chronically Homeless Individuals	35	0	65	100
b. Chronically Homeless Families	0	0	0	0
c. Persons in Chronically Homeless Families	0	0	0	0
d. Mentally Disabled	46	35	64	145
e. Persons with alcohol and/or other drug problems	13	19	17	49
f. Veterans	12	3	13	28
g. Persons with HIV/AIDS	0	0	0	0
h. Victims of Domestic Violence	25	63	14	102
i. Unaccompanied Youth (Under 18)	1	0	0	1
j. Children (Under 18) in Families	20	59	25	104
k. Physically Disabled	27	19	35	81
l. Seasonal Agricultural Workers	1	0	0	1
m. Persons with both substance use and mental health problems	9	7	9	25
n. Senior citizens (aged 65 or older)	3	0	1	4

Source: Whatcom County Homeless Service Center and Whatcom County Health Department

TABLE 37: HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	141	49	451	364	268	189
Persons in Households with Only Children	1	0	50	39	23	unknown
Persons in Households with Only Adults	154	148	490	365	151	235
Chronically Homeless Individuals	35	65	197	130	47	273
Chronically Homeless Families	0	0	22	21	2	193
Veterans	15	13	59	51	50	146
Unaccompanied Child	1	0	50	39	23	unknown
Persons with HIV	0	0				
Persons in Households with Adult(s) and Child(ren)	141	49	451	364	268	189

Source: Whatcom County Homeless Service Center and Whatcom County Health Department

**Table 37: Homeless Needs Assessment Data Notes:**

**Estimated number experiencing homelessness each year.** This information was pulled from the Whatcom Homeless Service Center centralized housing pool. It includes clients that were on the housing pool list at any time during 2011, (including those that entered the list prior to 2011 but remained on the list during 2011). Only applicants who were literally homeless at the time of entry were included.

**Estimated number becoming homeless each year.** This information was pulled from the Whatcom Homeless Service Center centralized housing pool. It includes clients who entered the housing pool between January 1, 2011 and December 31, 2011. Only applicants who were literally homeless at the time of entry were included.

**Estimated number exiting homelessness each year.** This information came from a de-duplicated count of clients who exited the Whatcom Homeless Service Center centralized housing pool in 2011 to a permanent housing location as well as clients who enrolled in permanent housing program in 2011. Permanent housing exits from the housing pool included enrollments in permanent housing programs as well as exiting to permanent housing without assistance. Permanent housing program enrollment was tracked in the Homeless Management Information System (HMIS) and includes rent assistance programs as well as permanent supportive housing programs operated by the Opportunity Council or the Whatcom Homeless Service Center. Clients enrolled in emergency or transitional shelter programs were not included in this count.

**Estimated number of days of homelessness.** This information was pulled from the Whatcom Homeless Service Center centralized housing pool. The data represents the average number of days on spent on the housing pool for all clients who have exited the housing pool in 2011. Since many clients are homeless for some amount of time before they enter the housing pool, the number of days is an *under-estimation* of actual time spent homeless.

**Chronically Homeless Individuals.** This information was pulled from the Whatcom Homeless Service Center centralized housing pool and HMIS. Clients who were homeless for a year or more before they entered the housing pool and who self-declared as disabled were included in this count. The data pulled from HMIS is based on the complete definition of chronically homeless, including clients who were homeless four or more times in the past three years, as well as those who were homeless for a year or longer. Data includes heads of household information only.

**Persons in households with only children & unaccompanied youth.** This information was provided by the Positive Adolescent Development (PAD) program operated by Northwest Youth Services. The time period is 6/1/11-5/31/12. The PAD program is a 21 day emergency shelter. Information on the number of days spent homeless prior to entering the program is unavailable.

**Veterans.** This information was pulled from the Whatcom Homeless Service Center centralized housing pool and HMIS. Data includes heads of household information only.

**Persons with HIV.** This information is not collected in either the housing pool or HMIS. WA state law prohibits tracking this information in a shared data base along with information that would identify individuals, such as name or birth date.

**Data Limitations**

All of the housing pool data is based on unverified self-reported information. Applicants are not required to provide proof of housing status, veteran status, or disability status until they are entering a program. The HMIS data only includes information from programs operated by the Opportunity Council or the Whatcom Homeless Service Center, therefore excluding enrollments into other permanent housing programs as well as permanent housing exits from shelter programs.

The Whatcom Housing Group is currently collecting client consent so share HMIS records which will allow more accurate reporting on community-wide homeless statistics.

## NON-HOMELESS SPECIAL NEEDS

### *ELDERLY AND FRAIL ELDERLY*

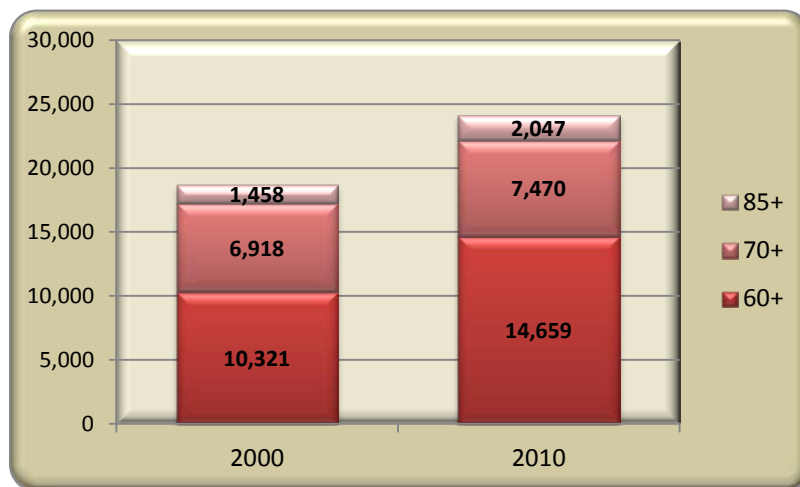
The 2010 Census identifies 14,659 people over the age of 60 living in the City of Bellingham, 18% of the city's population. Significant increases in persons over the age 60 and age 80 occurred between 2000 and 2010.

TABLE 38: ELDERLY POPULATION, 2000 - 2010, CITY OF BELLINGHAM

Age	2000 Census		2010 Census		% Change
	Persons	% of pop	Persons	% of pop	
Over 60	10,321	15%	14,659	18%	42%
Over 70	6,918	10%	7,470	9%	8%
Over 80	1,458	2%	3,712	5%	40%

Source: U.S. Census 2000 and 2010

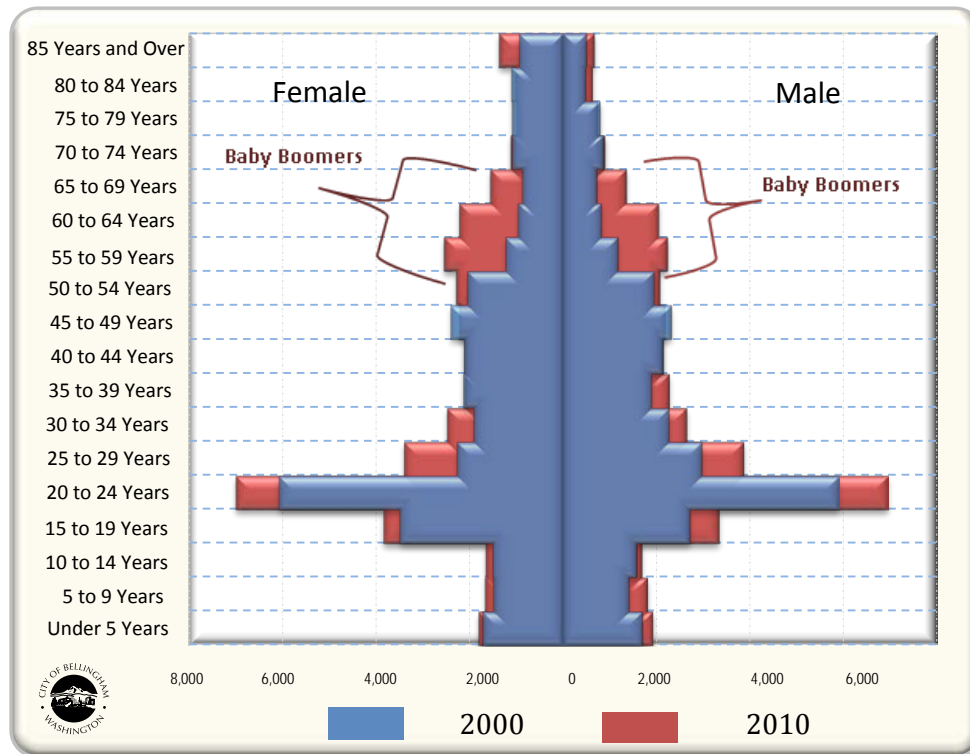
CHART 17: ELDERLY POPULATION, 2000 - 2010, CITY OF BELLINGHAM



Source: U.S. Census 2000 and 2010

As seen in Chart 17 above and Chart 2 below, the population pyramid for Bellingham shows an increasing number of people in the 55-69 age cohort (baby boomers). The biggest change was in the 60 to 64 year cohort, where from 2000 to 2010, that age group increased 137% (1,802 to 4,275) -- followed closely by the 55 to 59 year age group that increased 98% (2,418 to 4,783).

CHART 18: AGE OF POPULATION PYRAMID, BELLINGHAM, 2000 - 2010



Source: U.S. Census 2000 and 2010

As people age, they tend to live in facilities or housing in urban areas with better access to services. This trend is true for Bellingham, as shown in Table 39 below.

TABLE 39: ELDERLY POPULATION, BELLINGHAM, WHATCOM, WASHINGTON

Age	Bellingham (city)		Whatcom (outside Bellingham)		Washington State % of pop
	Persons	% of pop	Persons	% of pop	
Over 60	14,659	18%	24,317	20%	18%
Over 70	7,470	9%	10,410	9%	8%
Over 80	3,712	5%	3,697	3%	3%

Source: Census 2010 (DP1, SF2)

Elderly households in Bellingham face income and housing cost challenges. 75% of elderly rental households are low income, and 38% of those households are paying more than 50% of their income on housing costs.

TABLE 40: ELDERLY HOUSEHOLDS, INCOME AND HOUSING PROBLEMS, CITY OF BELLINGHAM

	Renter	Owner	All
Total Households	2,005	5,225	6,885
% Low Income Households	75%	44%	56%
% Any Housing Problem	78%	23%	28%
% Cost Burdened (>30% and < 50%)	18%	7%	10%
% Severely Cost Burdened (> 50%)	38%	8%	17%

Source: 2005-2009 American Community Survey, CHAS Tabulation (Table 5 and Table 7)



Data indicates that more than one third of seniors over 65 years have one or more disabilities. 21% of seniors between 65 and 74 years of age report having one or more disability. This number grows to 57% for those 75 years and over.

TABLE 41: PERSONS 65+ BY DISABILITY CHARACTERISTICS, CITY OF BELLINGHAM

	Estimate	With a disability	
		Estimate	%
<b>Population 65 years and over:</b>	9,439	3,648	38.6%
With a hearing difficulty		1,790	19.0%
With a vision difficulty		701	7.4%
With a cognitive difficulty		788	8.3%
With an ambulatory difficulty		1,873	19.8%
With a self-care difficulty		700	17.7%
With an independent living difficulty		1,514	16.0%

Source: 2008-2010 American Community Survey (S1810)

TABLE 42: PERSONS 65+ BY NUMBER OF DISABILITIES, CITY OF BELLINGHAM

	Estimate	%
<b>65 to 74 years:</b>	4,796	(X)
With one type of disability	503	10.5%
With two or more types of disability	512	10.7%
No disability	3,781	78.8%
<b>75 years and over:</b>	4,643	(X)
With one type of disability	1,117	24.1%
With two or more types of disability	1,516	32.7%
No disability	2,010	43.3%

Source: 2008-2010 American Community Survey (B1808)

Housing units (or beds) that cater to seniors and the frail are available in both public and private facilities throughout the city. There are 20 nursing, convalescent or retirement facilities within Bellingham (Table 43). In 2011, these facilities were estimated to account for 1,432 (2%) of the city's overall population.

TABLE 43: NURSING, CONVALESCENT OR RETIREMENT FACILITIES

Facility	State License Type	Units (Beds)	Population (2011)
Alderwood	Nursing Home	102	92
Bellingham Care Center	Nursing Home	84	67
Columbia Place	Boarding Home for Seniors and Mental Health	32	31
Silverado Senior Living (formerly Courtyard Dementia Care)	Senior Living	62	59
Evergreen N. Cascade Health & Rehab	Nursing Home	114	82
Fairhaven Estates (Alternacare)	Senior Living	49	51
Hamilton Senior	Senior Living	94	108
Highgate House	Senior Living	60	63
Highlands	Nursing Home	44	43
Leopold	Senior Living	90	87

Facility	State License Type	Units (Beds)	Population (2011)
Merrill Gardens	Senior Living	100	84
Mt. Baker Care Center	Nursing Home	70	67
Orchard Park	Senior Living	82	78
Parkway Chateau	Senior Living	109	97
Rosewood Villa	Senior Living	66	65
St. Francis Extended	Nursing Home	120	45
Shuksan	Nursing Home	52	107
Summit Place @ Mt Baker	Senior Living	34	32
Willows		137	125
Woodway Inn	Senior Living	51	49
<b>TOTALS</b>		<b>1,552</b>	<b>1,432</b>

Source: City of Bellingham, Group Quarters Annual Population Counts, DSHS

Adult Family Homes are regular neighborhood homes where staff assumes responsibility for the safety and well-being of the adult. A room, meals, laundry, supervision and varying levels of assistance with care are provided. Some provide occasional nursing care. Some offer specialized care for people with mental health issues, developmental disabilities or dementia. The home can have two to six residents and is licensed by the state.

The following adult family homes were licensed in Bellingham as of May 31, 2012. Some of these facilities had current enforcement letters for failing to meet State licensing requirements. Contact Washington State Department of Social and Health Services to check current status (<http://www.adsa.dshs.wa.gov/pubinfo/housing/other/>).

TABLE 44: ADULT FAMILY HOMES

ADULT FAMILY HOME	ADDRESS	Accepts Medicaid?
A LOVING HEART ADULT FAMILY HOME INC	4205 RIDGEWOOD AVE	Yes
A NEW LIFE AFH I	4935 LASALLE AVE	Yes
ADULT FAMILY HOME OF RIDGEMONT	712 36TH STREET	No
ALABAMA HILL ADULT FAMILY HOME	3614 ALABAMA ST	Yes
ARCADIA ADULT FAMILY HOME LLC	910 38TH ST	Yes
BELLINGHAM VIEW ADULT FAMILY HOME	1101 QUEEN ST	Yes
BIRCHWOOD ADULT FAMILY HOME	3620 W RUSLEY DRIVE	Yes
MARIANNE ZWEEGMAN	5208 GRAVELINE RD	Yes
MCBRIDE ADULT FAMILY HOME	440 E. SMITH RD	Yes
SAMISH WAY AFH	1120 SAMISH WAY	Yes
SAVANNAH ROSE	3011 PLYMOUTH DR	Yes
SEAN HUMPHREY HOUSE	1630 H STREET	Yes
SWEET GOLDEN YEARS INCORPORATED	4952 HANNEGAN RD	Yes
TAYLOR TOWN HOME	5015 HANNEGAN RD	Yes

ADULT FAMILY HOME	ADDRESS	Accepts Medicaid?
VINING VILLA INC	2617 VINING PLACE	No
VJ'S GOLDEN HEARTS AFH	3610 ILLINOIS LANE	No

Sources: Washington State Department of Social and Health Services (website)

The following properties are units set aside for low-income elderly residents through federal housing programs, either through HUD or Housing Tax Credits.

TABLE 45: SENIOR LOW-INCOME HOUSING PROPERTIES

Program/facility	Address	AMI	Units
Birchwood Manor	1308 Birchwood Ave.	50%	38
Catherine May	34 <sup>th</sup> Street	50%	38
Chuckanut Square	12 <sup>th</sup> Street	30%	101
Deer Run Terrace	3210 Orleans St.	30%	11
Deer Run Terrace	3210 Orleans St.	60%	31
Hamilton Place	4655 Cordata Pkwy	60%	94
Lincoln Square	409 York Street	30%	198
Sterling Senior	528 Sterling Drive	50%	21
Washington Square	2501 "E" St.	30%	97
Woodrose Apartments	3303 Racine Dr.	50%	69
Woodrose Apartments	3303 Racine Dr.	60%	124
<b>SUBTOTAL</b>			<b>822</b>

Source: Bellingham Housing Authority and Washington State Housing Finance Commission

### *PERSONS WITH DISABILITIES*

The Bellingham Housing Authority reports 526 families requesting accessibility features in their public housing inventory, and 136 households that include disabled persons that receive Section 8 Housing Choice Vouchers. 44% of those families (722) on the Housing Choice Voucher waiting list report that a family member has disabilities.

The Arc of Whatcom County reports that over 2,000 persons with developmental disabilities, their families and service providers look to the non-profit agency to connect them with available resources in Whatcom County.

TABLE 46: DISABILITY CHARACTERISTICS, CITY OF BELLINGHAM

Subject	Estimate	With a disability	
		Estimate	%
<b>Total civilian noninstitutionalized population</b>	<b>79,373</b>	<b>10,658</b>	<b>13.4%</b>
<b>Population under 5 years</b>	<b>3,977</b>	<b>0</b>	<b>0.00%</b>
With a hearing difficulty		0	0.00%
With a vision difficulty		0	0.00%
<b>Population 5 to 17 years</b>	<b>8,538</b>	<b>1,012</b>	<b>11.9%</b>
With a hearing difficulty		169	2.00%
With a vision difficulty		128	1.5%
With a cognitive difficulty		644	7.5%
With an ambulatory difficulty		83	1.0%
With a self-care difficulty		231	2.7%
<b>Population 18 to 64 years</b>	<b>57,419</b>	<b>5,998</b>	<b>10.4%</b>
With a hearing difficulty		1,190	2.1%
With a vision difficulty		719	1.3%
With a cognitive difficulty		2,958	5.2%
With an ambulatory difficulty		2,266	3.9%
With a self-care difficulty		574	1.0%
With an independent living difficulty		1,664	2.9%
<b>Population 65 years and over</b>	<b>9,439</b>	<b>3,648</b>	<b>38.6%</b>
With a hearing difficulty		1,790	19.0%
With a vision difficulty		701	7.4%
With a cognitive difficulty		788	8.3%
With an ambulatory difficulty		1,873	19.8%
With a self-care difficulty		700	7.4%
With an independent living difficulty		1,514	16.0%

Source: 2008-2010 American Community Survey (S1810)

TABLE 47: AGE BY NUMBER OF DISABILITIES, CITY OF BELLINGHAM

	Estimate	% of Total Population
<b>Total:</b>	<b>79,373</b>	
<b>Under 5 years:</b>	<b>3,977</b>	<b>5.0%</b>
With either a vision or hearing difficulty but not both	0	0.0%
With both hearing and vision difficulty	0	0.0%
No disability	3,977	5.0%
<b>5 to 17 years:</b>	<b>8,538</b>	<b>10.8%</b>
With one type of disability	802	1.0%
With two or more types of disability	210	0.3%
No disability	7,526	9.5%
<b>18 to 34 years:</b>	<b>30,974</b>	<b>39.0%</b>
With one type of disability	1,548	2.0%
With two or more types of disability	395	0.5%
No disability	29,031	36.6%
<b>35 to 64 years:</b>	<b>26,445</b>	<b>33.3%</b>
With one type of disability	2,548	3.2%
With two or more types of disability	1,507	1.9%

	Estimate	% of Total Population
No disability	22,390	28.2%
<b>65 to 74 years:</b>	<b>4,796</b>	<b>6.0%</b>
With one type of disability	503	0.6%
With two or more types of disability	512	0.6%
No disability	3,781	4.8%
<b>75 years and over:</b>	<b>4,643</b>	<b>5.8%</b>
With one type of disability	1,117	1.4%
With two or more types of disability	1,516	1.9%
No disability	2,010	2.5%

Source: 2008-2010 American Community Survey (B1808)

### *SUBSTANCE USE AND MENTAL HEALTH*

In the fall of 2010, Whatcom County Health Department and PeaceHealth St. Joseph Medical Center launched a comprehensive community health assessment and planning process. The work was undertaken in collaboration with a wide range of community partners, with the overall aim of the work to identify key areas where the community can take action to improve community health and reduce health disparities.

An Executive Summary of the groups findings were published in February 2012, and includes documentation regarding substance use and mental health issues in Whatcom County. Substance use and mental health are frequently identified as high priority issues. Some of the findings are summarized below.

#### ➤ **Mental health**

- Ten percent of Whatcom County adults reported experiencing poor mental health lasting two or more weeks in the past month.
- The suicide rate is higher in Whatcom County than the state and nation. The suicide rate for Whatcom County is 19.3 per 100,000 which exceeds the state rate of 13.3 per 100,000 and is significantly higher than peer counties across the nation.
- 1 out of 4 high school students and 1 out of 5 WWU students report clinical depression symptoms or history of depression diagnosis.

#### ➤ **Substance Abuse**

- Over the past 5 years (2006-2010), the rate of drug-affected newborns born at PeaceHealth St. Joseph Medical Center tripled from 0.37 to 1.37 (per 100 infants).
- Increasing rates of drug-affected newborns and high rates of child abuse and neglect referrals associated with parental heroin addiction are particularly disturbing.
- The current adult need for substance abuse treatment is considerably higher in Whatcom County (18.4%) than Washington State (13.6%).
- 40% of high school seniors reported alcohol use in the past 30 days.
- 1 in 4 high school seniors reported marijuana use in the past 30 days.
- 36% of WWU students surveyed reported binge drinking in the past 2 weeks.

TABLE 48: ALCOHOL, CIGARETTE AND OTHER DRUG USE BY SCHOOL AGE YOUTH

SUBSTANCE USE	GRADE IN SCHOOL			
	6 <sup>th</sup>	8 <sup>th</sup>	10 <sup>th</sup>	12 <sup>th</sup>
<b>Cigarettes in past 30 days</b>				
Whatcom County	0.9%	6.4%	13.8%	18.3%
WA State	1.7%	6.4%	12.4%	19.1%
<b>Marijuana use in past 30 days</b>				
Whatcom County	0.9%	8.8%	22.5%	24.1%
WA State	1.6%	9.2%	19.0%	26.2%
<b>Alcohol use in past 30 days</b>				
Whatcom County	2.3%	13.7%	32.3%	40.5%
WA State	3.8%	14.0%	27.5%	39.9%
<b>Prescription Painkillers (used past 30 days without prescription)</b>				
Whatcom County		3.9%	10.1%	8.1%
WA State		4.2%	8.2%	7.8%
<b>Ritalin (used past 30 days without prescription)</b>				
Whatcom County		3.1%	4.8%	6.5%
WA State		1.8%	3.6%	4.1%

Source: WA DOH Healthy Youth Survey, 2010

Reported in "Community Health Assessment, Executive Summary", PeaceHealth St. Joseph Medical Center and Whatcom County, February 2012

### DOMESTIC VIOLENCE

Several nonprofit organizations in the city provide emergency support, shelter (including confidential shelter), legal advocacy, prevention education, counseling and other support services for victims of domestic violence.

**Womencare Shelter** ([www.womencareshelter.org](http://www.womencareshelter.org)) is an organization that provides 24 hour crisis support service, emergency confidential shelter (18 beds) and community education. Womencare also provides permanent housing and case management support for women leaving domestic violence by working with the Homeless Service Center to put households directly into scattered site rental housing.

**Domestic Violence and Sexual Assault Services** ([www.dvsas.org](http://www.dvsas.org)) is an organization that provides advocacy counseling, support groups, legal assistance and community trainings to those that have experienced domestic violence or sexual assault.

Several other housing opportunities provide non-emergency and transitional housing to women in the community, including:



- Dorothy Place (Opportunity Council) -- 21 beds
- Lydia Place -- 18 beds
- YWCA -- 36 beds
- Agape Home -- 16 beds

In 1998, the City of Bellingham and Whatcom County created a Commission Against Domestic Violence to provide leadership in the community's efforts to reduce and prevent domestic violence. For eight years, the Commission has published an annual Benchmark Report of domestic violence indicator data in Whatcom County.

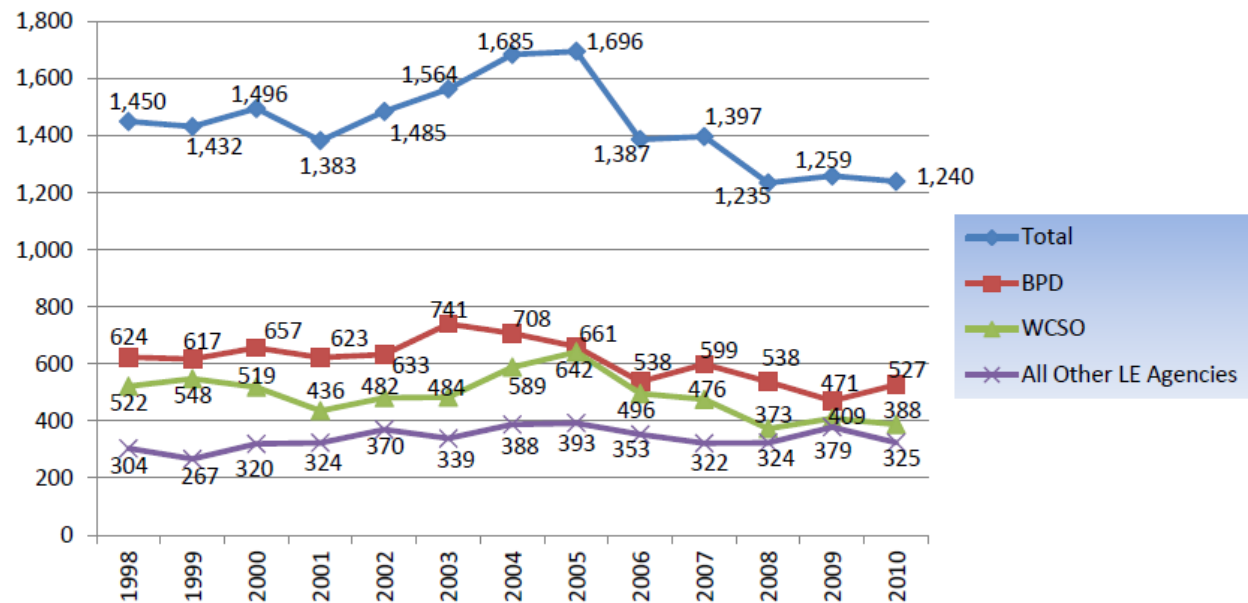
In the Eighth Annual Domestic Violence Benchmark Report (October 2011), the Commission provided the following observations:

- The number of domestic violence offenses has been steady for the Bellingham Police Department (BPD) since 2008. In 2010, the BPD reported 527 domestic violence offenses.
- The per capita rate of domestic violence in Whatcom County has been steadily decreasing since a peak in 2005, even while the rate in Washington State has increased since 2008.
- Intimate partner fatalities increased significantly in 2009 and again in 2010. In 2010, Whatcom County had the third highest number of intimate partner fatalities of all counties in Washington State.
- Of the 8 total homicides in Whatcom County in 2010, 6 of them were domestic violence related -- and 4 of those were intimate partner homicides.
- There were 2 abuser suicides in Whatcom County in 2010.
- The number of victims receiving services from Crime and Sexual Assault Services has increased for the past four years, as has the Womenscare Helpline.
- Womenscare Shelter increased in 2010 after slight decreases each year for three years.
- The BPD responds to more verbal domestic incidents, where law enforcement determines no physical assault has occurred, and/or where no other conditions are met that warrant arrest, than to domestic violence offenses.
- The number of domestic violence protection orders increased significantly in 2010, after a period of decline from 2004 to 2008.

Services provided to victims, reported by the Commission's Benchmark Report, include:

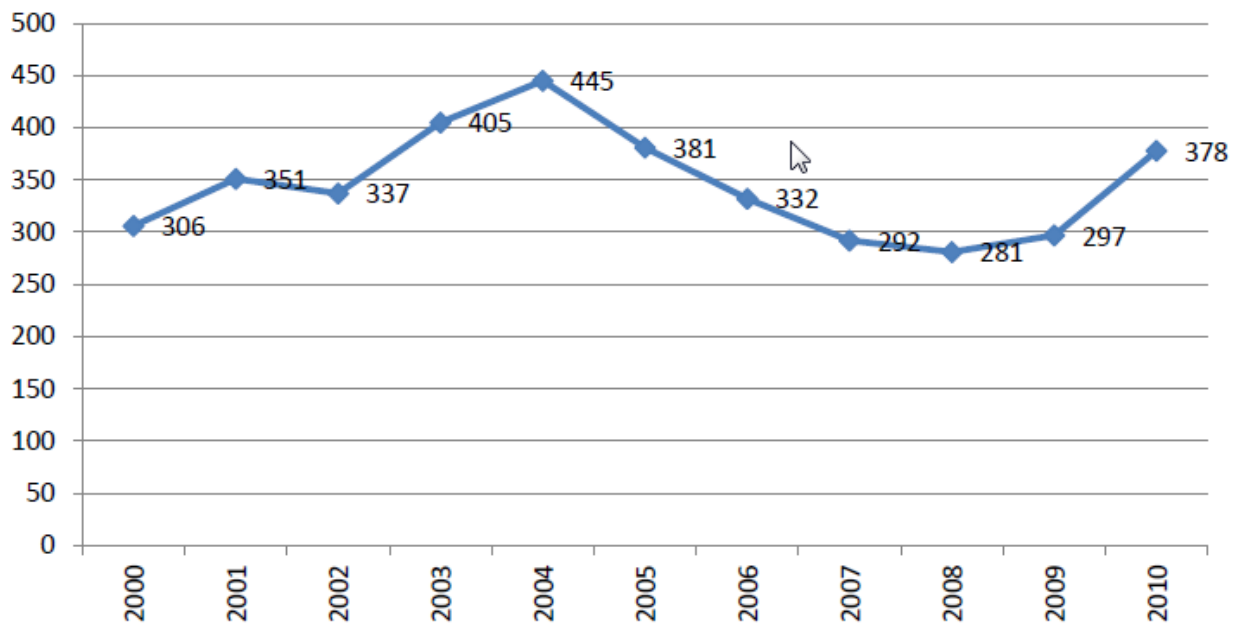
- 18 WWU students received services for domestic violence between January and June, 2010, and 12 students received assistance between July and December.
- 2,282 victims received services from Domestic Violence and Sexual Assault Services of Whatcom County.
- 2,397 victims utilized Womenscare Shelter's helpline, and 147 women and 129 children stayed at least one night in Womenscare Shelter in 2010.

FIGURE 10: DOMESTIC VIOLENCE OFFENSES: WHATCOM COUNTY, 1998 - 2010



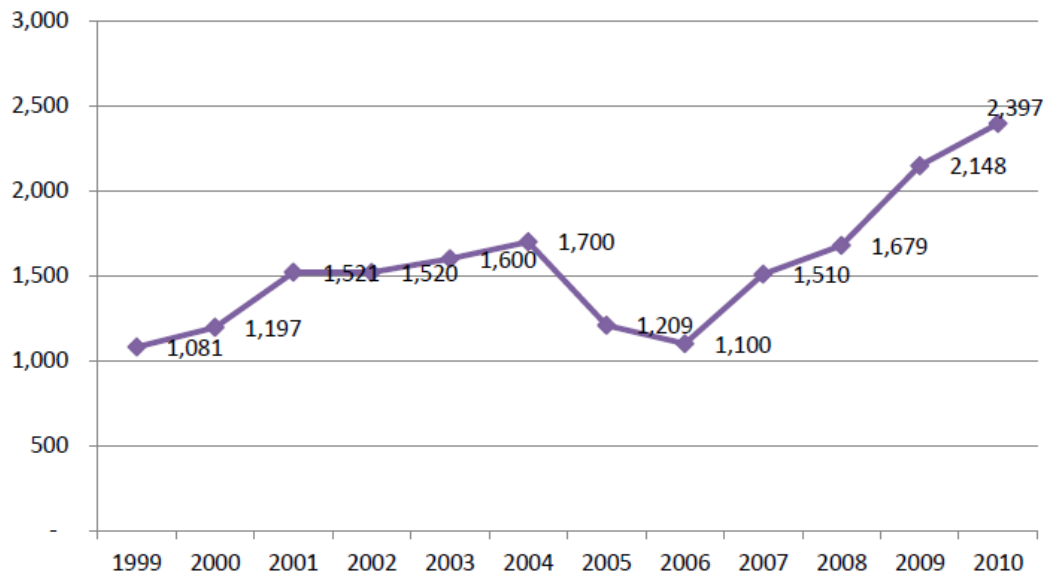
Source: Bellingham - Whatcom County Commission Against Domestic Violence, Eight Annual Benchmark Report, October 2011

FIGURE 11: DOMESTIC VIOLENCE PROTECTION ORDERS FILED, WHATCOM COUNTY



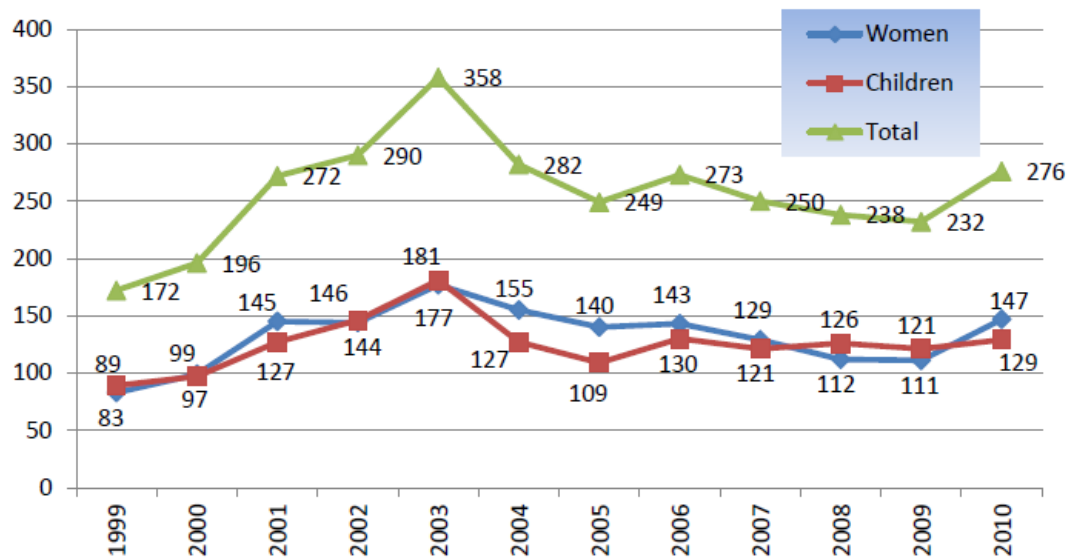
Source: Bellingham - Whatcom County Commission Against Domestic Violence, Eight Annual Benchmark Report, October 2011

FIGURE 12: WOMECARE HELPLINE CALLERS, 1999 - 2010



Source: Bellingham - Whatcom County Commission Against Domestic Violence, Eight Annual Benchmark Report, October 2011

FIGURE 13: WOMECARE SHELTER RESIDENTS, 1999 - 2010



Source: Bellingham - Whatcom County Commission Against Domestic Violence, Eight Annual Benchmark Report, October 2011

## HIV/AIDS

Bellingham is home to the Evergreen AIDS Foundation, a grassroots community effort that began in 1985 to meet the needs of people living with HIV and AIDS. The foundation now serves a seven county area, including Bellingham, with a range of programs and services, including:

- ❖ Case management
- ❖ Women's program
- ❖ Volunteer program
- ❖ Emergency financial assistance (Barney Wood Memorial Fund)
- ❖ Community education and forums
- ❖ Outreach and prevention

The Evergreen AIDS Foundation reports that there are 149 persons in Whatcom County presumed to have HIV/AIDS, plus 20% who haven't yet been diagnosed. 67% of the Foundation's clients are Bellingham residents. The following table shows cumulative HIV/AIDS case counts.

TABLE 49: CUMULATIVE HIV/AIDS CASE COUNTS AND DEATHS, WHATCOM COUNTY

Cumulative Cases Since 1982	Deaths		HIV	AIDS	Total	% of Washington cases	Newly Diagnosed Cases						Total		
		%					2006	2007	2008	2009	2010	2011	2007 - 2011	Rate	1982-2011
247	98	40%	63	86	149	1.30%	8	9	10	8	1	8	36	1%	248

Source: Evergreen AIDS Foundation (reported as of 12/31/2011)

The Whatcom County Health Department provides testing by appointment. Other services provided by the Health Department include service referral, outreach and education to high-risk populations, partner notification, library and needle exchange program.

HIV/AIDS testing is also provided by Mt. Baker Planned Parenthood, Evergreen AIDS Foundation and Interfaith Community Health Center.

The Bellingham Housing Authority has a program that provides housing assistance to the private sector for individuals diagnosed with AIDS. The Sean Humphrey House in Bellingham is an Adult Family Home that includes six studio apartments, adjoined to a community living space.

## VETERANS

The HUD-VASH Program combines rental assistance for homeless veterans and their families with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 25 VASH choice vouchers assigned to Bellingham and Whatcom County and 10 project based VASH vouchers assigned to City Gate Apartments.

Whatcom County also receives VA Supportive Services for Veteran Households (SSVF) funding to provide housing and case management for veteran family households. SSVF funding assists with both prevention and homelessness.

Whatcom County also uses local Veteran Assistance (local) funds to house eligible homeless vets or prevent them from homelessness.

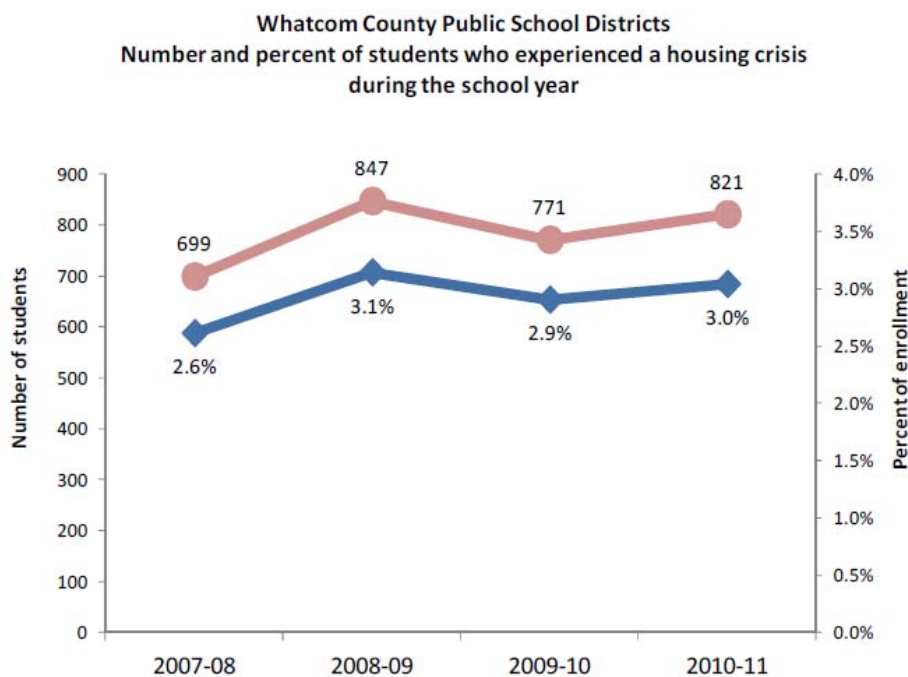
### *OTHER SPECIAL NEEDS*

There are several other populations that require housing and other supportive services in our community, including youth, offender re-entry, and sexual offenders. Without housing and services, these populations would be homeless and on the street.

#### Youth

The 2012 Point in Time Count found 106 persons under the age of 18 as homeless. At least one of the homeless minors was unaccompanied. School districts also report homeless student data to the Washington State Office of the Superintendent of Public Instruction (OSPI). The number of homeless students in public schools increased 17% from the 2007-08 school year to the 2010-11 school year in Whatcom County.

FIGURE 14: PUBLIC SCHOOL DISTRICT STUDENTS WITH HOUSING CRISIS DURING SCHOOL YEAR



Source: 2012 Whatcom County Point in Time Report, May 2012

Northwest Youth Services provides safe and stable housing for youth in Bellingham. A new housing project (the "PAD") will provide thirteen beds of emergency housing, three beds of transitional housing, and will include drop-in services for 70 unduplicated youth. Northwest Youth Services provides 21 additional beds, four in the Housing Under-Served Low-income Youth (HUSLY) program, and another 17 beds in the Transitional Living Program (TLP).

Other services provided by Northwest Youth Services include vocational, family reunification and/or permanent connections, laundry services, showers, meals, clothing, supportive housing, LBTQQ program and Teen Court.

#### Offender Re-entry and Sex Offenders

Housing for those exiting jail or prison, including sex offenders, is a significant community challenge. Obstacles to obtaining housing include lack of income, landlord and community concerns. Without housing and supportive services, there is an increased likelihood to reoffend and return to prison.

As part of Washington State's efforts to end homelessness and reduce recidivism, the State implemented a Reentry Housing Pilot Program, including one facility here in Bellingham (City Gate). In June 2011, a report provided results of a "research project designed to determine whether providing wrap around services, treatment, and offender accountability with the provision of affordable and safe housing reduces recidivism." City Gate was included in those study results.

The findings show that participants in the housing and supportive services program for offender re-entry performed significantly better than comparison groups:

- Less likely to be convicted of a new offense
- Less likely to have community supervision revoked
- Less likely to be readmitted to prison

The City Gate project for offender re-entry was partially funded through Washington State Department of Commerce grant funds in a pilot phase; that funding is no longer being received. 10 of the 37 units at City Gate, beginning in 2012, are now assigned to veterans (VASH); five units are set aside for the chronically homeless that come through the Homeless Service Center.

## **NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

### *PUBLIC FACILITIES & IMPROVEMENTS*

The City of Bellingham has several public facility and improvement plans that are regularly reviewed and updated as required by local, state and federal regulation. Each plan identifies needs and financing to address those needs. The following is a short summary of those needs, particularly as they relate to low-income persons and households.

#### Capital Facilities Plan and Transportation Improvement Program

The Capital Facilities Plan (CFP) is a strategic financing plan matching the costs of future capital improvements and purchases to anticipated revenues. The CFP establishes priorities by estimating costs, identifying funding sources and proposing an implementation schedule for all facility or infrastructure-related capital projects and acquisitions.

The CFP is a six-year rolling plan that is revised annually to reflect varying conditions. The CFP includes 2012 capital expenditures for City Council adoption and an estimate of future capital needs for 2013 – 2017 to guide future capital decisions. The expenditures and appropriations for each year must be authorized by City Council.

The Transportation Improvement Program (TIP) is also a six-year plan that represents the City's intent to fund and construct transportation projects. The TIP is required by state law, and is also included as part of the regional TIP for federal funds approved by the Whatcom Council of Governments.

Some of the featured projects in the Capital Facilities Plan and/or Transportation Improvement Program that are associated with, or directly benefit, low-income neighborhoods, include:

- James Street Road -- Arterial improvements to this major transportation corridor between Woodstock Way to E. Orchard Drive are planned, including left-turn lanes, sidewalks and



bike lanes. The project includes coordination with the future Bay to Baker Trail and will provide access and improved parking to Sunset Pond Park. HUD classified the adjacent neighborhood as having at least 51% of the households as low-income, including one mobile home park (James Estate).

- Whatcom Transit Authority -- The City contracts with the Transit Authority for supplemental service in Bellingham, including the restoration of Sunday service. Many low-income persons rely on public transportation to get to services, work, or other activities.
- Alabama Street Corridor -- The City is undertaking a feasibility study to identify safety improvements to this corridor. The Roosevelt neighborhood south of Alabama is identified as a low-income neighborhood by HUD.
- West Horton Road -- The City will extend this secondary arterial street with bicycle lanes from the current terminus to Aldrich Road. This improvement will increase access, safety, and connectivity for school children, pedestrians, park and trail uses, bicyclists, transit riders, vehicles and freight trucks. The adjacent neighborhood is identified as a low-income neighborhood by HUD.
- Wharf Street Roundabout -- The existing dual intersections of Wharf/Boulevard/State and State/Forest will be reconstructed to improve safety, efficiency and access for all transportation modes, including freight and South Bay trail users. The CBD and parts of Sehome neighborhoods are designed by HUD as low-income.
- Padden Creek Daylighting - In the 1890's, a portion of Paden Creek was enclosed in a 2,200-foot-long tunnel. The City is planning to daylight the creek into a natural channel, and the project will alleviate flooding upstream during extreme flow conditions. Upstream properties include neighborhoods designated by HUD as low-income.

### Pedestrian Master Plan

The City is preparing a Pedestrian Master Plan for infrastructure and program recommendations to achieve a vision for walking in the City. Included as one of seven goals in the Pedestrian Master Plan is:

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*"Equity: Provide accessible pedestrian facilities for all through equity in public engagement, service delivery, and capital investment."*

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The Equity goal emphasizes walking facilities for all residents in the community. A project priority evaluation system is proposed that helps determine relative priorities for individual projects. The priorities including weighted emphasis to walking projects that address equity issues based on household tenure and income, populations that are aligned with HUD programs and this Consolidated Plan.

Highest priority projects were put into Tier 1 and Tier 2. Those projects with the highest Equity score for household and income categorized as Tier 1 and Tier 2 are shown in the following tables.

TABLE 50: PEDESTRIAN MASTER PLAN, TIER 1 PROJECTS, SORTED BY HOUSEHOLD TENURE SCORE

Unique Project ID	Street 1	Street 2	Project Type	Transit Connectivity	Safety	Posted Speed	Safe Routes to School	Crossing	Neighborhood Plan	Household Tenure	Pedestrian Activity	Traffic Volume	Total Score
53	Ellis St	Ohio St	Arterial Crossing	1	3	3	10	3	2	34	10	6	72
45	W Champion St	W Holly St	Arterial Crossing	5	0	3	0	3	2	34	10	8	65
42	D St	W Holly St	Arterial Crossing	5	0	3	0	3	2	27	6	6	52
15	Pacific St	Texas St	Arterial Crossing	1	0	3	10	3	2	27	9	4	59
27	Woburn St	Texas St	Arterial Crossing	5	0	3	10	3	2	27	8	8	66
62	24th St	Mill Ave	Arterial Crossing	5	0	3	10	3	0	21	8	0	50
2	25th St	Douglas Ave	Arterial Crossing	5	0	3	10	3	2	21	8	4	56
61	Bill McDonald Pkwy	34th St	Arterial Crossing	10	3	5	10	3	2	21	10	8	72
0	14th St	Old Fairhaven Pkwy	Arterial Crossing	5	3	5	10	3	2	17	9	8	62
1	32nd St	Taylor Ave	Arterial Crossing	5	0	5	10	3	2	17	6	6	54
51	Birchwood Ave	Cedarwood Ave	Arterial Crossing	1	0	3	10	3	0	17	9	8	51
52	Woburn St	Fraser St	Arterial Crossing	5	0	5	10	3	2	17	7	8	57
3	21st St	Mill Ave	Arterial Crossing	5	0	3	10	3	2	16	8	6	53
34	Woburn St	Trail (Btwn E Illinois St & E Maryland St)	Trail/Roadway Crossing	10	6	3	10	3	2	12	10	8	64
56	11th St	Finnegan Wy	Arterial Crossing	10	0	3	10	3	2	9	10	8	55
16	St Clair St	Alabama St	Arterial Crossing	5	0	5	10	3	2	7	10	8	50
14	Ellis St	Alabama St	Arterial Crossing	10	0	5	10	3	2	5	7	8	50

Source: Bellingham Pedestrian Master Plan, Draft May 2012, City of Bellingham &amp; Alta Planning + Design

TABLE 51: PEDESTRIAN MASTER PLAN, TIER 2 PROJECTS, SORTED BY HOUSEHOLD TENURE SCORE

Unique Project ID	Street 1	Street 2	Project Type	Transit Connectivity	Safety	Posted Speed	Safe Routes to School	Crossing	Neighborhood Plan	Household Tenure	Pedestrian Activity	Traffic Volume	Total Score
50	Cornwall Ave	E Maple St	Arterial Crossing	0	0	3	0	3	2	27	10	4	49
25	Cordata Pkwy	Tremont Ave	Arterial Crossing	5	0	5	0	3	2	21	6	4	46
76 8	Fielding Ave	32nd St	Arterial Crossing	5	0	3	0	3	2	17	6	6	42
57	Samish Way	40th St	Arterial Crossing	5	0	5	0	3	2	17	8	6	46
29	Electric Ave	Flynn St	Arterial Crossing	5	0	5	0	3	2	16	6	4	41
10	N Garden St	E Laurel St	Arterial Crossing	1	0	3	0	3	2	16	10	6	41

Unique Project ID	Street 1	Street 2	Project Type	Transit Connectivity	Safety	Posted Speed	Safe Routes to School	Crossing	Neighborhood Plan	Household Tenure	Pedestrian Activity	Traffic Volume	Total Score
20	Carrington Way	Barkley Blvd	Arterial Crossing	0	0	5	10	3	2	9	7	6	42
39	Northwest Ave	Victor St	Arterial Crossing	10	0	3	10	3	2	6	6	8	48
38	Old Fairhaven Pkwy	24th St	Arterial Crossing	5	0	5	10	3	2	6	5	8	44
49	Eldridge Ave	Nequalicum Ave	Arterial Crossing	5	0	3	10	3	2	5	7	6	41
28	James St	Texas St	Arterial Crossing	5	0	3	10	3	2	5	8	8	44
37	Samish Way	Btwn Larrabee & Montessori School	Arterial Crossing	5	0	5	10	3	2	4	7	6	42
9	Toledo St	Lakeway Dr	Arterial Crossing	5	0	5	10	3	2	4	6	10	45
17	Sylvan St	Alabama St	Arterial Crossing	5	0	5	10	3	2	3	6	6	40
55	10th St	McKenzie Ave	Arterial Crossing	10	0	3	10	3	2	2	7	6	43

Source: Bellingham Pedestrian Master Plan, Draft May 2012, City of Bellingham & Alta Planning + Design

FIGURE 15: PRIORITY PEDESTRIAN PROJECTS



Source: Bellingham Pedestrian Master Plan, Draft May 2012, City of Bellingham & Alta Planning + Design

### Parks, Recreation and Open Space Plan

Bellingham has a six-year Parks, Recreation and Open Space Plan that was adopted in 2008. The Parks Plan builds on the mission to support a healthy community by promoting high quality parks and recreation services. Throughout the plan, the City recognizes the importance of having programs, services and facilities available to all income groups in the community. Plan policies include:

- Provide meeting facilities, daycare, after school, and other program activities for all cultural, age, physical and mental capability, and income groups in the community.
- Support basketball, volleyball, tennis, soccer, baseball, softball, and other instruction and participatory programs for all age, skill level, and income groups in the community.
- Design outdoor picnic areas, trails, playgrounds, courts, fields, parking lots, restrooms, and other active and supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income and activity interests
- Design indoor facility spaces, activity rooms, restrooms, parking lots, and other active and supporting spaces and improvements to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income and activity interests.

The Parks Plan does not have the level of specificity to identify improvements that would target low-income neighborhoods. In the previous five years, CDBG funds have been used to make improvements to neighborhood parks. Some of those improvements included:

2008 Whatcom Creek Train connector - finished link in trail  
 2008 Birchwood Neighborhood Park Acquisition - acquisition of 5-acre parcel  
 2007 Old Village Trail - completed trail  
 2006 Franklin Park - neighborhood improvements

### *PUBLIC SERVICES*

The City provides funding assistance to non-profit agencies that provide public (human) services to low-income persons and households in the City. The funding is a combination of CDBG public service funds<sup>18</sup> and City General Funds. The City has typically solicited proposals for these funds once every two years, with allocation of the funds reserved for budget action of the City Council.

TABLE 52: 2012 PUBLIC (HUMAN) SERVICE AWARDS, CITY OF BELLINGHAM

Category	Agency	Program	Amount	Subtotal
<b>Housing:</b>				<b>\$135,518</b>
	LAW Advocates	Courthouse-Based Eviction Clinic	\$7,961	
	Lydia Place	Transitional Housing	\$17,358	
	Northwest Youth Services	Transitional Living	\$20,919	
	Opportunity Council	Homeless Housing	\$28,537	

<sup>18</sup> CDBG allows no more than 15% of CDBG grants and prior-year program income to be allocated towards public services. The City has typically allocated the full amount available for public services. HOME funds cannot be used for public services.

## NEEDS ASSESSMENT

Category	Agency	Program	Amount	Subtotal
	Sean Humphrey House	Housing and Support Services - HIV/AIDS	\$9,576	
	Whatcom Volunteer Center	House 2 Home Network	\$4,205	
	Whatcom Volunteer Center	Volunteer Chore	\$8,746	
	Womencare Shelter	Emergency Confidential Shelter	\$21,942	
	YWCA	Larrabee Residence	\$16,274	
<b>Physical/Mental Health:</b>				<b>\$52,479</b>
	Evergreen AIDS Foundation	Barney Wood Memorial Fund	\$4,263	
	Interfaith Community Health Center	Primary Medical & Dental Health Services	\$16,188	
	LAW Advocates	Homeless Disabilities Benefits Advocacy Project	\$8,725	
	Whatcom Counseling & Psychiatric Clinic	Assistance in Transition from Homelessness (PATH)	\$23,303	
<b>Basic Needs:</b>				<b>\$52,684</b>
	Bellingham Food Bank	Emergency Food Distribution	\$22,587	
	Opportunity Council	Community Voice Mail	\$6,744	
	Opportunity Council	Maple Alley Inn	\$15,561	
	Whatcom County Council on Aging	Meals on Wheels	\$7,792	
<b>Affordable Child Care/Youth and Family Intervention:</b>				<b>\$18,026</b>
	B'ham Childcare & Lrng Ctr	Affordable Childcare	\$18,026	
<b>Job Training:</b>				<b>\$0</b>
	none			
<b>Supportive Services/Crisis Services:</b>				<b>\$18,372</b>
	Brigid Collins Family Support Center	School Linked Interven. for Child Abuse	\$4,195	
	Domestic Violence & Sexual Assault Srvs	24-Hour Crisis Hotline	\$4,739	
	Whatcom Literacy Council	Obtaining Job Skills Through Literacy	\$5,286	
	Womencare Shelter	Post Shelter Support	\$4,152	
<b>Other:</b>				<b>\$30,494</b>
	Opportunity Council	Emergency Shelter Winter 2012	\$26,138	
	Bellingham School District	Readiness to Learn	\$4,356	
<b>TOTALS</b>				<b>\$307,573</b>

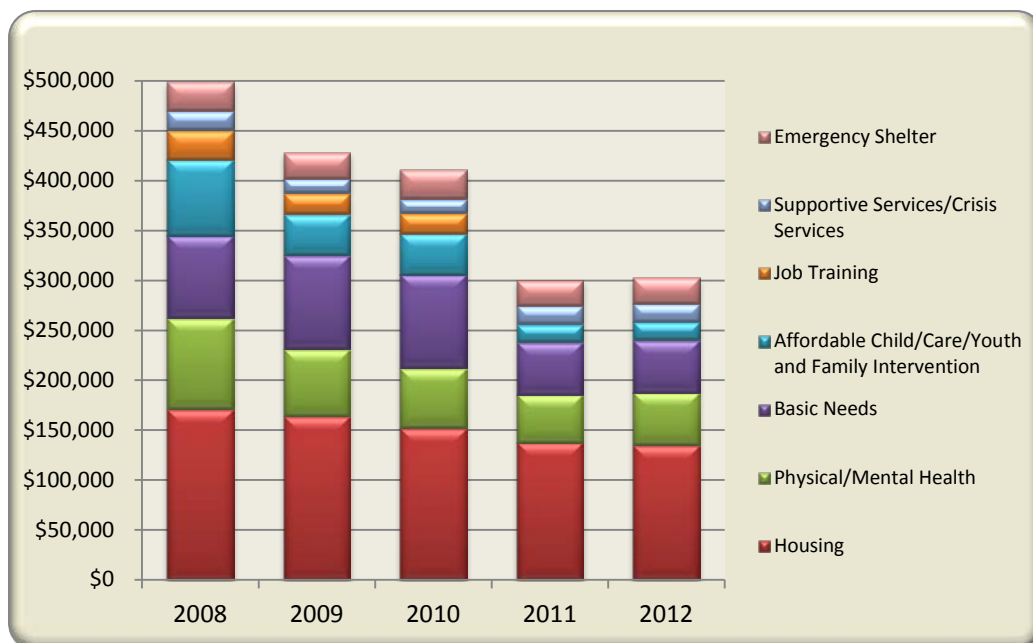


Agencies that have previously received public (human) service funding from the City include:

- Assistance League of Bellingham -- Operation School Bell
- Big Brothers Big Sisters -- One-to-One Mentoring
- Community to Community Development -- Small Potatoes Gleaning Project
- ReUse Works -- Job Training Program
- Sea Mar Community Health Center -- Health Care, Food Vouchers and Youth Intervention
- Whatcom Alliance for Health Care Access -- Health Care
- Whatcom County Health Department -- HIV/STD Prevention, Homeless Outreach
- YWCA/Salvation Army -- Other Bank
- Old Town Christian Ministries -- Winter Emergency Shelter

Federal and City funding reductions have resulted in a significant decline in the amount of funds available for public (human) services.

CHART 19: PUBLIC (HUMAN) SERVICE ALLOCATIONS, 2008-2012, CITY OF BELLINGHAM



Source: City Budget Documents

## PROJECTED HOUSING NEEDS IN 2017

The Consolidated Plan must provide a concise summary of the city's estimated housing needs for the ensuing five-year period. Housing data must be based on U.S. Census data, as provided by HUD, and updated by any local study or other reliable source.

Baseline data and housing needs projections is based on three data sets:

- 2010 Census -- 100% count data (SF1) available for population within the city, urban growth area and in occupied housing units, as well as size of household by tenure.
- ACS/CHAS -- Comprehensive Housing Affordability Study (CHAS) data is based on the 2005-2009 American Community Survey (ACS). This data includes total households by tenure, income, age, race/ethnicity, family size, year structure built, and housing problems, including housing cost burden. This data set has not been recalibrated by HUD to the 2010 Census, and as such, the total households by tenure do not equal the 2010 Census.
- Whatcom County Comprehensive Plan -- Under the Washington State Growth Management Act (GMA), the City of Bellingham was allocated a 20-year population of 111,761. The Consolidated Plan must project needs for 5-years; the projection of future needs is based on 5 years of the 20-year growth. Population in group quarters is taken out of the rental and owner-occupied housing needs.

Future housing needs is based on an assumption that the ratios will remain the same. The trends clearly show that there are significant changes that are taking place with our aging population, smaller household and family size, and increasing rental tenure over ownership. The only data source that identifies household income by tenure is the CHAS data, which significantly undercounts the number of housing units in the City of Bellingham. The result of these data limitations is to underestimate future housing needs for low-income and elderly populations.

TABLE 53: HOUSING NEED ASSUMPTIONS

	2010 Census	2029 GMA	2029 Net	2017 Con Plan	2017 Net
<b>Population</b>					
City	80,885	(X)	(X)	87,122	6,237
in occupied households	75,713	(X)	(X)	80,549	4,836
Urban Growth Area	91,251	111,761	20,510	(X)	(X)
in occupied households	86,072	105,418	19,346	(X)	(X)
<b>Housing Units</b>					
Renter-occupied	18,833	23,861	5,028	20,090	1,257
Owner-occupied	15,838	19,680	3,842	16,799	961
<b>Occupancy</b>					
Renter-occupied	2.09	2.09	(X)	2.09	(X)
Owner-occupied	2.30	2.30	(X)	2.30	(X)

Source: Census 2010, SF1 data for population, housing units (city only) and occupancy rates (city only). Whatcom County Comprehensive Plan, Chapter 1, for population allocation. Housing units in 2029 or 2017 do not include existing units in areas outside city limits but within Urban Growth Area that might be annexed in the intervening period. (X) indicates that data is either not available or not applicable.

The following table shows the housing unit discrepancy between Census 2010 data and CHAS data.

TABLE 54: CENSUS 2010 AND CHAS HOUSING UNIT COUNTS

Tenure:	Census 2010	CHAS	Difference
Renter	18,833	17,950	(883)
Owner-occupied	15,838	14,720	(1,118)
<b>TOTAL</b>	<b>34,671</b>	<b>32,670</b>	<b>(2,001)</b>

Source: Census 2010, Redistricting File and 2005-2009 American Community Survey (CHAS)

The following table describes the income categories used in this Consolidated Plan, and how they relate to the HUD funding programs targeting those populations.

TABLE 55: HOUSEHOLD INCOME AND PROGRAM TARGETING

Household Income:	Description:	Program Targeting:
0-30% AMI	Extremely Low-Income	Eligible for CDBG and HOME funding. Risk of homelessness high. Elderly homeowners face challenges with home repairs. Primary focus of TBRA program and homeless plan.
>30-50% AMI	Very Low-Income	Eligible for CDBG and HOME funding. Primary target of HOME funding due to income target requirements. Housing rehabilitation for homeowners reaches a significant portion of this population.
>50-80% AMI	Low-Income	Primarily targeted at home owners and public services.
>80-100% AMI	Moderate Income	Not eligible for HUD funding; could be categorized as " <b>work force</b> " housing in Bellingham.
>100% AMI	Median to High Income	Not eligible for HUD funding.

### *HOUSING NEEDS: ONE OR MORE HOUSING PROBLEMS*

The following tables shows households with one or more housing problems: lacks kitchen or bathroom, overcrowding or cost burden. The "Current Estimate" column is based off the special HUD tabulation (CHAS) using the 2005-2009 American Community Survey that shows existing need. The 2017 column shows increased need based on assumptions that new rental households will be at the same ratio of income as 2010, and population increases are 25% of GMA population allocation.

TABLE 56: HOUSING NEEDS WITH 1 OR MORE HOUSING PROBLEMS (BY TENURE &amp; INCOME)

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	4,775	334	562	715	47	762
>30-50% AMI	2,990	209	1,621	835	54	889
>50-80% AMI	2,365	166	2,006	1,175	77	1,252
>80-100% AMI	315	22	209	710	46	756
>100% AMI	290	20	144	1,345	88	1,433
<b>Total</b>	<b>10,735</b>	<b>752</b>	<b>4,542</b>	<b>4,780</b>	<b>312</b>	<b>5,092</b>

Source: 2005-2009 American Community Survey, CHAS (Table 1)

The following table shows those households with at least one person age 62+ in the household with a housing problem.

TABLE 57: ELDERLY (62+) HOUSING NEEDS WITH 1 OR MORE HOUSING PROBLEMS

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	510	34	544	340	23	363
>30-50% AMI	370	25	395	270	18	288
>50-80% AMI	410	27	437	175	12	187
>80-100% AMI	60	4	64	70	5	75
>100% AMI	140	9	149	140	9	149
<b>Total</b>	<b>1,490</b>	<b>99</b>	<b>1,589</b>	<b>995</b>	<b>66</b>	<b>1,061</b>

Source: 2005-2009 American Community Survey, CHAS (Table 5)

### *HOUSING NEEDS: HOUSING COST BURDEN > 30%*

The following table shows household needs by income and tenure that pay more than 30%, but less than 50% of their income towards housing costs.

TABLE 58: HOUSING COST BURDEN &gt;30% AND &lt;=50% (BY TENURE &amp; INCOME)

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	525	37	562	150	10	160
>30-50% AMI	1,515	106	1,621	355	23	378
>50-80% AMI	1,875	131	2,006	720	47	767
>80-100% AMI	195	14	209	545	36	581
>100% AMI	135	9	144	1,165	76	1,241
<b>Total</b>	<b>4,245</b>	<b>297</b>	<b>4,542</b>	<b>2,935</b>	<b>192</b>	<b>3,127</b>

Source: 2005-2009 American Community Survey, CHAS (Table 8)

TABLE 59: ELDERLY HOUSEHOLD WITH HOUSING COST BURDEN &gt;30% AND &lt;=50%

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	80	5	85	75	5	80
>30-50% AMI	115	8	123	150	10	160
>50-80% AMI	195	13	208	150	10	160
>80% AMI	90	6	96	175	12	187
<b>Total</b>	<b>480</b>	<b>32</b>	<b>512</b>	<b>550</b>	<b>37</b>	<b>587</b>

Source: 2005-2009 American Community Survey, CHAS (Table 7)

*HOUSING NEEDS: HOUSING COST BURDEN > 50%*

The following table shows household needs by income and tenure that pay more than 50% of their income towards housing costs. This is a severe housing cost burden.

TABLE 60: HOUSING COST BURDEN &gt;50% (BY TENURE &amp; INCOME)

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	4,200	294	4,494	560	37	597
>30-50% AMI	1,445	101	1,546	415	27	442
>50-80% AMI	310	22	332	455	30	485
>80-100% AMI	45	3	48	135	9	144
>100% AMI	90	6	96	115	8	123
<b>Total</b>	<b>6,090</b>	<b>426</b>	<b>6,516</b>	<b>1,680</b>	<b>110</b>	<b>1,790</b>

Source: 2005-2009 American Community Survey, CHAS (Table 8)

The following table identifies the needs of elderly households that pay more than 50 percent of their income on housing costs.

TABLE 61: ELDERLY HOUSEHOLD WITH HOUSING COST BURDEN &gt;50%

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	405	27	432	265	18	283
>30-50% AMI	235	16	251	120	8	128
>50-80% AMI	180	12	192	25	2	27
>80% AMI	110	7	117	4	0	4
<b>Total</b>	<b>930</b>	<b>62</b>	<b>992</b>	<b>414</b>	<b>28</b>	<b>442</b>

Source: 2005-2009 American Community Survey, CHAS (Table 7)

Student population is not distinguished in Census and CHAS data. Since students and their occupancy of off-campus housing constitutes a significant portion of Bellingham's population and households, the number of non-student households was estimated by looking at an average of five comparable cities in western Washington. Based on those averages, adjustments were made to existing and projected severe housing cost burden that doesn't include the student population.

TABLE 62: HOUSING COST BURDEN &gt;50% (RENTAL HOUSING ADJUSTED FOR STUDENTS)

Household Income:	Estimate (w/o students)	2017 (increase)	Total
0-30% AMI	2,310	207	2,517
>30-50% AMI	560	50	610
>50-80% AMI	79	7	86
>80-100% AMI	16	1	17
>100% AMI	90	8	98
<b>Total</b>	<b>3,055</b>	<b>274</b>	<b>3,329</b>

Source: 2005-2009 American Community Survey, CHAS (Table 8)

*HOUSING NEEDS: SEVERE OVERCROWDING*

The following table shows household needs with more than 1.5 persons per room.

TABLE 63: SEVERE OVERCROWDING

Household Income:	Renter			Owner		
	Current Estimate	2017 (increase)	2017 Need	Current Estimate	2017 (increase)	2017 Need
0-30% AMI	60	5	65	0	0	0
>30-50% AMI	35	3	38	0	0	0
>50-80% AMI	55	5	60	0	0	0
>80-100% AMI	10	1	11	0	0	0
>100% AMI	0	0	0	0	0	0
<b>Total</b>	<b>160</b>	<b>14</b>	<b>174</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: 2005-2009 American Community Survey, CHAS (Table 3)

*HOUSING NEEDS: STUDENT POPULATION*

In the fall of 2011, Western Washington University (WWU) had a full time equivalent enrollment of 12,803 and provided 4,036 beds, approximately 1/3<sup>rd</sup> of the beds needed for its population. 92% of first-year (freshman) WWU students lived on campus.

WWU just completed a new residential tower (Buchanan Towers East), adding 105 additional beds to the south campus region. There are not any plans that are known to add additional housing capacity. If enrollment increases, then that additional capacity would take up off-campus housing, either through leased apartments or through private market housing.

If enrollment increased at an average rate of 1.4% (last three year's average), then WWU would have another 910 students by 2016. Without adding any new on-campus housing capacity, this could impact the availability of rental housing in Bellingham by approximately **400 housing units**.

In addition to WWU enrollment, another 6,350 students were enrolled at Whatcom Community College and Bellingham Technical College.

## CHAPTER 3:

# HOUSING MARKET ANALYSIS

### OVERVIEW

Bellingham's housing stock has changed over the past twenty years, with an increasing amount of multi-family construction. 60% of the housing built in this period has been multi-family, and now the housing stock is equally divided between single family and multi-family.

The housing market in Bellingham is drastically different than the remainder of Whatcom County, and is driven largely by the influence of the student population. While less than half of Bellingham's housing is detached single family, 71% of the housing outside the City is single family detached.

The renter-occupied housing is predominantly within multi-family units with 2 or less bedrooms. Conversely, owner-occupied housing is overwhelmingly in detached single family housing with 3+ bedrooms. Interestingly, the majority of the oldest housing stock in Bellingham is occupied by owners, reflecting a likely tendency to occupy single family homes in one of the several historic districts in the City.

Income has not kept pace with rising housing costs. The median value of homes in the past ten years increased 96%, and the median rent increased 29%. Meanwhile, family income increased by just 23% during the same time period.

Apartment vacancy rates have declined from 2004 to 2011. 1-bedroom apartments had a 4.2% vacancy rate in 2004, and 2-bedroom units had a 5.4% rate. These rates dropped, respectively, to 1.4% and 2.9% in 2011. While vacancy rates have dropped, the average rent increased from \$666 per month to \$782 during this same time period.

With the rise in cost for housing, the number of home sales that would be affordable to a low-income family declined in the past ten years. More than half (518) of the 2+ bedroom homes sold in 2000 were sold at a price that could have been affordable to a low-income household (family of three) earning 80% of Area Median Income. Less than 5% (40) of the homes sold in 2007 would have been affordable to a low-income household.

Some neighborhoods have consistently had home sales below citywide median values. However, just one neighborhood in 2009 (Roosevelt) would have been considered to have median sales affordable to a low-income family. Neighborhoods that were once considered affordable, such as Columbia, Happy Valley, Lettered Streets or York, saw median sales values increase by more than 115% in the past ten years.

More than half of the city's affordable housing rental inventory are projects developed using the Low Income Housing Tax Credit program administered through the Washington State Housing Finance Commission. These projects are largely developed by nonprofit agencies in Bellingham, including the Bellingham Housing Authority and Catholic Housing Services.

The need to house students plays a significant part in the City's housing needs. Funding for new student housing has not been allocated, and if enrollment increases, the need to accommodate the additional students will impact the housing supply in Bellingham.



## HOUSING UNITS

### EXISTING HOUSING STOCK

Half of Bellingham's housing stock is single family and half is two or more units. 36% of Bellingham's housing stock is in a building with 5 or more units.

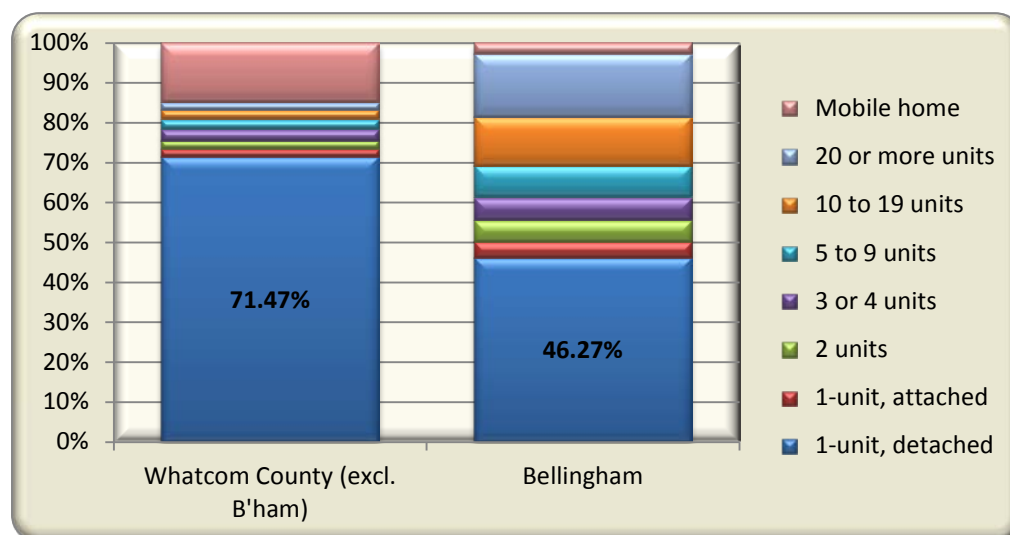
TABLE 64: UNITS IN STRUCTURE, CITY OF BELLINGHAM

UNITS IN STRUCTURE	Number	%
1-unit, detached	16,963	46.3%
1-unit, attached	1,464	4.0%
2 units	1,985	5.4%
3 or 4 units	2,125	5.8%
5 to 9 units	2,892	7.9%
10 to 19 units	4,473	12.2%
20 or more units	5,795	15.8%
Mobile home	961	2.6%
Boat, RV, van, etc.	0	0.0%
<b>TOTAL HOUSING UNITS</b>	<b>36,658</b>	<b>(X)</b>

Source: 2006-2010 American Community Survey

Bellingham's housing stock differs significantly from the larger geographic area of Whatcom County. In Chart 20 below, housing types for areas outside Bellingham are compared with the city's housing stock.

CHART 20: HOUSING TYPE



Source: 2006-2010 American Community Survey, DP04

*UNIT SIZE BY TENURE*

TABLE 65: TENURE BY BEDROOMS, CITY OF BELLINGHAM

Number of Bedrooms	Owner-occupied		Renter-occupied	
	Estimate	%	Estimate	%
No bedroom	20	0.1%	1,463	7.9%
1 bedroom	407	2.6%	5,315	28.7%
2 bedrooms	4,137	26.8%	7,380	39.9%
3+ bedrooms	10,873	70.4%	4,350	23.5%
<b>TOTAL</b>	<b>15,437</b>		<b>18,508</b>	

Source: 2006-2010 American Community Survey, B25042

TABLE 66: TENURE BY UNIT SIZE, CITY OF BELLINGHAM

Unit Size	Owner-occupied		Renter-occupied	
	Estimate	%	Estimate	%
1, detached or attached	12,876	83%	4,525	24%
2 to 4	713	5%	2,979	16%
5 to 19	600	4%	6,021	33%
20 to 49	367	2%	2,657	14%
50 or more	166	1%	2,199	12%
Mobile home, boat, RV, van, etc.	715	5%	127	1%
<b>TOTAL</b>	<b>15,437</b>		<b>18,508</b>	

Source: 2006-2010 American Community Survey, B25124

**COST OF HOUSING**

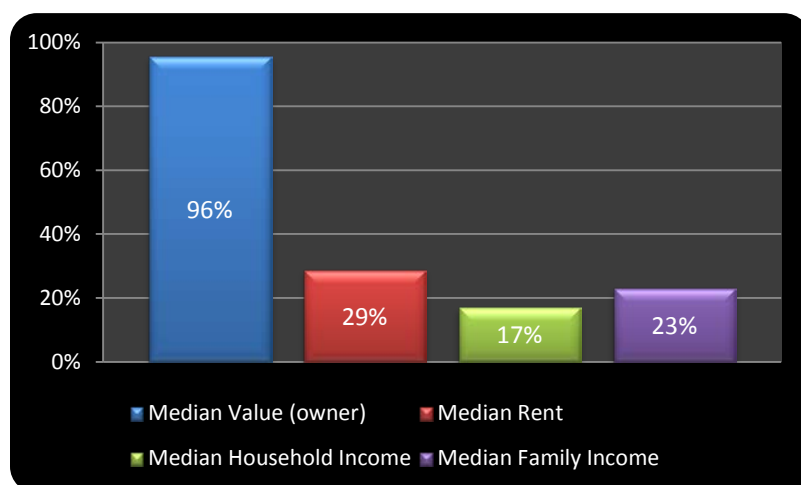
Over the past decade, income has not kept pace with housing costs -- particularly owner-occupied housing. The median value of homes increased from \$156,100 to \$305,500, a 96% increase from 2000 to 2010. Rents increased at a more modest level, increasing 29% during the decade. Incomes during this same period increased just 17% for households and 23% for families.

TABLE 67: HOUSING COST AND INCOME, 2000 TO 2010

	2000	2010	% Change
<b>Median Value (owner)</b>	156,100	305,500	96%
<b>Median Rent</b>	613	790	29%
<b>Median Household Income</b>	32,530	38,136	17%
<b>Median Family Income</b>	47,196	58,149	23%

Source: Census 2000 (SF3) and 2006-2010 American Community Survey (DP3 and DP4)

CHART 21: CHANGE IN HOUSING COSTS AND INCOME, 2000 TO 2010



Source: Census 2000 (SF3) and 2006-2010 American Community Survey (DP3 and DP4)

### RENTAL COSTS

Well over half of household rents paid in Bellingham in 2010 were between \$500 and \$1,000 per month. As can be seen in Table 68 below, the shift in rental costs during the past ten years is quite noticeable, with 2,305 fewer units available for rent between \$300 and \$749 per month.

TABLE 68: GROSS RENT PAID, 2000-2010, CITY OF BELLINGHAM

GROSS RENT	Census 2000		Census 2010		Change	
	# of Units	%	# of Units	%	# of Units	%
Less than \$200	484	3%	375	2%	(109)	-1%
\$200 to \$299	611	4%	476	3%	(135)	-2%
\$300 to \$499	3,102	21%	1,334	7%	(1,768)	-14%
\$500 to \$749	6,113	42%	5,576	31%	(537)	-11%
\$750 to \$999	2,390	16%	5,285	29%	2,895	13%
\$1,000 to \$1,499	1,150	8%	3,437	19%	2,287	11%
\$1,500 or more	419	3%	1,572	9%	1,153	6%
Median (dollars)	613	(X)	790	(X)	177	(X)
No rent paid	277	2%	453	3%	176	1%
<b>TOTAL</b>	<b>14,546</b>		<b>18,055</b>		<b>4,139</b>	

Source: Census 2000 (SF3) and 2006-2010 American Community Survey, DP4

### APARTMENT COSTS AND VACANCY RATES

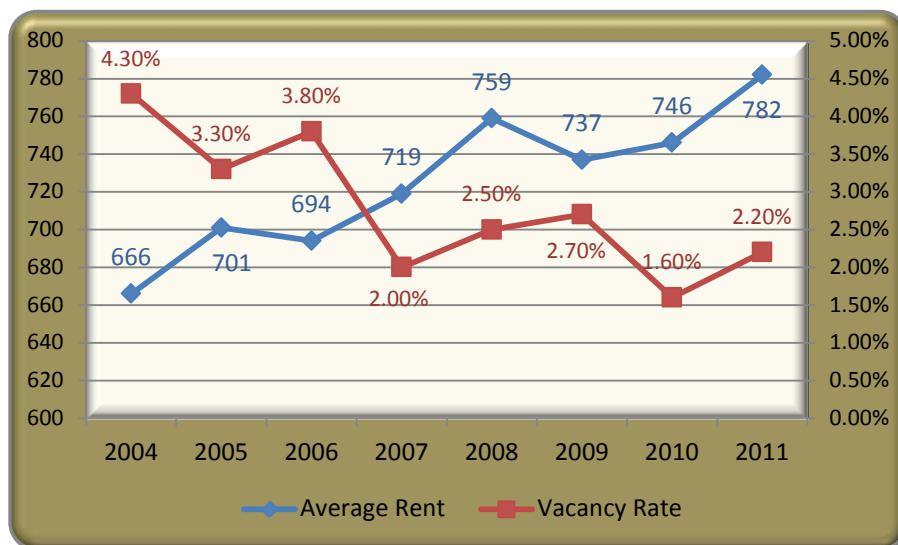
Apartment rental vacancy rates have declined over the past five years in Whatcom County. As vacancy rates have declined, average apartment rent has increased. The Washington Center for Real Estate Research has been collecting apartment market statistics for Whatcom County. The goal of the survey is to estimate the vacancy rate and average rent charged. Only apartment complexes with at least 20 units are surveyed, which is 26% of the City's rental housing market.

CHART 22: APARTMENT STATISTICS, 2004-2011, WHATCOM COUNTY

Year	1-Bedroom Apartments			2-Bedroom/1 Bath Apartments		
	Average Size (sq. ft.)	Average Rent	Vacancy Rate	Average Size (sq. ft.)	Average Rent	Vacancy Rate
2004	638	581	4.2%	841	654	5.4%
2005	674	608	3.4%	866	691	4.1%
2006	652	608	3.5%	854	686	4.3%
2007	606	622	1.9%	855	694	1.7%
2008	616	660	1.6%	849	736	2.7%
2009	619	934	0.9%	843	740	3.6%
2010	628	658	1.3%	858	820	1.5%
2011	628	704	1.4%	871	770	2.9%

Source: Washington Center for Real Estate Research, Fall Reports (Sample Survey of 20+ apartment units)

CHART 23: SUMMARY APARTMENT MARKET STATISTICS, WHATCOM COUNTY



Source: Washington Center for Real Estate Research, Fall Reports (Sample Survey of 20+ apartment units)

### OWNER-OCCUPIED UNITS AND SINGLE FAMILY HOME SALES

The 2010 Census shows 1,396 fewer housing units with a mortgage under \$1,000 in monthly costs since 2000. This corresponds to the increase in home sale prices within the city.

TABLE 69: SELECTED MONTHLY OWNER COSTS, CITY OF BELLINGHAM

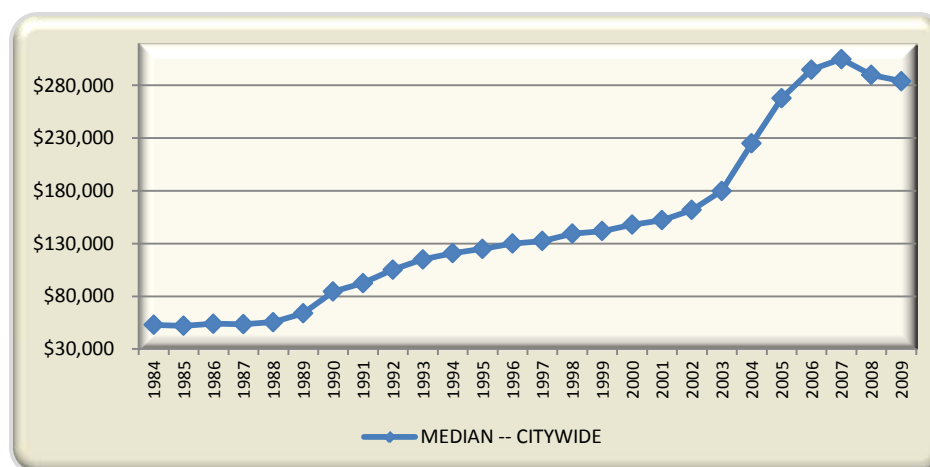
Monthly Cost	Census 2000		Census 2010		Change	
	# of Units	%	# of Units	# of Units	%	# of Units
Housing units with a mortgage	7,520	(X)	10,296	(X)	(35)	(X)
Less than \$300	35	0%	0	0%	(23)	0%
\$300 to \$499	154	1%	131	1%	(221)	0%
\$500 to \$699	515	5%	294	3%	(810)	-2%
\$700 to \$999	2,037	19%	1,227	12%	(307)	-7%
\$1,000 to \$1,499	3,121	29%	2,814	27%	1,707	-1%
\$1,500 to \$1,999	1,027	9%	2,734	27%	2,465	17%
\$2,000 or more	631	6%	3,096	30%	472	24%
Median (dollars)	1,133	(X)	1,605	(X)	1,742	(X)
Housing units without a mortgage	3,399	31%	5,141	33%	(35)	2%

Source: 2006-2010 American Community Survey, DP04

The "Whatcom County Real Estate Research Report" has been published for 32 years with the cooperation of the College of Business and Economics at Western Washington University. A single family home sales database<sup>19</sup> from July 1984 through July 2009 provides sales data compiled by the Whatcom County Assessor (Willnauer) and "geocoded" by the City (Chris Behee).

The median value of single family homes sold in Bellingham increased 344% in twenty years, from \$63,900 in 1989 to \$284,000 in 2009. In the past three years, overall median home sales have decreased in the City of Bellingham.

CHART 24: MEDIAN SALES PRICE, SINGLE FAMILY HOMES, CITY OF BELLINGHAM

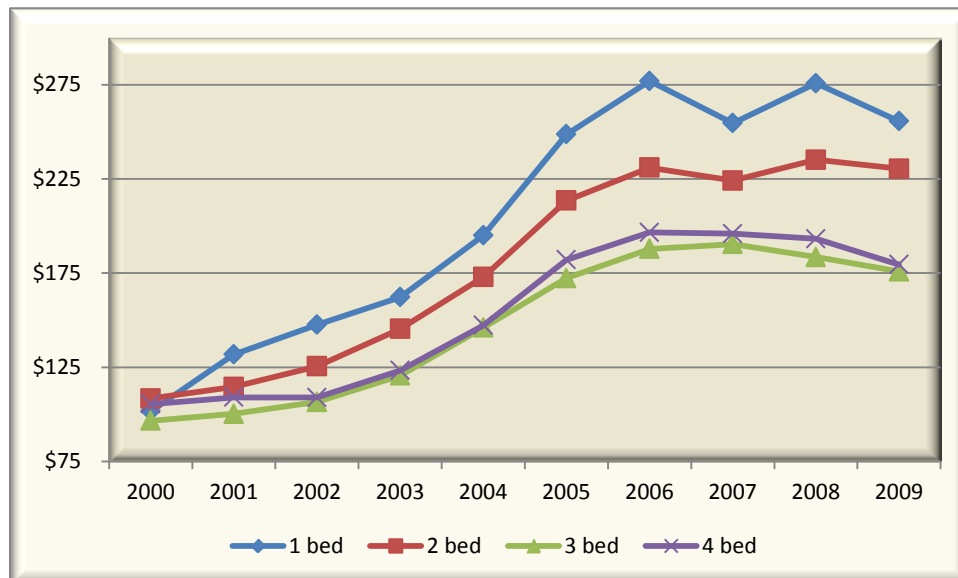


Source: Whatcom County Real Estate Research Report, Bellingham Single Family Homes Data

<sup>19</sup> The University was kind enough to provide their compiled database of single family home sales from July 1984 through July 2009. The data is compiled by Julia Hansen, Professor of Economics and Earl Benson, Professor of Finance at Western Washington University. For more information, go to [www.wcrer.org](http://www.wcrer.org).

As shown in Chart 25 below, 2 bedroom homes appear to be holding their value better than other unit sizes sold between 2007 and 2009.

CHART 25: COST PER SQUARE FOOT, SINGLE FAMILY HOME SALES (BY BEDROOMS)



Source: Whatcom County Real Estate Research Report, Bellingham Single Family Homes Data

## HOUSING AFFORDABILITY

When housing costs (including utilities) exceeds 30 percent of household income, the conventional standard for housing affordability is not met. A "severe" housing cost burden is when the cost exceeds 50 percent of household income.

Income, housing costs and number of households burdened with housing costs is provided by the Census. Table 70 identifies the household income, by tenure, in the City of Bellingham. Table 71 identifies those households that pay more than 50% of their income (severe burden) towards housing costs.

TABLE 70: HOUSEHOLD INCOME BY TENURE, CITY OF BELLINGHAM

Household Income:	Renter		Owner		All Households	
	Estimate	%	Estimate	%	Total	%
0-30% AMI	5,590	31%	890	6%	6,480	20%
>30-50% AMI	3,395	19%	1,320	9%	4,715	14%
>50-80% AMI	4,020	22%	2,475	17%	6,495	20%
>80-100% AMI	1,610	9%	1,510	10%	3,120	10%
>100% AMI	3,335	19%	8,525	58%	11,860	36%
<b>TOTALS</b>	<b>17,950</b>		<b>14,720</b>		<b>32,670</b>	

Source: 2005-2009 American Community Survey, CHAS Tabulation

TABLE 71: HOUSEHOLDS WITH HOUSING COST BURDEN &gt; THAN 50%, CITY OF BELLINGHAM

Household Income:	Renter		Owner		Total	
	#	%	#	%	#	%
< 30% AMI	4,200	69%	560	33%	4,760	61%
> 30% but < 50% AMI	1,445	24%	415	25%	1,860	24%
> 50 but >80% AMI	310	5%	455	27%	765	10%
> 80% AMI	135	2%	250	15%	385	5%
<b>TOTAL</b>	<b>6,090</b>	<b>(X)</b>	<b>1,680</b>	<b>(X)</b>	<b>7,770</b>	<b>(X)</b>

Source: 2005-2009 American Community Survey, CHAS tabulation

*RENTAL HOUSING*

The following table shows housing units needed by income in the city, and monthly housing cost limits.

TABLE 72: HOUSING UNITS NEEDED BY INCOME, WITH MAXIMUM COSTS

Household Income	Monthly Income <sup>20</sup>	Household Costs @ 30%	# of units needed <sup>21</sup>
< 30% AMI	\$ 1,358	\$ 407	5,590
> 30% but < 50% AMI	\$ 2,263	\$ 679	3,395
> 50 but <80% AMI	\$ 3,620	\$ 1,086	4,020
> 80% but <100% AMI	\$ 4,480	\$ 1,356	1,610
> 100%	\$ 4,525	\$ 1,358	3,335

Source: See footnotes. Household costs are calculated at 30% of monthly income. Unmet need is derived from subtracting the estimated units reported in Table 68.

*HUD RENT LIMITS*

HUD establishes program rents for the HOME Investment Partnerships program. The rent limits are based on Section 8 Fair Market Rents that are published in the Federal Register. The High HOME rents are the lesser of the Fair Market Rents or 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area. The Low HOME rents are based on 30 percent of the annual income of a family whose income equals 50 percent of the median income for Bellingham.

TABLE 73: HUD HOME PROGRAM RENT LIMITS, 2012

Monthly Rent (\$)	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent (HUD)	614	677	850	1,240	1,397
High HOME Rent (65% AMI)	614	677	850	1,112	1,220
Low HOME Rent (50% AMI)	593	636	763	881	983

Source: HUD

<sup>20</sup> Derived from 2012 HUD income limits for family of two (average rental household size is 2.09)<sup>21</sup> Derived from Table 70.



### OWNER-OCCUPIED HOUSING

The single family home sales database that was compiled by the College of Business and Economics at Western Washington University (WWU) provides an important source of information on affordability of single family homes from July 1984 through July 2009.

The median value of single family homes sold in Bellingham increased 344% in twenty years, from \$63,900 in 1989 to \$284,000 in 2009.<sup>22</sup> The Census reports that the median value of owner-occupied housing increased 96% from 1999 to 2009, while median family income increased by just 23% (see Table 67).

Housing is considered affordable when the household pays no more than 30 percent of their income on housing costs.<sup>23</sup> HUD annually publishes median family income for Whatcom County, including Bellingham. Table 74 analyzes what would be an affordable mortgage and purchase price from 2000 - 2008.

TABLE 74: LOW INCOME (FAMILY OF 3) AND HOUSING COSTS (@ 30%)

Year	Median Income	Low Income (80% AMI)	Low-Income (Monthly)	Low-Income Household Costs (30%)	Low-Income Affordable Mortgage (no > than)	Low-Income Affordable Purchase Price (10% down)
2000	43,300	34,650	2,888	866	141,000	156,600
2001	44,600	35,700	2,975	893	147,000	163,300
2002	45,200	36,150	3,013	904	149,000	165,500
2003	49,700	39,750	3,313	994	166,000	184,400
2004	52,100	41,700	3,475	1,043	176,000	195,500
2005	52,100	41,700	3,475	1,043	176,000	195,500
2006	52,100	41,700	3,475	1,043	176,000	195,500
2007	52,400	41,900	3,492	1,048	177,000	196,600
2008	56,700	45,350	3,779	1,134	194,000	215,500

Source: HUD annual income limits for family of three. Affordable mortgage is based on a 30-year fixed rate mortgage at 4.5% interest after deducting a basic utility allowance of \$150 per month. An affordable purchase price assumed that the family would have 10% down payment, which is often not true for lower income households.

The WWU database provides a snapshot into home values as they have changed since 1984 in Bellingham. The affordability of homes in Bellingham changed dramatically in 2004, as shown in Table 75 below. From 2000 to 2003, approximately half of the single family homes with more than two bedrooms were affordable to a low-income family of three. In 2003, there were 598 sale transactions that would have been affordable, but in 2007, the number of sales that were affordable to a low-income family dropped to 40.

<sup>22</sup> Whatcom County Real Estate Research Report, data is compiled by Julia Hansen, Professor of Economics and Earl Benson, Professor of Finance at Western Washington University

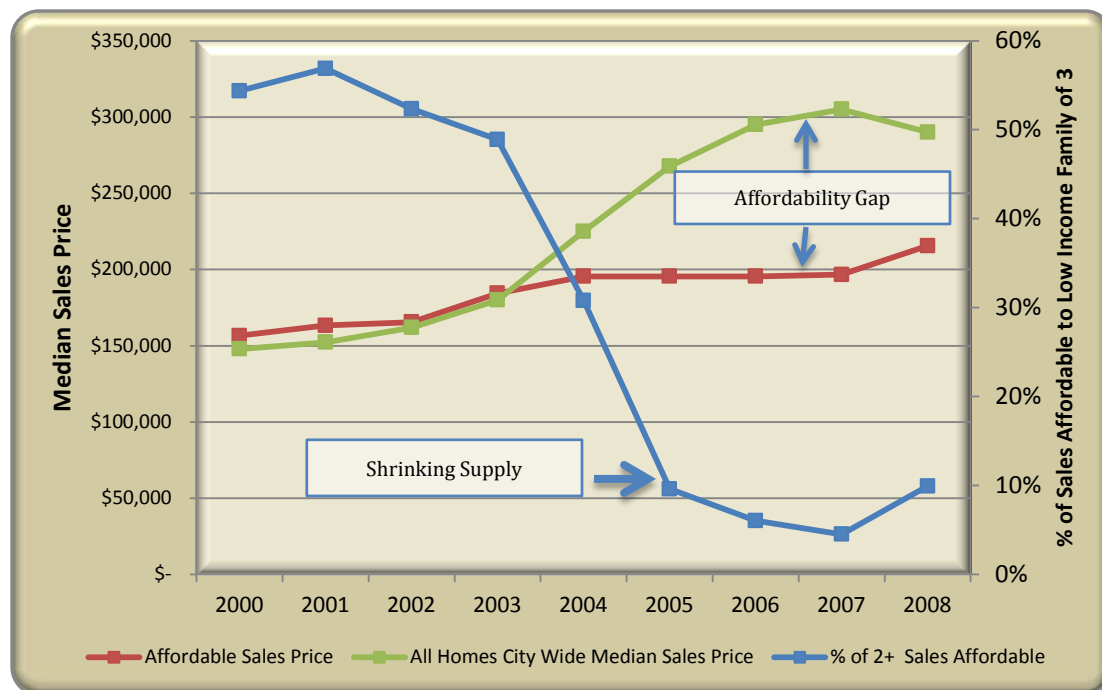
<sup>23</sup> A new measure of affordability includes both housing and transportation costs. The Center for Neighborhood Technology (CNT) has developed a Housing + Transportation (H + T) Index to address this shortcoming (<http://htaindex.cnt.org/>). In their recent report, "Penny Wise Pound Foolish," the Index identifies that 69% of the communities surveyed "are considered affordable under the traditional definition of housing costs at 30% of income. That shrinks, however, to just four out of ten (39%) when both housing and transportation costs are considered and a 45% affordability benchmark is applied."

TABLE 75: 2+ BEDROOM HOME SALES, 2000 - 2008, AFFORDABLE TO LOW-INCOME FAMILY OF 3

Year	All Homes City Wide Median Sales Price	Affordable To Low-Income	\$ Gap	Total homes sold	Total Number Affordable to Low-Income Sold	% of 2+ Sales Affordable to Low-Income
2000	147,900	156,600	(8,700)	953	518	54.4%
2001	152,250	163,300	(11,050)	1,002	570	56.9%
2002	161,950	165,500	(3,550)	1,152	603	52.3%
2003	180,000	184,400	(4,400)	1,223	598	48.9%
2004	224,990	195,500	29,490	1,211	373	30.8%
2005	267,725	195,500	72,225	1,156	111	9.6%
2006	295,000	195,500	99,500	911	55	6.0%
2007	305,000	196,600	108,400	886	40	4.5%
2008	290,000	215,500	74,500	664	66	9.9%

Source: HUD 80% AMI income limits (family of 3). Whatcom County Real Estate Research Report, data is compiled by Julia Hansen, Professor of Economics and Earl Benson, Professor of Finance at Western Washington University.

CHART 26: LOW-INCOME AFFORDABLE HOME SALES (2+ BEDROOMS, 2000 - 2008)



Source: HUD Annual income limits for family of 3 earning less than 80% AMI. Whatcom County Real Estate Research Report data is compiled by Julia Hansen, Professor of Economics and Earl Benson, Professor of Finance at Western Washington University. Affordability analysis done by City of Bellingham.

*AFFORDABLE HOMES BY NEIGHBORHOOD*

City of Bellingham GIS staff geocoded the home sales database for WWU. Geocoding identifies the location of the sale by neighborhood, which allows the City to identify the change in home values by neighborhood over time.

TABLE 76: SINGLE FAMILY HOME, MEDIAN SALES VALUE BY NEIGHBORHOOD, 1984-2009

	MEDIAN SALES VALUE		%	MEDIAN SALES VALUE		%	MEDIAN SALES VALUE		%	MEDIAN SALES VALUE		%	MEDIAN SALES VALUE		%
	1984	1989	84-89	1990	1994	90-94	1995	1999	95-99	2000	2004	00-04	2005	2009	05-09
CITYWIDE:	53,000	63,900	20.6%	84,500	121,000	43.2%	125,000	141,790	13.4%	147,900	224,990	52.1%	267,725	284,000	6.1%
NEIGHBORHOOD:															
ALABAMA HILL	73,500	84,500	15.0%	136,350	157,000	15.1%	151,750	160,250	5.6%	155,000	243,500	57.1%	297,750	308,000	3.4%
BARKLEY	74,000	92,000	24.3%	112,000	153,900	37.4%	156,000	190,472	22.1%	197,064	252,000	27.9%	308,750	292,450	-5.3%
BIRCHWOOD	49,000	59,700	21.8%	78,900	100,000	26.7%	117,000	116,000	-0.9%	131,250	201,450	53.5%	235,000	251,000	6.8%
COLUMBIA	43,000	53,625	24.7%	77,000	105,750	37.3%	106,750	118,000	10.5%	127,000	203,750	60.4%	244,000	279,000	14.3%
CORNWALL PARK	47,250	62,250	31.7%	82,600	105,000	27.1%	114,550	120,000	4.8%	129,000	194,000	50.4%	248,200	234,900	-5.4%
EDGEMOOR	114,000	175,000	53.5%	211,500	251,500	18.9%	233,500	263,125	12.7%	315,000	498,500	58.3%	586,750	520,000	-11.4%
FAIRHAVEN	54,000	65,000	20.4%	93,000	158,500	70.4%	174,400	129,900	-25.5%	123,750	280,000	126.3%	399,900	335,000	-16.2%
HAPPY VALLEY	47,275	58,000	22.7%	84,000	119,900	42.7%	120,700	116,500	-3.5%	122,000	204,950	68.0%	225,000	264,000	17.3%
LETTERED STREETS	41,240	47,200	14.5%	72,000	94,000	30.6%	96,500	102,950	6.7%	117,000	189,750	62.2%	255,500	253,500	-0.8%
PUGET	64,000	83,000	29.7%	101,500	147,600	45.4%	138,000	148,750	7.8%	157,450	234,500	48.9%	270,000	273,000	1.1%
ROOSEVELT	42,500	52,000	22.4%	72,250	99,900	38.3%	99,000	127,250	28.5%	114,700	179,000	56.1%	218,000	200,000	-8.3%
SAMISH	67,250	92,750	37.9%	127,500	135,000	5.9%	159,550	154,500	-3.2%	199,000	285,000	43.2%	339,500	404,000	19.0%
SEHOME	55,000	70,000	27.3%	89,900	110,000	22.4%	120,000	125,000	4.2%	148,150	265,000	78.9%	305,500	269,750	-11.7%
SILVER BEACH	58,500	89,900	53.7%	96,250	168,250	74.8%	174,750	198,250	13.4%	189,900	307,849	62.1%	363,000	327,500	-9.8%
SOUTH	59,000	77,500	31.4%	87,000	147,500	69.5%	111,500	167,400	50.1%	179,900	245,000	36.2%	332,500	288,888	-13.1%
SOUTH HILL	89,000	135,000	51.7%	152,500	197,000	29.2%	200,000	230,000	15.0%	278,625	390,000	40.0%	563,000	552,000	-2.0%
SUNNYLAND	40,750	51,000	25.2%	66,500	98,000	47.4%	96,250	111,500	15.8%	109,588	175,000	59.7%	229,650	245,000	6.7%
WHATCOM FALLS	63,500	73,500	15.7%	112,250	147,750	31.6%	133,950	165,750	23.7%	169,000	237,500	40.5%	306,120	315,000	2.9%
YORK	38,450	50,000	30.0%	69,750	96,750	38.7%	94,900	107,450	13.2%	109,000	174,120	59.7%	220,000	234,150	6.4%

Sales above City median:

Source: Whatcom County Real Estate Research Report, data compiled by Julia Hansen, Professor of Economics and Earl Benson, Professor of Finance at Western Washington University, with locations geocoded by City of Bellingham (Behee).<sup>24</sup>

As shown in Table 76, several Bellingham neighborhoods are the most affordable in Bellingham, with sales consistently below the city's overall single family sales. The most affordable neighborhoods include Birchwood, Columbia, Cornwall Park, Happy Valley, Lettered Streets, Roosevelt, Sunnyland and York.

In contrast, the least affordable neighborhoods in the City are South Hill, Edgemore, Samish, Fairhaven and Silver Beach.

<sup>24</sup> The neighborhoods reported are based on 2009 boundaries that were adjusted at the end of 2010. Also, some neighborhoods had less than five sales in a year, which could affect median sales and percentage change significantly. Those neighborhoods included Barkley, Fairhaven, Meridian and South.

### *AFFORDABILITY MISMATCH*

The cost of housing is generally considered to be affordable when it equals no more than 30% of household income, including expenditures for utilities. When a household pays more than 30%, they are considered “burdened”, and when they pay more than 50%, they are considered “severely burdened”.

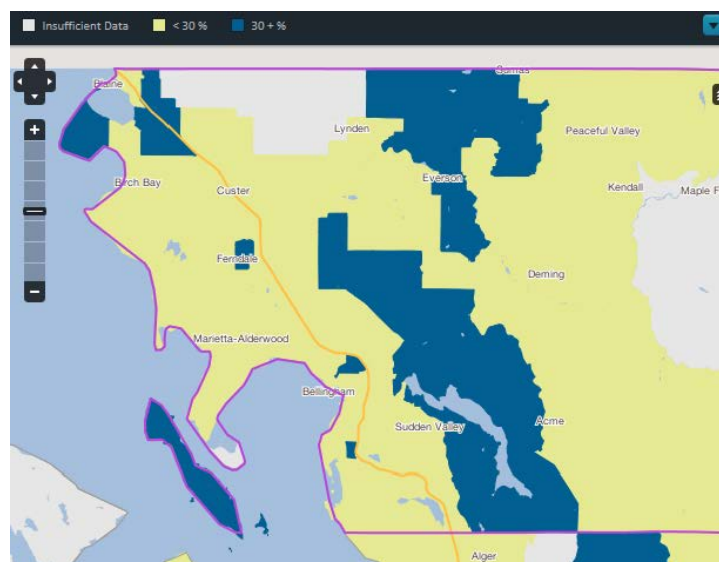
Transportation is the second largest expense for families (housing is first), but few people consider these costs when choosing a place to live. A new measure of affordability includes both housing and transportation costs. With the rise in fuel costs, the concept of “drive until you qualify” takes on more significance in the housing profile.

The Center for Neighborhood Technology (CNT) has developed a Housing + Transportation (H + T) Index to address this shortcoming.<sup>25</sup> In their report, *“Penny Wise Pound Fuelish,”* the Index identifies that 69% of the communities surveyed “are considered affordable under the traditional definition of housing costs at 30% of income. That shrinks, however, to just four out of ten (39%) when both housing and transportation costs are considered and a 45% affordability benchmark is applied.”<sup>26</sup>

The Index also showed that compact, walkable, mixed-use communities with convenient access to public transit and employment centers often make these areas more affordable than less dense exurban communities. Reducing transportation costs through fewer cars, fuel, as well as health costs, often makes urban areas more affordable.

When just considering housing costs for affordability, large areas of Whatcom County are shown to be affordable (yellow shading on Figure 16). When transportation costs are added to the housing affordability equation, the number of affordable areas in Whatcom County is narrowed to areas within Bellingham as shown in Figure 17.

FIGURE 16: HOUSING COSTS 30% OF INCOME

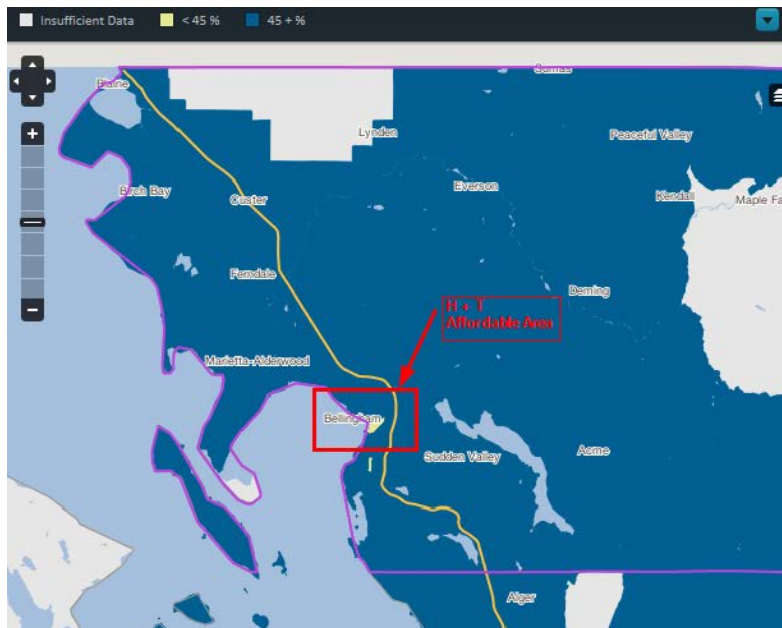


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<sup>25</sup> See at <http://htaindex.cnt.org/>

<sup>26</sup> *Penny Wise Pound Fuelish*, Center for Neighborhood Technology, March 2010, page 4 -5

FIGURE 17: HOUSING + TRANSPORTATION COSTS 45% OF INCOME



Source: H+T Affordability Index, Center for Neighborhood Technology (<http://htaindex.cnt.org/>)

## CONDITION OF HOUSING

### CONDITION OF UNITS

TABLE 77: HOUSING PROBLEMS BY INCOME AND TENURE, CITY OF BELLINGHAM

Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Substandard Housing – Lacking complete plumbing or kitchen facilities	230	75	265	4	574	20	0	0	30	50
Severely Overcrowded –With >1.51 people per room (and complete kitchen and plumbing)	60	35	55	10	160	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	30	60	60	200	0	0	0	25	25

Source: 2005-2009 American Community Survey, CHAS tabulation

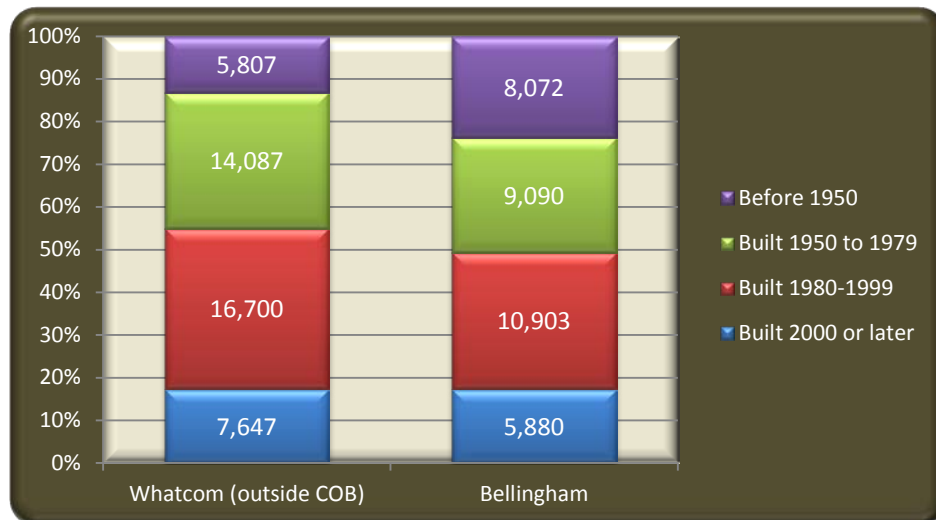
*AGE OF HOUSING*

Bellingham's housing stock is aging. Nearly 1/3<sup>rd</sup> of the housing stock is over 50 years old. Over half (51%) of Bellingham's housing stock (17,162 units) was built before 1980 (see Lead-based Paint discussion).

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,377	15%	3,503	19%
1980-1999	4,443	29%	6,460	35%
1950-1979	4,158	27%	4,932	27%
Before 1950	4,459	29%	3,613	20%
<b>Total</b>	<b>15,437</b>		<b>18,508</b>	

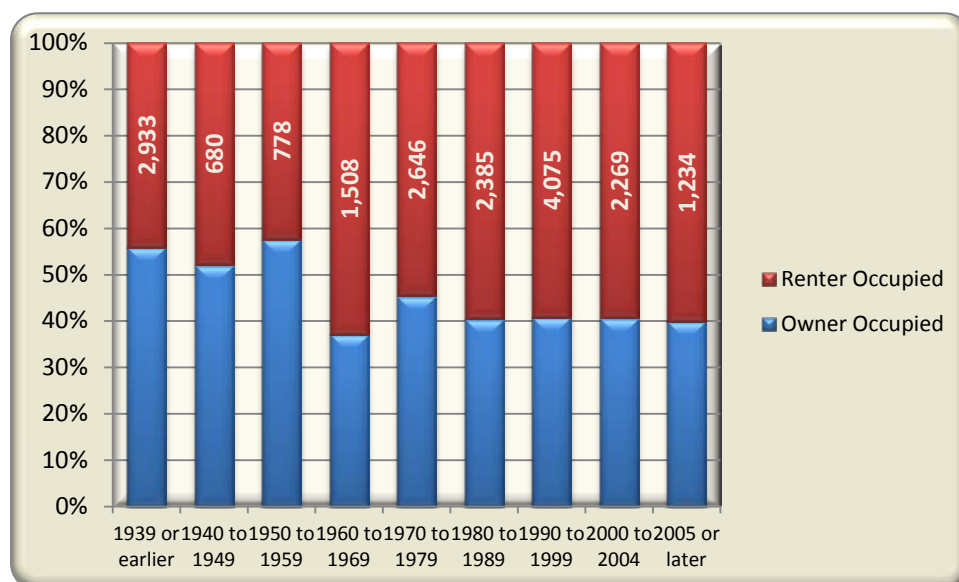
Source: 2006-2010 American Community Survey (B25036)

CHART 27: AGE OF HOUSING STOCK, CITY OF BELLINGHAM AND WHATCOM COUNTY



Source: 2006-2010 American Community Survey, DP04

CHART 28: TENURE BY YEAR STRUCTURE BUILT, CITY OF BELLINGHAM



Source: 2006-2010 American Community Survey, B25036

### LEAD-BASED PAINT

Housing units built before 1978 may have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards, particularly to children. Federal law governs this health hazard when using federal funds. Lead paint controls or abatement is now required for any project that uses federal funds.

Washington State implemented the Renovation Repair and Repainting rule on March 16, 2011 regarding lead-based paint. For more information, go to <http://apps.leg.wa.gov/WAC/default.aspx?cite=365-230&full=true>.

Age of housing is commonly used to estimate the risk of significant hazards in the home. With more than half of the city's housing stock built before 1980, there are numerous homes with potential lead-based paint hazards. A special tabulation of Census data, shown in Table 78 below, identifies those households with children 6 or younger living in structures that might have lead-based paint hazards; the data also identifies the income and tenure of the household.

TABLE 78: HOUSING BUILT BEFORE 1980 WITH CHILDREN 6 OR YOUNGER PRESENT

Household Income:	Renter occupied	Owner occupied	Total
<= 30%	200	20	220
> 30% and <= 50%	125	30	155
> 50% and <= 80%	65	185	250
> 80%	405	595	1,000
<b>TOTAL</b>	<b>795</b>	<b>830</b>	<b>1,625</b>

Source: 2005-2009 American Community Survey, CHAS tabulation, City of Bellingham



## PUBLIC AND ASSISTED HOUSING

### RENTAL HOUSING

Bellingham Housing Authority and Catholic Housing Services are the two primary organizations in Bellingham that provide affordable rental housing opportunities. Low Income Housing Tax Credit rental projects that receive “tax credits”<sup>27</sup> in exchange for providing affordable housing are critical to the affordable housing inventory in Bellingham.

Table 79 identifies the housing provider and the number of rental housing units that are within an affordable housing program in Bellingham. The table reflects only those units that are income and rent-restricted, and not the entire inventory of units that are managed by that agency.<sup>28</sup>

TABLE 79: AFFORDABLE<sup>29</sup> RENTAL HOUSING, TOTAL UNITS AND UNIT SIZE

Provider	# of units	Unit Size				
		0 Bed	1 Bed	2 bed	3 bed	4 bed
Bellingham Housing Authority	1,532	252	505	535	204	6
Catholic Housing Services	135	88	47	-	-	-
Mercy Housing	71	-	21	21	19	10
Pioneer Human Services	37	37	-	-	-	-
WSHFC Tax Credit Projects <sup>30</sup>	833	9	294	275	157	98
<b>SUBTOTAL</b>	<b>2,608</b>	<b>386</b>	<b>867</b>	<b>831</b>	<b>380</b>	<b>114</b>

Source: BHA, CHS, City, WSHFC

Each housing development targets different income levels or populations to meet the needs in the community. Project applications, whether for tax credit or other HUD funding, is typically contingent on ensuring that the housing is provided to these targeted populations.

TABLE 80: AFFORDABLE RENTAL HOUSING BY INCOME LEVELS

	Area Median Income						SUBTOTAL
	30% <sup>31</sup>	40%	45%	50%	60%	80%	
# of units:	589	19	75	503	952	470	2,608

Source: BHA, CHS, City, WSHFC, Mercy Housing

<sup>27</sup> Bellingham Housing Authority and Catholic Housing Services also partner with private development for tax credit projects that are managed by the public or non-profit agency for a specific term.

<sup>28</sup> For example, Mt. Baker Apartments, owned by Catholic Housing Services, has 85 units in the building, of which 67 meet affordability standards. However, only 59 of the units are required to be affordable. 59 units were used in inventory.

<sup>29</sup> These are units that have rent restrictions due to funding restrictions. See Table 80 for affordability based on income.

<sup>30</sup> The total Tax Credit Project units reflect only privately held projects not managed by Bellingham Housing Authority, Catholic Housing Services, or Mercy Housing. <http://www.wshfc.org/property/property.asp>

<sup>31</sup> 40% of new admissions to Bellingham Housing Authority's Catherine May, Birchwood Manor, Hillside Homes and Scattered Sites are targeted at 30% or less AMI. In this table, Catherine May and Birchwood Manor are reported at 50% AMI (72 units total), and Hillside Homes and Scattered Sites are reported at 80% AMI (48 units total).

TABLE 81: AFFORDABLE HOUSING RENTAL INVENTORY

Operator	Project Name	Project Address	Total LI Units:	Eff.	1 Bed	2 bed	3 bed	4 bed
Housing Authority	Birchwood Manor	1308 Birchwood Ave.	38		38			
Housing Authority	Bridge Creek II	260 E. Bakerview	31	2	5	16	8	
Housing Authority	Cascade Meadows	455 Westerly Rd.	216		48	132	36	
Housing Authority	Catherine May	202 N. 34th Street	38		38			
Housing Authority	Chuckanut Square	1400 12th Street	101	66	35			
Housing Authority	Deer Run Terrace	3210 Orleans St.	42		30	12		
Housing Authority	Falls Park Homes	3603-3629 Fraser	28			21	7	
Housing Authority	Harborview Apartments	1505 "G" Street	18			14	4	
Housing Authority	Heather Commons	4169-4181 Cory	24		6	10	8	
Housing Authority	Heather Commons II	4141-4155 Cory	14		4	6	4	
Housing Authority	Hillside Homes	2140-2188 Yew	24			12	12	
Housing Authority	Laube Hotel	1226-1230 N. State	20	16	4			
Housing Authority	Laurel Village	202-206 Laurel St.	50		24	15	11	
Housing Authority	Lincoln Square	409 York Street	198	89	99	10		
Housing Authority	Meadow Wood II	931 - 937 Mahogany	25		9	8	1	
Housing Authority	Meadow Wood Townhomes	915-939 Mahogany	50		30	20		
Housing Authority	Oakland Apartments	310 - 316 West Holly	20	16	4			
Housing Authority	Orleans Place	3220 Orleans	24			12	12	
Housing Authority	Pacific Rim North	5800 Horton Road	132		10	99	23	
Housing Authority	Parkway Homes	1800-1824 16th	24			17	7	
Housing Authority	Prince Court Apartments	218 Prince Ave.	25			16	9	
Housing Authority	Scattered Sites	Various	24					
Housing Authority	Texas Meadows	1600-1628 Texas	28			21	7	
Housing Authority	The Birches	3328 McAlpine	30			10	14	6
Housing Authority	Trailside	2620-2628 King	4			2	2	
Housing Authority	Varsity Village	2400-2496 McKenzie	49		12	29	8	
Housing Authority	Varsity Village Extension	2401-2599 Donovan	52		16	28	8	
Housing Authority	Walton I	1511 N. State St.	50		24	11	15	
Housing Authority	Walton II	1521 N. State St.	40		18	14	8	
Housing Authority	Washington Square	2501 "E" Street	97	47	51			
Housing Authority	Willow Creek	1041 Fraser St.	16	16				
Catholic Housing	Kateri Court	104 E. Chestnut	40	24	16			
Catholic Housing Services	Mt. Baker Apartments	308 W. Champion	59	28	31			
Catholic Housing	Washington Grocery Building	1125 Railroad Ave.	36	36				
Mercy Housing	Sterling Meadows	512 Sterling Dr.	50	0	0	21	19	10
Mercy Housing	Sterling Senior	528 Sterling Dr.	21		21			
Pioneer Human Services	City Gate Apartments	607 E. Holly	37	37				
<b>TOTALS:</b>			<b>1,775</b>	<b>377</b>	<b>573</b>	<b>556</b>	<b>223</b>	<b>16</b>

### LOW INCOME HOUSING TAX CREDITS

The Tax Reform Act of 1986 resulted in the loss of many financial incentives for owners of low-income housing. As a result, Congress created the Low-income Housing Tax Credit (LIHTC) program as a section of the Internal Revenue Code. The tax credit encourages the construction or rehabilitation of buildings for low-income tenants through a dollar-for-dollar credit that is used to reduce federal taxes. LIHTC's are allocated on the state level. The Washington State Housing Finance Commission is the designated allocating agency for Washington State.

LIHTC projects are often the result of a partnership between a for-profit and nonprofit agency. Nonprofit housing providers operating in Bellingham have created many of the low-income housing opportunities in this manner.

TABLE 82: LOW INCOME HOUSING TAX CREDIT PROJECTS IN BELLINGHAM

Project Name:	Project Address:	Total Units:	Total LI Units:	Eff.	1 Bed	2 bed	3 bed	4 bed	Placed-In-Service Year:
DEER RUN TERRACE	3210 ORLEANS ST	42	42	0	30	12	0	0	1995
EVERGREEN RIDGE APARTMENTS	3451 WOBURN ST	145	143	0	50	65	30	0	1995
HAMILTON PLACE SENIOR LIVING	4655 CORDATA PKWY	94	94	0	47	47	0	0	1998
HARBORVIEW APARTMENTS	1501 G ST	18	18	0	0	14	4	0	1993
HEATHER COMMONS	4169 CORY ST	24	24	0	6	10	8	0	2000
HEATHER COMMONS II	4141 CORY ST	14	14	0	5	5	4	0	2001
KATERI COURT	110 E CHESTNUT ST	39	39	23	16	0	0	0	2006
LARKIN PLACE	355 MEADOWBROOK CT	101	101	0	0	0	50	51	1998
LAUBE HOTEL	1226 N STATE ST	20	20	16	4	0	0	0	2008
LAUREL VILLAGE	202 E LAUREL ST	51	50	0	24	15	12	0	2006
MEADOW WOOD TOWNHOMES	939 MAHOGANY AVE	51	50	0	0	30	21	0	2007
MEADOW WOOD TOWNHOMES II	931 MAHOGANY AVE	25	25	0	9	8	8	0	2008
MOUNT BAKER APARTMENTS	308 W CHAMPION ST	85	59	35	50	0	0	0	1999
NORTHBROOK PLACE	3615 BENNETT DR	78	77	9	30	30	9	0	1992
OAKLAND APARTMENTS	401 W CHAMPION ST	20	20	16	4	0	0	0	2002
ORLEANS PLACE	3220 ORLEANS ST	24	24	0	0	12	12	0	1995
PRINCE COURT APARTMENTS	214 PRINCE AVE	25	25	0	0	13	12	0	1998
REGENCY PARK	2050 FRASER ST	228	225	0	60	48	72	48	2001
STERLING MEADOWS APARTMENTS	500 STERLING DR	51	50	0	0	21	20	10	2002
WALTON PHASE I	1511 N STATE ST	51	50	0	24	15	12	0	2009
WALTON PHASE II	1521 N. STATE ST	40	40	0	18	14	8	0	2011
WASHINGTON GROCERY BUILDING	1125 RAILROAD AVE	36	36	36	0	0	0	0	1997
WILLOW CREEK APARTMENTS	1410 FRASER ST	16	16	16	0	0	0	0	1997
WOODROSE APARTMENTS	3303 RACINE ST	197	193	0	107	90	0	0	2000
<b>TOTALS:</b>		<b>1,475</b>	<b>1,435</b>	<b>151</b>	<b>484</b>	<b>449</b>	<b>282</b>	<b>109</b>	

Source: LIHTC Database (<http://www.huduser.org/portal/datasets/lihtc.html>) and Washington State Finance Commission (<http://www.wshfc.org/property/property.asp>).

### HUD HOUSING VOUCHERS

Bellingham Housing Authority administers HUD vouchers that assist low-income households with the cost of housing and utilities. Funds for these vouchers are appropriated to HUD through Congress. The voucher programs include:

- Veterans Affairs Supportive Housing (VASH) -- The HUD-VASH Program combines rental assistance for homeless veterans and their families with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 25 VASH choice vouchers assigned to Bellingham and Whatcom County and 10 project based VASH vouchers assigned to City Gate Apartments.
- Mainstream Vouchers -- Mainstream program vouchers enable families having a person with disabilities to lease affordable private housing of their choice. These vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market. The Bellingham Housing Authority has 75 Mainstream Program Vouchers for the community.
- Housing Choice -- The voucher program lets a household rent from a private landlord anywhere in Whatcom County. The Housing Authority pays a portion of the rent to the landlord, and the tenant also pays a portion based on their ability to pay. The amount of assistance provided is based upon the household's income, ensuring that the rent is not a burden on the household. The Housing Authority has 1,172 vouchers used in Bellingham.
- Project Based Vouchers -- A public housing authority can attach up to 20 percent of its voucher assistance to specific housing units. Unlike the choice voucher program where the voucher follows the family, the project based voucher is tied to the unit. If the family moves from the project-based unit, it loses the opportunity for continued housing assistance unless available through another program.
- HOME Tenant Rental Assistance -- The city sponsors a tenant-based rental assistance program that is similar to the Section 8 Housing Choice vouchers. The city contracts with the Opportunity Council for this program, assisting approximately 16 households per year that are very low-income and facing homelessness.

TABLE 83: PROJECT BASED VOUCHERS

Name of Property	Address	Total Units	Total Vouchers	Eff.	1 Bed	2 bed	3 bed
City Gate	607 E. Holly Street	38	10	10			
Deer Run Terrace	3210 Orleans	42	36		30	6	
Kateri Court	110 W. Chestnut Street	40	8		8		
Laube Hotel	1226 N. State	20	8	6	2		
Laurel Village	202-206 Laurel Street	51	32		12	11	9
Meadow Wood I	915, 919, 923, 925, 939 Mahogany	51	32			18	14
Meadow Wood II	931, 937, 939 Mahogany	25	14		7	3	4
Orleans Place	3220-3230 Orleans Street	24	6			4	2
Varsity Village	2400-2496 McKenzie Ave,	49	19		4	10	5
Varsity Village Extension	2401-2599 Donovan Ave,	52	14			10	4
Walton Place I	1511 N. State Street,	50	32		10	11	11
Walton Place II	1505 N. State Street,	40	8				8
Total Units		482	219	16	73	73	57

Source: Bellingham Housing Authority

*OWNER-OCCUPIED HOUSING*

The City of Bellingham has partnered with **Kulshan Community Land Trust** to assist with development and acquisition of owner-occupied housing units. Kulshan CLT holds the land in trust for permanently affordable homeownership. Eligibility for the Kulshan CLT program is set at 80% AMI, most of the homeowners at the time of purchase are earning less than 65% AMI.

TABLE 84: KULSHAN CLT, PERMANENTLY AFFORDABLE HOME INVENTORY, BELLINGHAM

Eff.	1 Bed	2 bed	3 bed	4 bed	5 bed	TOTAL
8	9	48	20	4	1	90

Source: Kulshan Community Land Trust, May 2012

**Habitat for Humanity** builds affordable houses for families. Under the Habitat Whatcom program, families invest 500 hours of labor or “sweat equity” into building their homes and volunteering with Habitat. Habitat families purchase their home with limited down payment and a twenty-year, no interest mortgage. Three Habitat homes have been completed within the city limits.

**HOMELESS FACILITIES***EMERGENCY AND TRANSITIONAL SHELTERS*

Bellingham has several programs and facilities that provide emergency and transitional shelter as shown in Table 85 below. Emergency shelter offers a safe, secure, time-limited place for individuals and families to reside while they prepare to move into permanent housing. Transitional housing is longer term housing than emergency shelter with varying degrees of support services.

TABLE 85: EMERGENCY AND TRANSITIONAL SHELTERS

Program/facility	Beds
Agape Home	16
Barney Wood Fund Emergency Shelter	9
Discipleship House	7
Dorothy Place	21
Garden St. House	6
Interfaith Little House	4
Lighthouse Mission	80
Lydia Place	18
Northwest Youth Services HUSLY	4
Northwest Youth Services P.A.D.	16
Northwest Youth Services Transitional Living	17
Our Savior's House	6
Partnership House	2
Sun Community Services	6
Womencare Shelter	18
YWCA	36
<b>TOTAL</b>	<b>266</b>

Source: Final CHAT Report & personal communication

Several programs also provide emergency shelter with motel vouchers. Those providing motel vouchers include the following:

TABLE 86: MOTEL VOUCHER PROGRAMS

Resource/Provider	# of bed nights
Evergreen AIDS Foundation	26
Opportunity Council	226

Source: Whatcom County 10-Year Homeless Housing Plan, 2008

### *PERMANENT SUPPORTIVE HOUSING*

Permanent supportive housing provides long-term, safe, decent and affordable housing for individuals and families. This housing is provided through a variety of programs and in a variety of facilities within Bellingham.

The primary program is the Shelter Care Plus program that provides affordable housing with supportive services to homeless and mentally ill persons. The Bellingham Housing Authority partners with five sponsoring agencies who provide mental health and supportive services: Bellingham Veterans Center, Lake Whatcom Center, Opportunity Council, Catholic Housing Services, and Whatcom Counseling & Psychiatric Clinic. The program includes sponsor based assistance, assistance for Veterans, and tenant-based assistance.

Tenant based rental assistance is also provided through Section 8 funding and from City of Bellingham HOME funds.

TABLE 87: SUPPORTIVE HOUSING PROGRAMS

Program	# of units
Shelter + Care (sponsor based)	112
Shelter + Care (veterans)	14
Shelter + Care (tenant based)	21
Tenant based (Section 8)	28
Tenant based (HOME)	44
VASH Vouchers	25
SHP Chronically Homeless Program	25
<b>SUBTOTAL</b>	<b>269</b>

Source: City and Whatcom County 10-Year Homeless Housing Plan, 2008

TABLE 88: PERMANENT SUPPORTIVE HOUSING

Facility	# of units
Carolina Triplex	3
City Gate Apartments	37
G Street Fourplex	4
Opportunity House	2
"I" Street Apartments	8
Kateri Court	8
Meadow Wood Townhomes	30
Sean Humphrey House	6
<b>SUBTOTAL</b>	<b>98</b>

## SPECIAL NEEDS FACILITIES AND SERVICES

### *SPECIAL NEEDS HOUSING*

Special needs populations include victims of domestic violence, people with developmental disabilities, the mentally ill, the elderly, and substance abusers.

- Elderly and Frail Elderly: Housing is provided in nursing, convalescent or retirement facilities (Table 43), and by the Bellingham Housing Authority (Table 45). The elderly and frail are also able to stay longer within their own homes with assistance provided through agencies and volunteers, such as [Meals on Wheels](#) or the [Volunteer Chore Program](#).
- Persons with Developmental Disabilities: The Arc of Whatcom County reports that over 2,000 persons with developmental disabilities, their families and service providers look to the non-profit agency to connect them with available resources in Whatcom County. The Opportunity Council has acquired a house for adults with developmental disabilities (Evergreen House) that will provide housing and services for three adults. Section 8 vouchers available from Bellingham Housing Authority are also used by persons with developmental disabilities.
- People with Mental Illness: 26% of the respondents to the 2012 Whatcom County Point-in-Time Homeless Count cited mental illness as a reason for their homelessness. About 1 in 4 persons who reported having a mental illness also reported having a substance abuse disorder. In comparison to the 2008 PIT count, these reports show a decline in homeless persons reporting mental illness and co-occurring disorder of substance abuse. There are some housing facilities in Bellingham that focus on mental health issues in a supportive housing environment. Whatcom Counseling and Psychiatric operates the “I” Street apartments, an 8-unit complex that was renovated in 2011 to include space for staff and common area for basic services, assistance, training and case management.
- People with Alcohol or Other Addictions: 23% of the respondents to the 2012 Whatcom County Point-in-Time Homeless Count cited alcohol or drug abuse as a reason for their homelessness. People with substance abuse disorders and mental health disorders (co-occurring) are high “utilizers” of expensive services such as law enforcement, criminal justice and hospital emergency departments. Whatcom County currently has no residential services for people with co-occurring disorders.
- Sex Offender Housing: Washington State has limited the options a community has in regard to regulating sex offender housing. (See RCW 9.94A.8445) The law does include a statewide restriction that prohibits certain sex offenders from living within 880 feet of a public or private school.
- People Diagnosed with AIDS and Related Diseases: The Bellingham Housing Authority has a program that provides housing assistance to the private sector for individuals diagnosed with AIDS. The Sean Humphrey House is an Adult Family Home that includes six studio apartments, adjoined to a community living space. The Evergreen AIDS Foundation provides direct client services, through the Barney Wood Memorial Fund, for housing, utilities, personal care needs and limited medical assistance.
- Victims of Domestic Violence: Victims of domestic violence need transitional housing. Both affordability of housing and the availability of supportive services during the transition period are major concerns. Womenscare Shelter provides 18 beds of emergency shelter for battered women and their children. The federal Fair Housing Act makes it clear that residents who are denied or evicted from housing as a result of domestic violence may have basis to file a discrimination complaint with HUD.



### STUDENT HOUSING

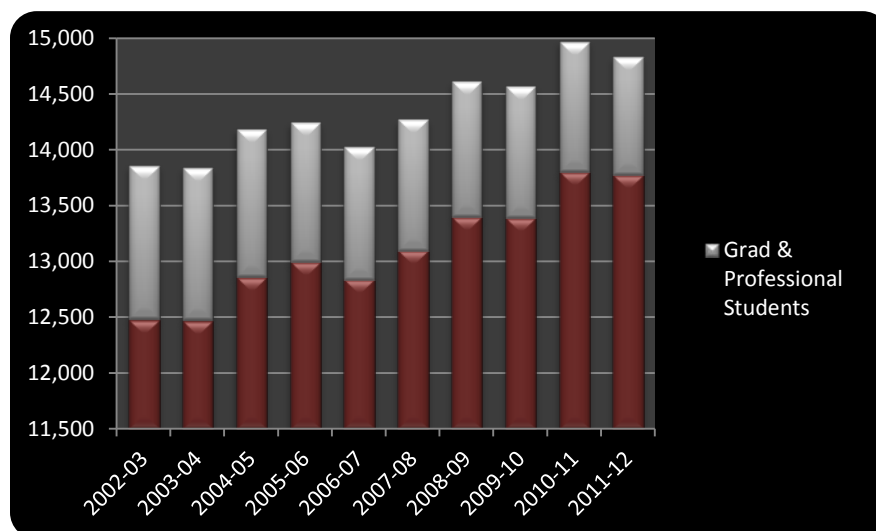
Bellingham is home to Western Washington University, Whatcom Community College and Bellingham Technical College. Enrollment and housing provided by these institutions is shown in Table 89 below.

TABLE 89: STUDENT POPULATION AND HOUSING

Institution	Enrollment – FTE (data year)	Housing (beds) provided
Western Washington University	12,803 (Fall 2011)	4,036
Whatcom Community College	4,202 (2009/2010)	0
Bellingham Technical College	2,150 (2007/2008)	0
<b>SUBTOTAL</b>	<b>19,155</b>	<b>4,036</b>

Source: Common Data Set (WWU), Fall Enrollment; WCC and BTC Websites,

CHART 29: WESTERN WASHINGTON UNIVERSITY ENROLLMENT, 2002 - 2011



Source: WWU, Common Data Sets, Full- and Part-time Enrollment on Fall Reporting Date

### SENIOR HOUSING

There are 21 nursing, convalescent or retirement facilities within Bellingham (Table 43). In 2011, these facilities were estimated to account for 1,643 (2%) of the city's overall population.

TABLE 90: NURSING, CONVALESCENT OR RETIREMENT FACILITIES

Facility	Location
Alderwood	2726 Alderwood Ave.
Ankar	4299 Ankar Park Dr.
Bellingham Care Center	1200 Birchwood Ave.
Columbia Place	2315 Williams St.
Courtyard Dementia Care	848 W. Orchard
Evergreen N. Cascade Health & Rehab	4680 Cordata Pkwy
Fairhaven Estates (Alternacare)	2600 Old Fairhaven Pkwy
Hamilton Senior	4625 Cordata Pkwy
Highgate House	155 E. Kellogg Rd.
Highlands	2400 Samish Way

Facility	Location
Leopold	1224 Cornwall Ave.
Merrill Gardens	4415 Columbine Dr.
Mt. Baker Care Center	2905 Connelly Ave.
Orchard Park	844 W. Orchard Dr.
Parkway Chateau	2818 Old Fairhaven Pkwy
Rosewood Villa	702 32nd St.
St. Francis Extended	3121 Squalicum Pkwy
Shuksan	1530 James St.
Summit Place @ Mt Baker	2901 Connelly Ave.
Willows	3115 Squalicum Pkwy
Woodway Inn	1712 E. Maplewood Ave.

Source: City of Bellingham, Group Quarters Annual Population Counts

The following Bellingham Housing Authority properties set aside units for elderly residents:

TABLE 91: BELLINGHAM HOUSING AUTHORITY -- SENIOR HOUSING PROPERTIES

Program/facility	Address	AMI	Units
Birchwood Manor	1308 Birchwood Ave.	50%	38
Catherine May	34 <sup>th</sup> Street	50%	38
Chuckanut Square	12 <sup>th</sup> Street	30%	101
Deer Run Terrace	3210 Orleans St.	30%	11
Deer Run Terrace	3210 Orleans St.	60%	31
Lincoln Square	409 York Street	30%	198
Washington Square	2501 "E" St.	30%	97
<b>SUBTOTAL</b>			<b>514</b>

Source: Bellingham Housing Authority

## HOUSING DEVELOPMENT

Since 1990, 60% of the housing units added in Bellingham have been multi-family units (Chart 30). In the past decade, nearly 58% of the units added were 5+ units.

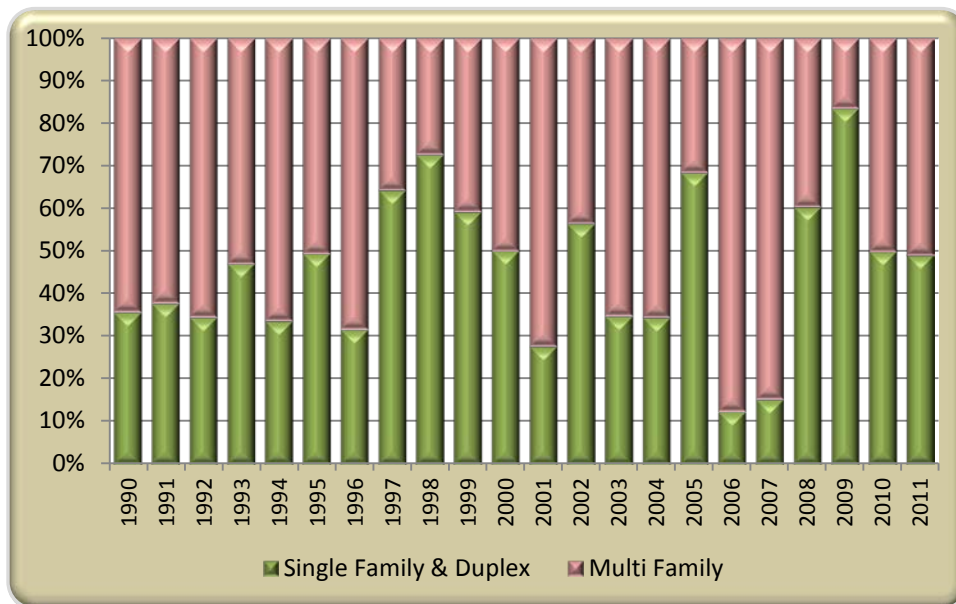
TABLE 92: RESIDENTIAL UNITS, BELLINGHAM, 1990 - 2011 BY TYPE

City of Bellingham Residential Units Since April 1st 1990			
Year	Single Family & Duplex	Multi Family	Total
1990	187	335	522
1991	178	291	469
1992	190	359	549
1993	155	174	329
1994	269	528	797
1995	321	327	648
1996	293	629	922
1997	281	156	437
1998	297	112	409
1999	301	207	508
2000	285	284	569
2001	263	686	949
2002	298	230	528
2003	224	418	642
2004	257	487	744
2005	290	134	424
2006	77	541	618
2007	165	913	1,078
2008	192	126	318
2009	81	16	97
2010	42	42	84
2011	83	86	169
<b>Totals</b>	<b>4,729</b> 40%	<b>7,081</b> 60%	<b>11,810</b>

Source: City of Bellingham April 1<sup>st</sup> Housing Counts

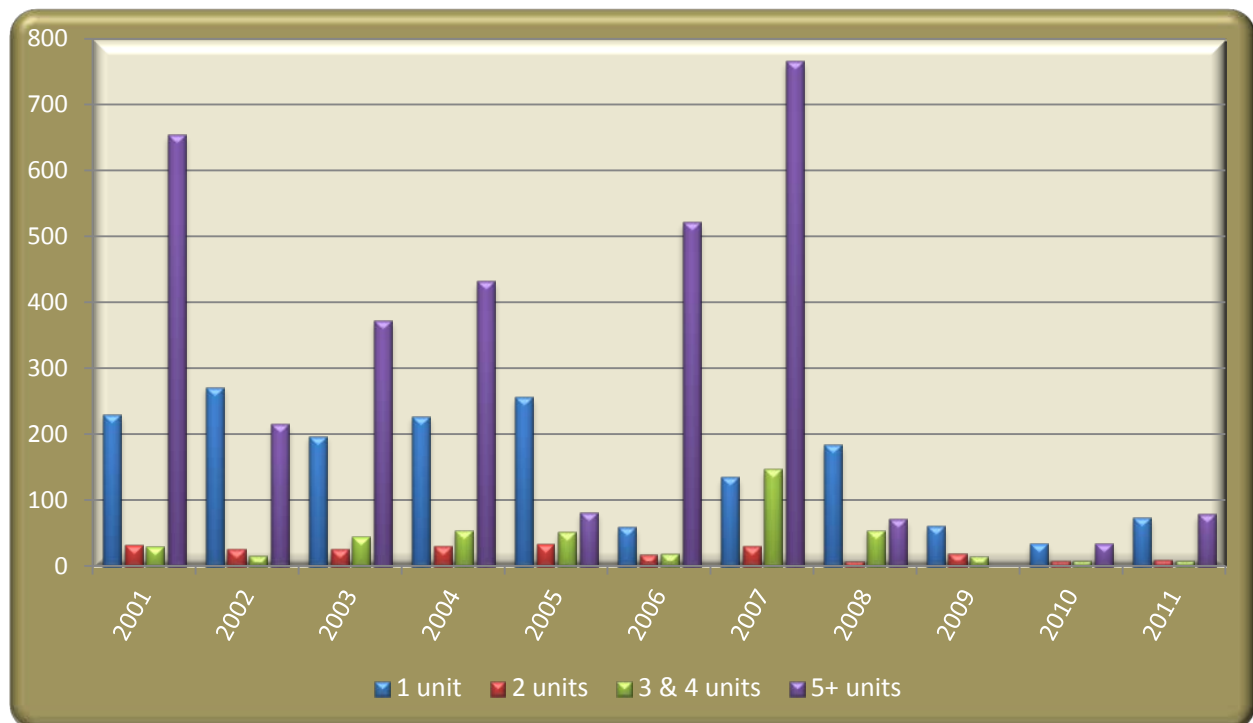
As can be seen in the table above, there have been years with significant increases in the number of multi-family units added to the city's housing inventory.

CHART 30: BELLINGHAM HOUSING CONSTRUCTION, 1990 - 2011



Source: City of Bellingham Building Permits (finalized) for annual report to OFM

CHART 31: HOUSING COUNTS, BY TYPE



Source: City of Bellingham Building Permits (finalized) for annual report to OFM

## CHAPTER 4: STRATEGIC PLAN

### OVERVIEW

The City of Bellingham's Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. This Strategic Plan covers the period from January 1, 2013 through December 31, 2017.

The City anticipates receiving continued federal entitlement grants through HUD in the next five years. The two entitlement grants include Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

This Strategic Plan is written to meet the requirements of HUD that provides the majority of the financial resources to implement the plan, and the City of Bellingham Council's Legacies and Strategic Commitments, which is the framework the City uses to align City commitments with needs.

### *HUD GOALS*

HUD funding sources must primarily benefit low- and moderate-income persons in accordance with three HUD goals:

**PROVIDE DECENT HOUSING** – assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; retaining the affordable housing stock; increasing the availability of affordable permanent housing, particularly to members of disadvantaged minorities; increasing the supply of supportive housing; and providing affordable housing that is accessible to job opportunities.

**PROVIDE A SUITABLE LIVING ENVIRONMENT** – improving the safety and livability of neighborhoods; eliminating blighting influences and the deterioration of property and facilities; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conserving energy resources and use of renewable energy resources.

**EXPAND ECONOMIC OPPORTUNITIES** – job creation and retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

### *CITY LEGACIES AND STRATEGIC COMMITMENTS*

The Bellingham City Council has adopted Legacies and Strategic Commitments. Bellingham's Community Development Advisory Board (CDAB) aligned the following City legacies and strategic commitments to HUD's three program goals:

#### **Equity & Social Justice**

- Provide access to problem-solving resources
- Support safe, affordable housing
- Increase living wage employment
- Support services for lower-income residents
- Cultivate respect & appreciation for diversity

#### **Vibrant Sustainable Economy**

- Support a thriving local economy across all sectors
- Promote inter-dependence of environmental, economic & social interests
- Create conditions that encourage public & private investment
- Foster vibrant downtown & other commercial centers

#### **Sense of Place**

- Support sense of place in neighborhoods
- Encourage development within existing infrastructure

#### **Safe & Prepared Community**

- Prevent and respond to crime
- Increase community readiness and resilience

#### **Mobility & Connectivity Options**

- Provide safe, well-connected mobility options for all users
- Limit sprawl

#### **Access to Quality of Life Amenities**

- Provide recreation & enrichment opportunities for all ages & abilities

#### **Quality, Responsive City Services**

- Deliver efficient, effective & accountable municipal services

### **PRIORITIES**

The level of need in a community is always greater than the limited resources available to help meet those needs. In Chapters 2 through 4 of this Consolidated Plan, information has been presented that helps compare the types and levels of need within our community to support setting priorities, goals and strategies.

The City uses these priorities and goals to form the basis for determining what types of housing and community development programs the City will fund over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.

#### **PRIORITY 1. HOMELESSNESS**

Whatcom County has made significant progress in ending homelessness. In the past five years, homelessness has dropped 42%. Despite that fact, there still remains nearly 500 people that are homeless at any point in time in Whatcom County.

Many more people in Bellingham, and throughout Whatcom County, face the prospect of losing their homes. The current economic recession has placed new hardships on people, but others face loss of their homes due to other reasons, including chemical dependency, mental health, and

domestic violence. The rise in housing costs, together with declining vacancy rates and stagnant wages, makes it increasingly difficult to find affordable housing.

To address this priority, there are five main strategies: increase housing supply, provide supportive services, address poverty, meet basic needs (food and health care) and increase coordination.

## **PRIORITY 2. INCREASE AFFORDABLE HOUSING SUPPLY**

The greatest need in our community is to assist those earning the least. 59% of all households earning less than 50% AMI are paying more than half their income toward housing. With ability to pay between \$0 and \$679 per month for housing, the private market is unable to meet this demand without assistance.

**Rental housing** that serves the needs of households earning between 0% and 50% AMI is the preference for increased affordable housing supply. Higher income targeting is acceptable for those projects that serve other special needs, such as larger families, elderly or veterans. Rental projects must also fit within the geographic priorities for the City.

**Homeownership** projects would serve those households earning between 50% and 80% AMI. The private market provides opportunities at the higher end of the income bracket (~80%). The City's priority should refocus on meeting other community objectives when assisting with homeownership. Some of those priorities would include:

- ✓ Increasing homeownership for minorities that are disproportionately represented in homeownership within the City,
- ✓ Increasing homeownership in neighborhoods with disproportionate concentration of rental housing, and
- ✓ Targeting assistance for projects that implement City infill and Urban Village strategies, including consideration of private-public partnerships.

## **PRIORITY 3. ASSIST THE HOUSING AND SERVICE NEEDS OF THE ELDERLY**

The fastest growing part of the city's population are the elderly. While the city's population grew by 21% in the past ten years, those persons between 55-69 doubled (106%) in population. As our population ages, they face increased likelihood of having one or more disabilities requiring accommodation. By 2017, it is projected that there will be 1,100 elderly households earning less than 50% AMI that are facing severe housing cost burdens. The private market currently meets the needs of seniors with higher incomes, but as the population ages, it will be necessary for the private market to develop additional inventory.

Meeting the needs of the elderly includes creating additional inventory of affordable rental housing for seniors, assistance for owners to "age in place" with home rehabilitation, and ensuring that services (e.g. meals, health care, mobility) are provided to meet the needs of the elderly.

## **PRIORITY 4. ASSIST THE SPECIAL NEEDS POPULATIONS**

Special needs populations face extreme challenges in housing, services, and employment. During the community ranking process, the following populations were identified as the highest priority of this group: elderly, victims of domestic violence, youth, and those with behavioral health issues (mental health). The community has also identified the special housing needs of veterans in our community, especially now as large numbers of veterans return from active duty and older veterans face emerging health issues requiring accommodation.



### **PRIORITY 5. HEALTHY CHILDREN AND FAMILIES**

Mounting evidence points to the strong connection of childhood experience with health behaviors and conditions. Individuals who experience adversity (such as abuse, neglect, or family dysfunction) in childhood are more likely to engage in risky health behaviors and have worse health status as adults. The risk for poor health outcomes increases for individuals with more adverse experiences.

Poverty creates stress that impacts a family, but is especially detrimental to young children. One out of every ten Bellingham families are below poverty level. Nearly one-third of all female head of households are living in poverty, and over half of those with children under five are in poverty.

66% of all rental households (1,080) with children six or younger present are low-income, while 27% of all owner-occupied households (415) are low-income. Of these households, 340 renter-occupied and 55 owner-occupied households are extremely low-income with children six or younger present, making them at higher risk of becoming homeless.

Meeting the need to support healthy children and families starts with ensuring that affordable housing is accessible to low-income families. Providing the stability of shelter is critical to supporting families. Children and youth, including at-risk, runaway and homeless youth, also deserve a safe nurturing environment.

Supporting services that promote healthy children and families is also critical to addressing this priority. Programs from food security to mentorship programs can have a positive outcome on healthy children and families.

### **PRIORITY 6. PRESERVATION**

Bellingham's housing stock is aging. Older housing stock faces many needs in order to preserve the home for continued use, such as roofs, electrical, plumbing, weatherization, and lead-based paint.

The owners of the non-profit affordable housing inventory have been successful in attracting private tax credit financing to undertake significant rehabilitation work of their properties, but some financial assistance from the City has been needed. The City should ensure that new projects include strategies to address funding repair and maintenance needs.

Owner-occupied housing is also aging and in need of rehabilitation. Lower interest rates in recent years have allowed more homeowners to refinance existing mortgages to complete rehabilitation efforts, which lessens the demand for financial assistance from the City. Elderly households benefit from the assistance the City provides in project scoping, contractor oversight, and deferred payment loans.

Private rental housing in Bellingham provides a significant portion of non-subsidized housing options. The City should look at opportunities to assist, if possible, private multi-family rental projects that need assistance to meet minimum housing standards. The number of rental properties is significant to meeting the affordable housing needs of the community, and the City should ensure its continued viability. Property owners have been reluctant to enter HUD-based programs due to income eligibility and other federal requirements; viable private financing is often available at low-interest rates.

Mobile or manufacture housing accounts for 5% of the city's owner-occupied housing stock, the majority of which are occupied by low-income households. Older homes require repair, which is difficult to obtain when occupying leased ground in a park.

The City should continue to offer rehabilitation assistance to low-income owner-occupied housing. Preference should be given to the following populations: elderly, disabled, very low-income, disabled, veterans and neighborhoods with a geographic priority to increase home ownership.

### **PRIORITY 7. GEOGRAPHIC PRIORITIES**

HUD encourages the City to identify designated areas where targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. Geographic priorities in the City include:

- ✓ Historic neighborhoods -- Bellingham is blessed with significant historic resources and neighborhoods. Many of the historic properties that have been surveyed in the City are in neighborhoods where median sale price of single family homes have increased in recent years. Current owners, if low-income, might find it increasingly difficult to maintain their home.
- ✓ Neighborhood Diversity -- 54% of Bellingham's housing stock is renter-occupied, but several neighborhoods have a much higher (or lower) percentage of rental housing. Some neighborhoods have disproportionate racial and ethnic populations as well.
- ✓ Areas with Mobility Access -- People living within Bellingham are more likely to walk, take public transportation or bike to work than those that live outside the City. Public transportation serves the high density residential areas of the City; employment areas are also served, but non-retail employment areas (e.g. Irongate) are served on a less-frequent basis. The City is preparing a Pedestrian Master Plan that prioritizes projects to address equity issues based on household tenure and income.

Neighborhoods that include these patterns include:

- Meridian. This neighborhood has the highest concentration of minority populations in the City, along with the highest rental concentration. The neighborhood is located along major transportation routes, including Interstate 5 and the Guide Meridian. There are limited public parks within the neighborhood.
- Roosevelt. This neighborhood has a high concentration of rentals and minority population. The neighborhood does include City parks and a Boys and Girls Club, but lacks other public facilities or meeting places, like a neighborhood grocery store.
- Central Business District. The CBD includes significant historic resources, a mix of incomes and access to public facilities and services.
- Columbia, Happy Valley, Lettered Streets, Sunnyland and York. All five of these neighborhoods have seen the median sales price of single family homes more than double in the past ten years, higher than the city-wide average increase during this time period. These neighborhoods have historically had home sales below city-median prices, but are becoming less affordable to low-income and first time homebuyers.

## **PRIORITY 8. COORDINATION AND DELIVERY OF SERVICES**

Several public, non-profit and private agencies provide housing and other services to low-income persons and households. Applicants, funding agencies and the recipients of housing and services would benefit from greater coordination and delivery of services. Benefits might include:

- ❖ Agencies seeking funding might spend more time providing services than having to seek funds to deliver those services,
- ❖ Agreement on priority needs and strategies to address the needs,
- ❖ Coordinated federal, state and local monitoring, and
- ❖ Increased ability to measure success (and failures), and report accomplishments .

The City should work with other agencies and providers to coordinate the funding and delivery of services in order to be more effective and efficient.

## **INFLUENCE OF MARKET CONDITIONS**

Housing costs have outpaced changes in income over the past ten years, particularly for owner-occupied housing. As a result, housing has become less affordable to many households in the City.

The median value of owner-occupied housing increased 96% while median family income increased by just 23%. Although the recession caused a downward adjustment in home sale prices, the supply of those homes affordable to low-income families has plummeted. The private market does not meet the needs of homeowners in the 50% - 65% AMI range.

Apartment vacancy rates have declined over the past five years. As the vacancy rates have declined, average apartment rent has increased, making rental housing less affordable. The private market has generally provided the rental housing needs of households earning approximately 65% AMI, but is unable to meet the affordable housing needs for those earning less than 50% AMI.

Rental (voucher) assistance is critical to those households earning less than 30% AMI. The waiting list for public housing includes 1,154 families earning less than 30% AMI. Vouchers are a responsive way to provide housing assistance to those in need.

With lower interest rates, the demand for owner-occupied housing rehabilitation has declined slightly in the past several years. The largest need is for very low-income homeowners that are unable to make regular payments. Providing deferred payment loans allows people, such as the elderly, to meet minimum housing standards.

## ANTICIPATED RESOURCES

Source of Funds	Use of Funds	Expected Amount Available		Expected Amount Available Remainder of Con Plan	Narrative Description
<b>CDBG</b>	Acquisition		\$ 711,300		Funds used for priority needs, including preservation of housing stock, lead-based paint, homebuyer assistance, public improvements, public services and administration and planning.
	Admin and Planning	Annual Allocation:			
	Economic Development	Program Income:	\$ 175,000	\$ 3,545,200	
	Housing	Prior Year	\$ 266,379		
	Public Improvements	Resources:			
	Public Services	Total:	\$ 1,152,679		
<b>HOME</b>	Acquisition		\$ 516,847		Funds used for homebuyer assistance, housing development (including CHDOs) and administration
	Homebuyer assistance	Annual Allocation:			
	Homeowner rehab	Program Income:	\$ 76,365	\$ 2,372,848	
	Multifamily rental new construction	Prior Year	\$ 453,300		
	Multifamily rental rehab	Resources:			
	New construction for ownership	Total:	\$ 1,046,512		
	TBRA				
<b>City</b>	Public Services	Annual Allocation:	\$ 182,835		These funds are used to support public (human) service needs in the City, supplementing CDBG assistance, and support for the Homeless Service Center.
		Program Income:	\$ -	\$ 731,340	
		Prior Year			
		Resources:			
		Total:	\$ 182,835		

### *FEDERAL FUND LEVERAGE & MATCHING REQUIREMENTS*

Federal funds the City receives through the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) are used to leverage other federal, state and local resources to meet housing and community development needs.

In 2011, for every dollar of federal funds the City allocated, another \$3.18 in non-federal funds were leveraged. Human (public) service grants leverage considerable funding from non-federal sources, tapping into the local commitment of nonprofit agencies delivering critical services to our community.

City funding for most housing projects usually includes other funds to complete a project. Nonprofit housing developers have been successful in obtaining Washington State Housing Trust Fund allocations and Low Income Housing Tax Credit investments. The City's funding has been successful at leveraging significant non-federal sources.

### **INSTITUTIONAL DELIVERY STRUCTURE**

The City of Bellingham Planning & Community Development Department is responsible for the planning, development, and implementation of the CDBG and HOME Programs. The network of institutions through which housing and community development programs are carried out in the City is broad-based.

TABLE 93: INSTITUTIONAL DELIVERY STRUCTURE

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Bellingham	Government	Affordable Housing <input checked="" type="checkbox"/> Ownership <input checked="" type="checkbox"/> Rental <input type="checkbox"/> Public Housing <input type="checkbox"/> Homelessness <input type="checkbox"/> Non-homeless special needs Community Development <input checked="" type="checkbox"/> public facilities <input checked="" type="checkbox"/> neighborhood improvements <input checked="" type="checkbox"/> economic development <input checked="" type="checkbox"/> planning	Jurisdiction
Bellingham Housing Authority	PHA	Affordable Housing <input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Rental <input checked="" type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Homelessness <input checked="" type="checkbox"/> Non-homeless special needs Community Development <input type="checkbox"/> public facilities <input type="checkbox"/> neighborhood improvements <input type="checkbox"/> economic development <input type="checkbox"/> planning	Regional

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Whatcom County Health Department	Government	Affordable Housing <input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Rental <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Homelessness <input checked="" type="checkbox"/> Non-homeless special needs Community Development <input checked="" type="checkbox"/> public facilities <input checked="" type="checkbox"/> neighborhood improvements <input checked="" type="checkbox"/> economic development <input checked="" type="checkbox"/> planning	Regional
Opportunity Council and Homeless Service Center	CHDO	Affordable Housing <input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Rental <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Homelessness <input checked="" type="checkbox"/> Non-homeless special needs Community Development <input type="checkbox"/> public facilities <input type="checkbox"/> neighborhood improvements <input type="checkbox"/> economic development <input type="checkbox"/> planning	Regional
Kulshan Community Land Trust	CHDO	Affordable Housing <input checked="" type="checkbox"/> Ownership <input type="checkbox"/> Rental <input type="checkbox"/> Public Housing <input type="checkbox"/> Homelessness <input type="checkbox"/> Non-homeless special needs Community Development <input type="checkbox"/> public facilities <input type="checkbox"/> neighborhood improvements <input type="checkbox"/> economic development <input type="checkbox"/> planning	Regional
Catholic Housing Services	Nonprofit	Affordable Housing <input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Rental <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Homelessness <input checked="" type="checkbox"/> Non-homeless special needs Community Development <input type="checkbox"/> public facilities <input type="checkbox"/> neighborhood improvements <input type="checkbox"/> economic development <input type="checkbox"/> planning	Regional

### *STRENGTHS AND GAPS IN DELIVERY SYSTEM*

The institutional delivery system for housing and community development needs is very strong. Partner agencies have a strong track record in providing excellent services that are well coordinated. Gaps are less related to the delivery system than to resources to meet the needs in the community.

**Whatcom County** (Health Department) is the lead on ending homelessness in Bellingham and Whatcom County. They also provide housing and supportive service funding for homeless and very low-income housing needs supported by recording surcharge fees. Whatcom County also passed a sales and use tax increase to address mental health and chemical dependency. Finally, Whatcom County also has funds to assist the needs of veterans, and recent changes have enhanced services for veterans.

The **Bellingham Housing Authority** is the public housing authority serving the region. The Housing Authority has been successful in providing both public housing and partnering with private developers through federal tax credit programs to increase the inventory of affordable housing throughout the community.

The **Opportunity Council** is the region's Community Action Agency. The agency delivers a myriad of services to the community, including sponsoring the Whatcom Homeless Service Center single point of entry, early childhood education, food and nutrition, and home and energy assistance. The Opportunity Council is designated by the City as a Community Housing Development Organization (CHDO), and has the experience and the capacity to carry out CHDO activities.

**Kulshan Community Land Trust** ensures that affordable homeownership is permanent by holding land in trust. Kulshan homeowners purchase scattered site homes, or purchase a home in one of the housing developments that Kulshan has sponsored. Kulshan CLT is designated by the City as a Community Housing Development Organization (CHDO), and has the experience and the capacity to carry out CHDO activities.

**Catholic Housing Services** (CHS) develops, owns and manages affordable housing programs for low-income families and individuals. CHS provides housing to various people, including those who have experienced homelessness, low income seniors, and those with mental health disabilities. A partner agency, **Catholic Community Services**, provides supportive services to those in need.

There are numerous other agencies that provide housing and shelter in Bellingham, including Pioneer Human Services, Northwest Youth Services, Womenscare Shelter, Mercy Housing, Lydia Place, Interfaith, Sun Community Services, Habitat Whatcom, YWCA and Lighthouse Mission.

There does not appear to be a gap in delivery of housing and housing services within Bellingham. The system delivers affordable housing, permanent supportive housing, transitional housing, shelters and other temporary assistance throughout the community.



*HOMELESS SERVICES*

Public (human) services are delivered to the homeless through a network of governmental and nonprofit agencies throughout the community.

TABLE 94: HOMELESS SERVICES

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Legal Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mortgage Assistance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rental Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Street Outreach Services</b>			
Law Enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mobile Clinics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Street Outreach Services	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Supportive Services</b>			
Alcohol & Drug Abuse	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Child Care	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Education	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Employment and Employment Training	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Healthcare	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HIV/AIDS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Life Skills	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mental Health Counseling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### *HOMELESS AND HIV SERVICES OVERVIEW*

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction: (Provide a brief summary of the institutional structure that serves homeless persons and persons with HIV. Include mainstream services (those designed to serve all people) in this discussion as well.)

The Homeless Service Center (HSC), a program of the Opportunity Council (OC), operates a centralized and coordinated homeless housing service center that serves the homeless population in the City of Bellingham. This Center serves as a hub for all homeless housing related activity in the community, including the coordination of homeless housing service providers and the management of the local homeless management information system (HMIS) by operating a single-point of entry.

Counseling and advocacy—People who are homeless or at risk of becoming homeless enter the housing system and are assigned case management from an array of partnering, non-profit housing agencies. Housing counseling and advocacy become a significant part of the case management support provided. More general counseling and advocacy services are also available to low-income people at the Community Resource Center of the OC which offers information and referral services to help people seeking a variety of services in addition to housing services.

Legal Assistance—If legal issues are barriers to obtaining or sustaining housing, then case management support addresses these as part of each assisted household's case plan. Additionally case managers refer legal assistance to Whatcom LAW Advocates, who interviews and refers eligible low-income residents to a panel of local attorneys who volunteer their time to provide free or low-cost civil legal help. *Interpreter services are available.* Northwest Justice Project (NJP), Washington's publicly funded legal aid program, has an office in Bellingham. NJP is a not-for-profit statewide law firm that provides free civil legal assistance and representation to low-income people and communities throughout Washington. They are called upon to provide advocacy and support for homeless people and service providers.

Rental assistance—The HSC administers rental subsidies (local funds) to homeless and at-risk households and matches the subsidy with case management support provided by one of several partnering, nonprofit housing agencies. Families with children, youth, and veteran households are among the populations that are supported by rental subsidies and case management. Additionally, the HSC administers Supportive Housing Program (SHP) subsidies to people who are chronically homeless. HSC also operates the Rapid Rehousing Demonstration program for families with moderate housing barriers who are homeless, including survivors of domestic violence. OC and HSC also administer the Supportive Services for Veteran Families program that offers temporary financial assistance and case management to homeless and at-risk veteran households.

Bellingham Housing Authority subsidizes low income households through the Housing Choice Voucher programs and allows for preferences for homeless households and victims of domestic violence within that program. The Housing Authority also administers VASH vouchers for eligible veteran households, identified by the Homeless Service Center. HSC facilitates housing and services for people living with mental illness and addiction disorders through Shelter Plus Care vouchers, administered by the Housing Authority.

HSC helps to coordinate housing placements for people re-entering the community from institutions, and implements a housing program for people on State disability assistance.

Utilities assistance—Low Income Home Energy Assistance (LIHEAP) is a federal program managed by the Opportunity Council and that, along with Puget Sound Energy's Winter Help program, offers utility assistance to low-income household. Housing case managers work closely with this program to ensure people receive this help. Utility assistance is also provided by the HSC to people receiving housing assistance from the State-funded Housing and Essential Needs program.

Law Enforcement—Bellingham has law enforcement officers assigned to neighborhood areas and there are officers assigned to work with the homeless service providers. A Pilot Housing Project targets homeless people who have frequent interactions with the criminal justice system and are vulnerable to victimization for housing and supportive services. This project is partially funded by the Bellingham Police Department

Mobile clinics—SeaMar Community Health Clinic provides on-site medical care services at the Lighthouse Mission Drop In Center one day per week. The Project Homeless Connect event brings in mobile dental clinics once a year for homeless and low-income people to receive free dental services. Seasonal mobile vaccine clinics are services provided by the Health Dept. for low-income residents. Homeless people are targeted through their provider networks and at the Lighthouse Mission Drop In Center.

Outreach Services—Bellingham has a variety of Outreach services targeting the homeless population: Hope House, a volunteer team that operates out of a program of Catholic Community Services, Homeless Disability Benefits Advocacy Program, Drop-In Centers run by Lighthouse Mission and Whatcom Counseling and Psychiatric Clinic (WCPC), a WCPC Mobile Outreach Team, a PATH Program worker, SeaMar Homeless Outreach, and several meal programs.

Alcohol and Drug Abuse & Mental Health Counseling —Whatcom County Behavioral Health Access Program (BHAP) is available to Bellingham residents who are not connected to mental health and chemical dependency treatment services. These treatment services are targeted to low-income residents and are available to homeless individuals. All treatment provided focuses on symptom stabilization, psycho-education, skill building, and promotion of on-going recovery. There are also mental health specialists assigned to work with homeless and formerly homeless persons at City Gate Apartments and at the Northwest Youth Services youth shelter.

Child Care—Opportunity Council operates an Information and Referral service for licensed day care providers and provides day care vouchers to homeless families.

Education-- Specific education providers include, but are not limited to: Goodwill Center, Western Washington University, Whatcom Community College, Bellingham Technical College, and WorkFirst training.

Employment and Employment Training—The following are just some of the programs and employment and job training programs that serve people who are homeless in Bellingham: WorkSource One-Stop Center, OC employment specialist, Lake Whatcom Treatment Center and Whatcom Counseling and Psychiatric Center employment specialists, Community Jobs, Northwest Youth Services jobs training, and Department of Vocational Rehabilitation.

Healthcare—Healthcare services for people who are homeless are coordinated through two local community health centers, Whatcom Alliance for Healthcare Access, PeaceHealth St. Joseph Medical Center social workers, and a multi-agency “A-Team” that intervenes on case-specific situations as needed.

HIV/AIDS— Bellingham is fortunate to offer an integrated system of health and supportive services for those living with HIV. Interfaith Community Health Center is the recipient of a Ryan White grant funded through the U.S. Department of Health and Human Services, HIV/AIDS Bureau. ICHC’s Ryan White HIV/AIDS Program offers primary care, dental care, nutritional counseling, mental health services, treatment adherence counseling, care coordination, case management, and specialty referrals for HIV+ individuals living in Whatcom and Skagit Counties.

Evergreen AIDS Foundation (EAF), a Ryan White HIV/AIDS Program partner, provides medical and non-medical case management services, including support groups, health education and risk reduction counseling, assistance with benefit applications, referrals to other community services, and medical transportation. EAF also manages HOPWA referrals for the Bellingham-Whatcom County Housing Authorities.

Sean Humphrey House, a six-unit adult family home for low-income HIV+ individuals, offers housing to those unable to live independently. Strong partnerships and close collaboration are characteristics of the local HIV+ provider agencies. Together, these programs serve approximately 80% of those living with HIV in Whatcom County.

Life Skills— Life skills training may be integrated into housing case management, but there are several discrete life skills training programs, including OC’s Financial Literacy and Renter Education (FLARE) classes, Whatcom Dream, and LOVE Inc.

Transportation—Whatcom Transportation Authority provides nonprofit social service providers free and discounted bus tokens and passes for their homeless clients. The state-funded Housing and Essential Needs program administered by Opportunity Council offers transportation assistance to eligible, single, disabled individuals. The Whatcom County Veterans Program Office and Whatcom Volunteer Center offer transportation services for veterans.

#### *STRENGTHS AND GAPS IN SERVICE DELIVERY FOR SPECIAL NEEDS, HIV, AND HOMELESSNESS*

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above (Provide a summary of the organizational capacity of the grantee and its partners to address the needs of the community’s homeless population and persons with special needs.)

#### Strengths Service Delivery:

- Centralized, coordination of providers and their services
- Strong collaborative partnerships among health care providers and with law enforcement
- Ability to manage and report comprehensive data (especially HMIS), including outcomes data that attract and leverage funds.
- Many services readily available
- Affordable and comprehensive primary care and wrap-around services
- Continuum of care and care coordination (primary care, hospital, supportive services organizations)
- Strong client support/advocacy organization

Gaps of Service Delivery Service:

- Lack of subsidized and affordable housing units, rental subsidy, case management support, especially for extremely low-income families, seniors, and people with physical disabilities.
- There is an acute need for project-based, harm reduction housing for people who are chronically homeless.
- As is the case nationally, strategies to end youth homelessness are challenging. There is a need to more clearly define youth subpopulations for which specific, evidence-based or promising practices will be effective housing retention strategies.
- A small, but significant proportion of the veteran households are not eligible for veteran-specific services due to discharge status.
- It is hard to identify homeless and at-risk youth.
- Additional, effective outreach is needed for people who are chronically homeless.
- Better coordination between health care systems and housing is needed to respond more quickly to people who are homeless and medically fragile, or who are frequent users of emergency health services.
- There is a severe shortage of adult dental services for people who are uninsured, poor, and/or homeless.
- The largest facility-based homeless shelter is not currently using HMIS.
- Transportation
- Employment services
- Supportive housing
- Access to/funding for nutritional counseling and supplements for those with chronic conditions
- Vision care

*STRATEGY TO OVERCOME GAPS*

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs Provide a summary of how the gaps identified above will be addressed.
--

- Develop a new source of local revenue dedicated to filling the housing gaps identified above. This will be used to leverage new state, federal and private sector investment in low-income housing.
- Improve coordination of services between healthcare, behavioral health, and housing systems, starting at State level, and including the development of a local accountable care organization (ACO).
- Develop an approach to better identifying and serving the homeless and at-risk youth population, to include youth outreach workers.
- Create more affordable housing units, including set asides for permanent supportive housing units that are operated with housing-first or harm reduction principles.
- Continue to improve and refine data HMIS data management and reporting capabilities to monitor progress toward becoming a high performing community as defined by HUD's HEARTH Act regulations.
- Expand nutrition services for those living with HIV.
- Build a peer support program/network for those living with HIV to provide mentoring opportunities for employment readiness, system navigation, etc.

*AFFORDABLE HOUSING ESTIMATE*

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

A total of 687 affordable housing units are estimated for the five-year period of this Strategic Plan. The housing would be provided to the following income targets:

Extremely low-income (<30% AMI): 211 units (56% of total)

Very Low-income (>30% and <=50% AMI): 365 units (30% of total)

Low-income (>50% and <=80% AMI): 111 units (14% of total)

It is estimated that 87% of the funding would be allocated to rental housing units, of which 35% would go to extremely low-income, 56% to low-income and 9% to moderate-income.

Assistance for homeowners would have 67% benefit low-income, and the remainder (33%) benefit very low-income.

## GOALS

The goals in a Strategic Plan identify what the City intends to initiate and/or complete over the next five years. Each goal must use one or more Goal Outcome Indicators to quantify what the City hopes to achieve with the HUD funds. Goals in this section of the Strategic Plan and those in the Annual Action Plans are tightly linked; in order for a goal and action to be funded, the goal must also appear in this section of the Strategic Plan. The outcome indicators are also used to measure performance results annually in the Consolidated Annual Performance Evaluation Report (CAPER).

The goals in this section are organized by categories: Affordable Housing, Public Housing, Homeless, Non-Homeless Special Needs, and Non-Housing Community Development. Additional strategies regarding homelessness and anti-poverty are found later in this Chapter, providing additional detail to the broader goals outlined below.

## PREFERENCES

Implementing the goals of the Consolidated Plan requires an ability to have effective goals, but also requires an understanding that there are preferences within the Plan when it comes time for allocation of resources. Preferences should be based on the Priorities outlined earlier in this Chapter. The City would give preference for activities that are based on some or all of the criteria below.

1. **City Legacies and Strategic Commitments** -- projects or activities that implement one or more of the City Legacies and Strategic Commitments.
2. **Demonstrated Need and Gap** -- projects or activities that demonstrate there is a gap in services needed to address the priority needs in the Consolidated Plan.
3. **Collaboration** -- projects or activities showing high degree of volunteers or collaboration with partners.
4. **Mobility** -- projects or activities that are located with access to transit.
5. **Geographic** -- projects or activities that address the needs of neighborhoods with disproportionate burdens.
6. **Equity & Social Justice** -- projects or activities that address the disproportionate burden of minority racial and ethnic populations regarding income and housing in the City.
7. **Children and Poverty** -- projects or activities that address adverse childhood experiences, and projects or activities that work to end intergenerational poverty.
8. **Leveraging** -- projects or activities that leverage other funds.
9. **Probability of Success** -- projects or activities that demonstrate the ability, stability and resources needed to implement the project. This preference will not discourage new, innovative strategies from being proposed.



*AFFORDABLE HOUSING GOALS*

The following table identifies the goals, objectives, outcomes and funding that are proposed for addressing the priority affordable housing needs within Bellingham.

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Increase supply of affordable rental housing</b>	Affordable Housing	Citywide	Supply	\$ 144,690
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Provide decent affordable housing	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Funds will be used to assist in the acquisition or development of affordable rental housing units, and in the availability of rental vouchers to be used in private housing stock (see Rapid Rehousing Goal). Preference given to those units that serve incomes earning less than 50% AMI, special needs population, and elderly. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing.			
	<u>Goal Outcome Indicator:</u>		<u>Quantity</u>	<u>Unit of Measure</u>
	Rental units constructed		100	Household Housing Unit
	Housing for Homeless added		40	Household Housing Unit
Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Increase supply of affordable family housing</b>	Affordable Housing	Citywide	Supply	\$ 75,000
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Provide decent affordable housing	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Funds will be used to assist in the acquisition or development of housing units that meet the needs of larger families (3+ bedrooms). Homeownership assistance will target racial and ethnic groups that are disproportionately represented. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing, and cultivating respect and appreciation for diversity.			
	<u>Goal Outcome Indicator:</u>		<u>Quantity</u>	<u>Unit of Measure</u>
	Rental units constructed		12	Household Housing Unit
	Direct Financial Assistance to Homebuyers		16	Household Housing Unit

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
Increase supply of affordable owner-occupied housing	Affordable Housing	See Geographic Preferences	Supply	\$ 202,527
	Start Year: 2013	End Year: 2017	Objective: Provide decent affordable housing	Outcome: Availability/Accessibility
	<u>Description:</u> Funds will be used to assist in the development or acquisition of affordable housing units for homeowners. Homeownership assistance will target racial and ethnic groups that are disproportionately represented, as well as directing assistance to targeted neighborhoods or implementation of the City's infill strategies. Preference given to housing that is permanently affordable or meets the city's infill development goals. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing, and cultivating respect and appreciation for diversity.			
	<u>Goal Outcome Indicator:</u>		<u>Quantity</u>	<u>Unit of Measure</u>
	Direct Financial Assistance to Homebuyers		20	Household Housing Unit
	Homeowner Housing Added		4	Household Housing Unit
Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
Maintain Housing Stock	Affordable Housing	Citywide	Preservation	\$ 653,057
	Start Year: 2013	End Year: 2017	Objective: Create suitable living environments	Outcome: Sustainability
	<u>Description:</u> Funds will be used to assist in the rehabilitation of housing units. Homeowner rehabilitation will give preference to priority populations, including the elderly, those with incomes less than 50% AMI, disabled, and veterans. Rental rehabilitation will give preference to multi-family units that require improvements to meet minimum housing standards, including weatherization, safety and accessibility. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing, cultivating respect and appreciation for diversity, and increasing community readiness and resilience.			
	<u>Goal Outcome Indicator:</u>		<u>Quantity</u>	<u>Unit of Measure</u>
	Homeowner Housing Rehabilitated		50	Household Housing Unit
	Rental units rehabilitated		250	Household Housing Unit

*HOMELESS GOALS*

The following table identifies the goals, objectives, outcomes and funding that are proposed for addressing the needs of homeless persons within Bellingham.

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Increase supply of permanent supportive housing</b>	Homeless	Citywide	Multiple	\$ 315,000
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Provide decent affordable housing	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Funds will be used to increase the supply of permanent supportive housing in the community that targets the chronically homeless and those in need of supportive services. Housing to address special populations, such as youth, veterans, medically fragile and persons re-entering from institutions will be given additional considerations. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing, and increasing community readiness and resilience.			
	<u>Goal Outcome Indicator:</u> Rental units constructed		<u>Quantity</u> 60	<u>Unit of Measure</u> Household Housing Unit
Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Provide supportive services to homeless</b>	Homeless	Citywide	Multiple	\$ 64,690
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Create suitable living environments	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Funds will be used to create, support and/or provide services and partnerships that are proven successful in reducing homelessness, preventing homelessness and assisting the chronically homeless with needed care. Services should include a coordinated single point of entry into homeless housing and prevention services. The need to support specialized needs for populations, such as youth, veterans, medically fragile, and persons re-entering from institutions, will be given additional considerations. <b>City Legacies and Strategic Commitments</b> that are supported include supporting services for lower-income residents and increasing community readiness and resilience.			
	<u>Goal Outcome Indicator:</u> Public service activities other than Low/Moderate Income Housing Benefit		<u>Quantity</u> 400	<u>Unit of Measure</u> Persons Assisted
	Homelessness Prevention		3,000	Persons Assisted

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Support rapid rehousing of homeless persons and families</b>	Homeless	Citywide	Homeless	\$ 165,210
	Start Year: 2013	End Year: 2017	<b>Objective:</b> Provide decent affordable housing	<b>Outcome:</b> Availability/Accessibility
	<b>Description:</b> Funds will be used to move people into permanent housing as quickly as possible to promote tenant stability and responsibility, a sense of place and permanency. This effort will target those households earning 50% AMI or less. Assistance can target shorter periods of housing assistance with local (non-HUD) funds. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing and increasing community readiness and resilience.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measure</b>
	Tenant-based rental assistance/Rapid Rehousing		100	Households Assisted
	Homeless Person Overnight Shelter		400	Persons Assisted
Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Maintain inventory of interim housing</b>	Homeless	Citywide	Homeless	\$ 50,356
	Start Year: 2013	End Year: 2017	<b>Objective:</b> Create suitable living environments	<b>Outcome:</b> Availability/Accessibility
	<b>Description:</b> Funds will be used to maintain an inventory of interim housing or transition-in-place housing for target populations such as those going into and coming out of institutions, youth, people leaving domestic violence, veterans, etc. The primary strategy, however, is to move people into permanent housing as quickly as possible. <b>City Legacies and Strategic Commitments</b> that are supported include supporting safe, affordable housing, supporting services for lower-income residents and increasing community readiness and resilience.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measure</b>
	Homelessness Prevention		400	Persons Assisted

*PUBLIC HOUSING GOALS*

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Increase public housing resident involvement</b>	Public Housing	Citywide	Coordination of Services	\$ 0 (Admin only)
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Create suitable living environments	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Work with the Bellingham Housing Authority to ensure that public housing residents are actively involved in their public housing. Seek opportunities to bring in services to assist public housing residents, including ways to increase income of public housing residents. <b>City Legacies and Strategic Commitments</b> that are supported include supporting services for lower-income residents and increasing community readiness and resilience.			
	<u>Goal Outcome Indicator:</u> Public service activities other than Low/Moderate Income Housing Benefit		<u>Quantity</u> 100	<u>Unit of Measure</u> Persons Assisted

*NON-HOUSING COMMUNITY DEVELOPMENT GOALS*

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Help fill gap in basic needs (services) to low-income persons and households</b>	Non-Housing Community Development	Citywide	Multiple	\$ 111,402
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Create economic opportunities	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Funding will be used to support services that meet the basic needs of low-income persons and households. Preference for non-housing services include addressing services that focus on youth and families, housing supportive services, the physical and mental health of people, basic needs (food, meals, clothing), and job training. <b>City Legacies and Strategic Commitments</b> that are supported include supporting services for lower-income residents and increasing community readiness and resilience.			
	<u>Goal Outcome Indicator:</u> Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit Public service activities other than Low/Moderate Income Housing Benefit HIV/AIDS Housing Operations		<u>Quantity</u> 800 50,000 35	<u>Unit of Measure</u> Persons Assisted Persons Assisted Household Housing Unit

Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Support efforts to reduce poverty</b>	Non-Homeless Special Needs	Citywide	Multiple	\$ 6,513
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Create economic opportunities	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> Public services that support efforts to reduce poverty will be funded. Preference would be given to those services that work to end the cycle of poverty, providing long-term benefits rather than short-term gains. <b>City Legacies and Strategic Commitments</b> that are supported include supporting services for lower-income residents, supporting a thriving local economy across all sectors, and increasing community readiness and resilience.			
	<u>Goal Outcome Indicator:</u> Public service activities other than Low/Moderate Income Housing Benefit		<u>Quantity</u> 40	<u>Unit of Measure</u> Persons Assisted
Goal	Category	Geographic Area	Needs Addressed	Funding (2013)
<b>Support equitable investment in public facilities and improvements</b>	Non-Housing Community Development	Citywide	Multiple	\$ 100,000
	Start Year: 2013	End Year: 2017	<u>Objective:</u> Create suitable living environments	<u>Outcome:</u> Availability/Accessibility
	<u>Description:</u> The City will support efforts to ensure that funding for public facilities and improvements are equitably distributed to low-income neighborhoods. <b>City Legacies and Strategic Commitments</b> that are supported include creating conditions that encourage public and private investment, supporting a sense of place in neighborhoods, increasing community readiness and resilience, and delivering efficient, effective and accountable municipal services.			
	<u>Goal Outcome Indicator:</u> Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		<u>Quantity</u> 3,000	<u>Unit of Measure</u> Persons Assisted

## **PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT**

The Bellingham Housing Authority must comply with a variety of regulations pertaining to program and physical accessibility. The Housing Authority has in place policies and procedures that ensures compliance with the Fair Housing Act of 1988, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Architectural Barriers Act of 1968, and other Accessibility Notices for public housing issued by HUD. HUD has not required the Bellingham Housing Authority to increase the number of accessible units through a Section 504 Compliance Agreement.

The Housing Authority's plan includes an objective to increase customer satisfaction. Progress toward this objective was assisted by getting more resident involvement in development of the agency annual plan and by discussing other important issues. The Housing Authority has an agreement with the Boys and Girls Club to provide an after school program two days a week for the children of the community. These efforts are expected to continue in the next five years.

HUD also requires the Consolidated Plan to include strategies for public housing residents to participate in homeownership. The City will market homeownership opportunities to public housing residents through informational meetings, handouts and other means coordinated with the Housing Authority.

## **BARRIERS TO AFFORDABLE HOUSING**

Public policies may serve as a barrier to affordable housing. Policies that might have a negative effect include tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential investment.

### *TAXATION AND FISCAL POLICIES*

The State's taxation system, that does not tax personal income, creates a strong reliance on other forms of taxation such as sales tax, real property tax, and special fees and assessments. Local governments have limited discretion regarding this system, and as a result, little ability to change the system to remove any barriers to affordable housing.

One option provided by the State to local governments is the multiple-unit dwellings in urban center property tax exemption. (Chapter 84.14 RCW) This provision allows for special valuations for residential development in urban centers, and provides an extra four year incentive (12 years vs. 8 years) if the development includes an affordable housing component. The City has implemented these provisions. (BMC 17.82)

Washington State's property tax system also limits the increase in property taxes collected to no more than 1% per year plus new construction. As needs or costs increase, the ability to pay for those needs is diminished.

### *LAND USE CONTROLS, ZONING AND BUILDING CODES*

The City of Bellingham must work within the framework of state planning and building requirements. The Growth Management Act (GMA) requires the City to plan for a variety of housing needs within the community, as well as planning for employment, public facilities and services. GMA also requires planning to protect critical areas, such as wetlands, geologic hazard areas, fish and wildlife habitat, and floodplains.



Other Washington State requirements include planning and protection of shorelines of the state, water resources, water quality, the environment (SEPA). The Washington State Building Code is based on national model codes and standards that must be implemented on the local level.

### *FEES AND CHARGES*

The City of Bellingham, like many municipalities, charges development "impact fees" or system development charges on new development. Fees are charged for schools, parks, traffic, stormwater, water and sewer.

<b>Fee Description</b>	<b>Single Family &amp; Duplex</b>	<b>Multifamily Unit</b>
School Impact Fee	\$1,854 per unit	\$1,154 per unit
Park Impact Fee	\$4,808 per unit	\$3,524 per unit
Traffic Impact Fees	\$1,931 per unit	\$1,185 per unit
Stormwater Fee	\$678 per unit	\$0.226 per sq. ft. impervious surface
Water <sup>32</sup>	\$3,848 per unit	\$1,207 per unit
Sewer <sup>33</sup>	\$7,637 per unit	\$2,396 per unit
<b>TOTAL</b>	<b>\$20,756 per unit</b>	<b>From \$9,466+</b>

Until 2012, Washington State allowed waiver of impact fees for affordable housing only when the fees were paid from public funds other than impact fee accounts. In 2012, Washington State amended the law (EHB 1398.SL) that allows governments to grant either a partial exemption of not more than 80% of impact fees, or provide a full waiver where the remaining 20% are paid from public funds other than impact fee accounts. School districts that receive school impact fees must approve any exemption for their fees.

### *STRATEGIES TO REMOVE BARRIERS*

In 2007, Whatcom County and the City of Bellingham appointed sixteen community members to a Countywide Housing Affordability Task Force (CHAT). The purpose of CHAT was to review and develop policies and strategies to meet countywide affordable housing goals. Three of CHAT's six goals addressed strategies to remove barriers to affordable housing:

- 2) Create a housing trust fund
- 3) Strive to reduce land and building costs.
- 4) Provide incentives for the creation of affordable housing.

The primary strategies that CHAT recommended to implement these goals are:

- **Create an affordable housing investment fund**
- **Adopt measures that reduce land costs**
- **Adopt measures that reduce labor and material costs**
- **Adopt measures that reduce infrastructure development costs**
- **Adopt affordable housing incentives**

<sup>32</sup> Water Development charges are based on the type of service (i.e. meter size). For this table, it was assumed that a single family residence would have the smallest meter size. Multifamily is more challenging to calculate. The assumption used in this table was based on the Bellingham Housing Authority project for Walton One, which had a 3" water meter to serve 51 units. However, Walton One also received credit for an existing 2" meter that reduced the overall charges.

<sup>33</sup> See water charges.

In addition to the CHAT strategies, the following additional strategies could be considered to remove or ameliorate barriers to affordable housing:

- *Waive or reduce impact fees for low-income housing*
- *Consider changes to multiple buildings in city centers to encourage affordable housing construction*

## **HOMELESSNESS STRATEGY**

Washington State passed legislation that requires county auditors to charge an additional surcharge on recorded documents. These funds are collected to support local strategies to prevent or reduce homelessness. Whatcom County is designated as the Lead Agency to address homelessness in the county and the city.

The Legislature required the County to develop a ten-year plan to reduce homelessness by 50% by the year 2015. Whatcom County's plan was last updated in 2008. The City adopts, by reference, Whatcom County's Homeless Plan.

The County is in the beginning stage of updating the homeless plan. The following goals and strategies are proposed for consideration.

### **Goals:**

- 1. Reduce the number of people who are homeless.**
- 2. Reduce the amount of time people spend as homeless.**
- 3. Increase the number of people moving into Permanent Housing after entering the homeless service system.**
- 4. Reduce the number of people who return to homelessness after receiving Permanent Housing assistance.**

### ***STRATEGIES TO END HOMELESSNESS:***

#### ***Strategy 1:***

***Fully implement and sustain a centralized and coordinating point of entry into homeless housing and prevention services.***

#### **Activities**

- Implement a county-wide no wrong door approach for homeless housing related services.
- Provide centralized intake, assessment and referral services for homeless housing related activities.
- Implement a county-wide data management system to track and manage client data in support of service delivery, communication between providers, and reporting requirements.
- Maintain one community-wide Housing Interest Pool.
- Provide people waiting for housing with case management services.
- Prioritize people for services using a risk assessment tool or a vulnerability index.
- Conduct outreach to property owners, managers and community stakeholders to build relationships and resources.

### Outcomes

- Increased efficiencies for housing providers.
- Increased number of most vulnerable and those most in need obtain housing.
- Increased number of people receive appropriate housing services.
- Increased number of housing options available.
- Improved relationships with landlords and property owners.

### **Strategy 2:**

***Move people who are homeless rapidly into permanent housing whenever possible.***

### Activities

- Re-tool the housing continuum of care system into an effective crisis response for people who lose their housing into one that rapidly returns people to permanent housing.
- Ensure that an adequate supply of *rental subsidies* is available so that housing is obtained as rapidly as possible.
- Convert service-enriched housing units into permanent housing for families with children.
- Provide housing counseling and search assistance.
- Provide tailored support to the level necessary to help people sustain their housing.

### Outcomes

- Shorten the time people spend on the street, in cars, or in other unsafe situations.
- Shorten the time it takes to help people get back into permanent housing of their own.
- Increased availability of housing with supportive services for families who repeatedly cycle in and out of homelessness.
- Reduced number of people who return to homelessness.

### **Strategy 3:**

***Provide permanent supportive housing designed to meet the long term needs of homeless individuals and families who have been chronically homeless using the housing first approach.***

### Activities

- Expand the supply of permanent housing units by 100 over 5 years by constructing new units and ensuring adequate rental subsidies exist for scattered site PSH housing.
- As appropriate, convert transitional housing options to permanent housing in conformance with the Housing First model.
- Promote providers who can operate this type of specialized housing.
- Integrate primary and behavioral health care services with housing assistance services.
- Implement an effective outreach model that engages the chronically homeless population and people who have frequent contacts with the hospitals and the criminal justice system.
- Improve discharge planning with hospitals, psychiatric facilities, jails and prisons to connect people to housing prior to discharge.

### Outcomes

- Reduction in chronic homeless.
- Decrease in the use of publicly funded medical and behavioral health services, city jails, and state prisons.
- Reduction in people's vulnerability to and impacts of homelessness; improved health outcomes.

- Improved community safety.
- Increased number of PSH providers.

**Strategy 4:**  
***Increase the supply of affordable housing units.***

Activities

- Encourage the development of 1500 affordable housing units over 10 years.
- Leverage private sector investment with public subsidies from the federal, state and local levels (usually at a dollar ratio of six to one or greater).
- Develop a local housing investment fund that is primarily designed to develop housing affordable to households of very low incomes.
- Adopt housing policies in each municipality that incentivize, facilitate and assist in the construction of homes that remain affordable, preservation of homes that are currently affordable, and conversion of unaffordable homes to affordable rental or ownership opportunities.
- Work with state and local governments to expand rental assistance and low-cost capital for new construction and rehab.
- Improve access to federally funded housing assistance.
- Recruit landlords and community members to rent units affordable to low-income people.

Outcomes

- Reduction in number of people experiencing or most at risk of homelessness.
- Increased number of affordable housing options within the community.
- Increased job opportunities during construction and increased economic activity post construction.
- Increase local match funding available to leverage outside resources.

**Strategy 5:**  
***Prevent individuals and families from becoming homeless.***

Activities

- Implement a Targeted Prevention approach when providing financial services to people at risk of becoming homeless.
- Create a Diversion Program that prevents homelessness for people seeking shelter.
- Provide case management support to help people sustain housing.
- Provide education and training that assists with financial literacy, renter education, housing advocacy.
- Promote collaboration between local school districts and crisis programs to help target families most at risk.

Outcomes

- Reduce the number of people who enter the homeless service system.
- Increased income and cost savings to landlords.
- People at most risk of homelessness are able to sustain housing.
- Fewer families are living in doubled up situations.

**Strategy 6:**

***Provide interim housing and supportive services for those who are temporarily homeless and waiting for permanent housing.***

Activities

- Provide appropriate temporary housing for homeless individuals and families.
- Provide shelter and safe housing for homeless youth.
- Provide supportive housing units specific to the needs of veterans recovering from homelessness and responsive to the effects of serving in combat.
- Form multi-disciplinary teams to conduct effective outreach and engagement activities, particularly to youth, chronically homeless and veterans and that help people living on the streets directly access housing.
- Form partnerships with NW Regional Council on Aging, PeaceHealth Hospital, DSHS Home and Community Services to develop and provide housing for elderly and medically fragile people who would otherwise be homeless.
- Provide wrap around supportive services to temporarily homeless individuals and families.

Outcomes

- Chronically homeless and disenfranchised people become safely housed.
- Homeless youth have access to safe housing.
- Veterans who are homeless receive housing with appropriate support services.
- Families with children have access to year round immediate sheltering.
- Vulnerable elderly and medically fragile homeless citizens are safely housed with wrap around supportive services.
- Increased savings for health care system.

**Strategy 7:**

***Increase economic security and reduce financial vulnerability.***

Activities

- Coordinate and integrate employment programs for people receiving housing assistance.
- Improve access to mainstream services.
- Improve access to work supports including strategies that include transportation, child care, child support, domestic violence, criminal justice history, disabling conditions.
- Provide services that help households maximize whatever income they have, e.g. utility assistance, transportation assistance, and other goods and services in order to offset their housing costs.
- Pilot programs that link increased income to housing for families with young children.

Outcomes

- Improved family income.
- Increased number of households with living wage jobs.
- Increased ability to sustain housing for households with very low incomes.

**Strategy 8:**

***Provide and strengthen collaborative leadership and partnerships at all levels of government and across all sectors, organized around preventing and ending homelessness.***

Activities

- Engage with broader community including business community, neighborhood associations and property owners to build relationships and promote goals and strategies of the Plan.
- Coordinate with Housing, Human Services and other key agency partners to identify ways in which they can prioritize their resources in support of the housing needs listed in this Plan.
- Coordinate community planning, needs assessments, funding priorities, and funding cycles within the network of community funders.
- Promote public awareness and advocacy.
- Engage the faith based and existing volunteer groups to provide peer and community support networks.
- Seek out voices of those who are homeless at all stages of planning and services.

Outcomes

- Continuity of care is maximized while minimizing duplication of funding and services.
- Increased alignment of resources.
- Increased efficiencies of services and providers.
- Increased effectiveness of plan implementation.
- People who are homeless or were formerly homeless participate in finding solutions to ending homelessness.
- Increased community response and improved community health.

**Strategy 9:**

***Develop and/or improve systems to support efficient and effective plan implementation.***

Activities

- Implement an effective governance structure that provides guiding vision, advisory capacity, and evaluation to Plan implementation.
- Require accountability of services and outcomes.
- Coordinate homeless related efforts with policy leaders to ensure more effective and sustained plan implementation.
- Examine and implement evidence based service delivery models.
- Provide worker training appropriate to build competencies for the populations served (e.g. mental health, crisis response, chemical dependency).
- Develop common standards for service delivery, procedures, and data sharing and collection.

Outcomes

- Development of adaptive changes over time.
- Homeless Plan participants receive consistent services.
- Improved measurement of Plan progress.
- Increased capacity to achieve Plan goals.

**ANTI-POVERTY STRATEGY**

The poverty rate in Bellingham is higher than in Whatcom County or Washington State. 21.6% of all people in Bellingham are living in poverty. 18.2% of all families with related children under 5 years old are in poverty. Poverty is predominant (54.7%) for those households headed by a female with no husband present and children under 5 years old.

The 2012 Poverty Guidelines used by the Department of Health and Human Services are as follows:

<b>Persons in family/household</b>	<b>Poverty guideline</b>
1	\$ 11,170
2	15,130
3	19,090
4	23,050
5	27,010
6	30,970
7	34,930
8	38,890

8% of Bellingham families (1,257) earn less than \$15,000 per year, and 17.8% earn less than \$25,000. Strategies are needed to reduce the burden that poverty has on households to meet basic needs, while also working on strategies to improve the wages for low-income persons.

***WASHINGTON STATE'S WORKFIRST PROGRAM***

Washington State began WorkFirst, the state's Temporary Assistance for Needy Families (TANF) program, in 1977. In 2010, Governor Gregoire directed a WorkFirst Subcabinet to examine how to meet the challenges of WorkFirst families to obtain employment and achieve family self-sufficiency. Their report made recommendations that they believed would help child-only TANF families and WorkFirst participants succeed on a pathway out of poverty.

Deep financial cuts to the WorkFirst program have made it more challenging to meet basic needs and help build strong, healthy families and communities. In 2011, Washington State drastically cut and restructured the Disability Lifeline program. The funding cuts and program changes will likely lead to more homelessness and less economic security for many people.



### *WHATCOM PROSPERITY PROJECT*

In 2011, an update to the Whatcom Prosperity Project was completed. The goal of the effort was to gain a better understanding of the experiences that people who live in poverty face in our community. Once there was a better understanding, then recommendations about resource and service allocation could better respond to those needs.

Key findings in the 2011 Whatcom Prosperity Project were:

- Employment/Education/Finances -- too few living wage jobs, employment hours that pose childcare and transportation challenges, lack of job skills.
- Housing -- high cost of housing, high burden of housing cost relative to income.
- Health and Access to Care -- lack of affordable care, affordability and availability of health insurance, lack of dental care and insurance, making choices between health and other basic needs.
- Children and Childcare -- high cost of childcare relative to wages, limited hours, lack of availability of care for special needs or infants.
- Food/Nutrition -- Food security is related to income, substantial proportion of respondents skipping meals and going hungry, access to food assistance is relatively easy.
- Transportation -- cost, limited bus routes and operating hours; transportation is closely tied to employment options.
- Community Services -- highest rated need from respondents was affordable dental care (44%), living wage jobs (37%), help with housing (36%), affordable medical care (29%), and energy assistance (22%)

The objectives for how the Prosperity Project assessment would be used include:

- Improve coordination and planning between agencies and service providers.
- Identify ways to reduce barriers and increase access to services as well as to adjust program delivery and operations to better meet client needs.
- Prioritize funding and resource allocation by governmental and charitable organizations.
- Design and improve prevention and education programming.
- Identify potential new and creative approaches based on client needs and perceptions.
- Increase civic engagement and empowerment among the client population and the general public with regard to poverty and related issues.

### *WHATCOM ASSET BUILDING COALITION*

The Whatcom Asset Building Coalition (WABC -- <http://www.whatcomabc.org>) is a community collaboration supporting financial self-sufficiency through education and advocacy. There are 19 coalitions in Washington state. The goals of the coalition are:

- Increase cooperation and mutual support among agencies and individuals working to address financial stability and financial literacy needs.
- Facilitate widespread knowledge about existing financial resources, both for people in need and the organizations that are trying to help.
- Raise community awareness about the need for asset building and encourage community support for strategies to address the problem.
- Increase awareness of and participation in the Earned Income Tax Credit (EITC).

### *THE PROSPERITY INITIATIVE*

The Whatcom Community Foundation has launched "The Prosperity Initiative" that builds on the recent Whatcom County Community Health Assessment and other research. The challenge and goal is to make it possible for more families to overcome the daunting challenge of intergenerational poverty -- economic hardship that becomes endemic within a family and afflicts successive generations.

Funding for the Prosperity Initiative comes from the Bill & Melinda Gates Foundation, other community foundation funds and additional contributions.

### *CITY STRATEGIES*

It is clear that an anti-poverty strategy requires coordination between agencies and service providers. While the City of Bellingham is not the lead agency for homelessness, social services, economic development or training, it does provide a critical role in addressing the cycle of poverty within our community.

The following City Legacies include strategies that address anti-poverty within the City.

#### **Equity & Social Justice**

Lessening the economic burden of housing is a significant part of the City's role in addressing poverty. With over 2,300 extremely low-income (below 30% AMI) non-student households paying more than half their income on housing costs, the financial stress of housing alone is significant. Without assistance, these households face greater challenges ending the cycle of poverty.

Providing housing opportunities for extremely low-income households should also seek to end concentrated poverty and economic segregation. (See Sense of Place below.) Housing vouchers enable households to locate in neighborhoods of their choice, and should be part of the City's housing and anti-poverty strategies.

Washington State's minimum wage in 2012 is \$9.04 per hour. A single parent with two children would need to work 40 hours per week to meet the federal poverty level. Housing, transportation, child care and education expenses would be an added burden to this family.

Improving economic opportunities and challenges is clearly part of any needed anti-poverty strategy. Education and basic skills are key to future prosperity. Reaching vulnerable children early in their lives is essential to help them achieve skills and build careers. Low-income children, and those that live in poverty, often do not have the support network for them to succeed.

The Northwest Workforce Council indicates the need for bilingual and bicultural workforce "is an opportunity for minority and underrepresented youth to enter the labor market in high wage, high skill jobs if they are provided the necessary career education, academic preparation and technical training."<sup>34</sup>

Addressing school drop-out rates, increasing vocational programs, supporting private business and school partnerships, and encouraging basic skills (literacy and computers), are strategies to pursue.

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<sup>34</sup> Northwest Workforce Council, 2012-2016 Strategic Plan, pg. 43

Providing supportive services to low-income households to achieve self-sufficiency should be a priority. Child care was identified as the number one barrier to self-sufficiency by Workforce Council staff based on their work with clients.

### **Sense of Place**

Data shows that where you live impacts your health and your opportunities in life. Growing up in a high-poverty neighborhood increases the risk that a child will also end up poor. Strategies that provide more opportunities in low-income neighborhoods, such as high quality housing, public transportation, thriving businesses, walkable and safe street, increase the chance of success.

It is also important to reduce the concentration of poverty through dispersion of affordable housing. The City should encourage affordable housing developments that locate outside of existing low-income neighborhoods.

The Consolidated Plan identifies the neighborhoods in the City where these place-based initiatives can take place. The City can play a role in facilitating this success in cooperation with other partners.

### **Mobility & Connectivity Options**

Access to jobs and services is fundamental for addressing poverty. Unless workers have access to jobs, education, and other services, their chances of success will be diminished. The Whatcom Transportation Plan adopted by the Council of Governments in 2012 reports that there have been cases where an employer has offered a job but they had to decline due to lack of transportation. WorkSource staff identified transportation as one of the top four barriers to employment and self-sufficiency.<sup>35</sup>

The City's mobility strategies for low-income persons include support for transit, bike and pedestrian improvements. In addition, the City should make sure that housing investments are located with access to transit, employment and services.

The City's draft Pedestrian Master Plan includes additional considerations for providing accessible pedestrian facilities for all incomes. Prioritization of projects favored those investments that had a high degree of benefit for low-income neighborhoods that rely on walking routes for connectivity.

While the City enjoys excellent transit service, there are employment centers that do not have frequent service available. This makes access to jobs, particularly for low-income persons, challenging. Opportunities to expand transit to employment centers, or create housing in proximity to employment, should be sought.

### **LEAD-BASED PAINT HAZARDS**

More than half of the city's housing stock was built before 1980, an indication of the number of homes with potential lead-based paint hazards. An estimated 1,325 of those households have children 6 or younger present, with 625 of those households being low-income.

The City will continue to implement federal and state rules regarding lead-based paint hazards. All renovation or rehabilitation work for structures built before 1978 will include the required evaluations and/or risk assessments to determine the extent of the lead-based paint hazard.

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<sup>35</sup> Gary Smith, Regional Manager, email February 21, 2012

Known, or suspected hazards, will be controlled or abated as required by federal and state regulations.

All housing units occupied by clients of the city's Tenant-Based Rental Assistance program will be inspected for lead-based paint hazards. Any units that include hazards will not be eligible for assistance unless measures are taken to control or mitigate the hazard.

The City will also provide educational information and outreach regarding the hazards of lead-based paint. This education will include outreach to schools and contractors.

## **MONITORING**

The City of Bellingham executes contracts for all its CDBG and HOME activities. These contracts meet all the applicable program and federal requirements. The City monitors contracts for compliance with these program requirements, including general management, performance goals, financial management, data collection and reporting, eligibility determinations, nondiscrimination, fair housing, affirmative marketing, labor compliance, etc.

The City has adopted HOME monitoring procedures to ensure that HOME funds are used consistent with the program requirements. The monitoring objectives are:

- 1) Ensure compliance with HOME and other regulations,
- 2) Ensure production and accountability,
- 3) Provide a basis for program and project performance evaluations,
- 4) Increase communication between the City and Subrecipients, CHDOs and Recipients, and
- 5) Improve HOME funded program designs and processes.

The HOME monitoring includes project based risk assessment, as well as required property and record inspections. Annual monitoring of Tenant-Based Rental Assistance is required by HOME rules, and is implemented by the City.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress in order to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

CDBG funds that are used for public (human) service activities are monitored using a risk-based assessment system. The objective of this monitoring is similar to the HOME objectives, with particular emphasis on income screening, performance reports, records and financial management systems.

The City has established new monitoring procedures and data bases to track monitoring activities and performance. The City is beginning to work closely with other agencies that monitor the same clients or projects to coordinate inspections, findings and results. The City intends to work with these agencies (state and county) to improve systems over the next five years, making the system more effective and efficient for all parties, including the agency's being monitored.

The City also uses the Consolidated Annual Performance and Evaluation Report (CAPER) as a tool for monitoring the City's performance against Consolidated Plan goals.

## CHAPTER 5: 2013 ACTION PLAN

The 2013 Action Plan is the first year of the 2013-2017 Consolidated Plan. The Action Plan addresses the proposed programs, projects, and activities that will be undertaken in 2013 with the resources anticipated to be available in the proposed budget. Funding sources include the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), as well as City General Fund support for public (human) service activities.

In the event that appropriations are greater or less than anticipated, the following activities are proposed as contingencies: Housing Rehabilitation (CDBG) and Infill Demonstration (HOME). In the event that project activities come in less than funding allocated, the remaining funds are allocated to the three Public Facility and Improvement Projects in the 2013 Action Plan. The primary program activities included in the 2013 Action Plan are as follows:

**Homebuyer Assistance** -- Approximately 9% of the federal funding is set aside for assisting homebuyers through Kulshan Community Land Trust. The City will work with Kulshan CLT to market housing opportunities to minorities disproportionately represented in home ownership, and towards neighborhoods with high rental concentrations. The City will also look at other ways to provide incentives to achieve these targeted needs over the next year.

**Housing Development** -- Approximately 44% of the federal funding is dedicated to housing development and assistance. Tenant-based rental assistance is targeted towards those households earning less than 30% AMI and threatened with becoming homeless. Two multifamily housing rehabilitation projects (Pacific Rim and Orleans Place) that will not be completed in 2012 are continued into 2013 for completion, and a new project (Dorothy Place) would be added. A downtown housing project for Catholic Housing Services in the 2012 Action Plan is continued forward into 2013.

Funding is contingently allocated to a housing demonstration project in a location to be determined. Proposals from for-profit developers would be solicited that could partner with others to develop a project that implements the City's Infill Toolkit.

**Home Rehabilitation Program** -- Approximately 22% of the funding would be allocated to rehabilitation of owner-occupied homes. This activity would be primarily be carried out by the City of Bellingham in coordination with Opportunity Council programs. Habitat for Humanity would also be allocated \$50,000 to start a new program activity with the City.

**Public Facilities and Improvements** -- Approximately 8% of the funding would be allocated to assisting nonprofit agencies that provide services to low income persons with improvements to their facilities. The three agencies include the Bellingham Food Bank, Interfaith Health Center and accessibility improvements required at nonprofit facilities which receive CDBG or HOME funds.

**Public (human) Services** -- 43% of the funding is allocated to housing services, 34% is allocated equally to health and basic needs, 18% is allocated equally to child care and emergency shelter and 5% is allocated to supportive services

**EXPECTED RESOURCES**

Source of Funds	Use of Funds	Expected Amount Available		Expected Amount Available Remainder of Con Plan	Narrative Description
<b>CDBG</b>	Acquisition	Annual Allocation:	\$ 711,300	\$ 3,545,200	Funds used for priority needs, including preservation of housing stock, lead-based paint, homebuyer assistance, public improvements, public services and administration and planning.
	Admin and Planning				
	Economic Development	Program Income:	\$ 175,000		
	Housing	Prior Year	\$ 266,379		
	Public Improvements	Resources:			
	Public Services	Total:	\$ 1,152,679		
<b>HOME</b>	Acquisition	Annual Allocation:	\$ 516,847	\$ 2,372,848	Funds used for homebuyer assistance, housing development (including CHDOs) and administration
	Homebuyer assistance				
	Homeowner rehab	Program Income:	\$ 76,365		
	Multifamily rental new construction	Prior Year	\$ 503,300		
	Multifamily rental rehab	Resources:			
	New construction for ownership	Total:	\$ 1,096,512		
	TBRA				
<b>City</b>	Public Services	Annual Allocation:	\$ 182,835	\$ 731,340	These funds are used to support public (human) service needs in the City, supplementing CDBG assistance, and support for the Homeless Service Center.
		Program Income:	\$ -		
		Prior Year			
		Resources:			
		Total:	\$ 182,835		

*LEVERAGING FEDERAL FUNDS/MATCHING REQUIREMENTS*

Federal funds the City receives through the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) are used to leverage other federal, state and local resources to meet housing and community development needs.

In 2011, for every dollar of federal funds the City allocated, another \$3.18 in non-federal funds were leveraged. Public (human) service grants leverage considerable funding from non-federal sources, tapping into the local commitment of nonprofit agencies delivering critical services to our community.

City funding for most housing projects often includes other funds to complete a project. Nonprofit housing developers have been successful in obtaining Washington State Housing Trust Fund allocations and Low Income Housing Tax Credit investments. The City's funding has been successful at leveraging significant non-federal sources.



## ANNUAL GOALS AND OBJECTIVES

Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
Increase supply of affordable rental housing	Affordable Housing	Housing Supply	HOME: \$144,690	Rental units constructed: 3 Household Housing Unit
Increase supply of affordable owner-occupied housing	Affordable Housing	Housing Supply	HOME: \$200,000 CHDO: \$77,527	Direct Financial Assistance to Homebuyers 8 Households Assisted
Maintain Housing Stock	Affordable Housing	Preservation Elderly	CDBG: \$653,057 HOME: \$100,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit Rental units rehabilitated Household: 178 Housing Unit
Increase supply of permanent supportive housing	Affordable Housing	Homelessness	HOME: \$315,000	Rental units constructed: 42 Household Housing Unit
Provide Supportive Services to Homeless	Homeless	Homelessness Healthy Children & Families	CDBG: \$45,406 CITY: \$19,284	Homeless Prevention: 1,104 persons assisted Public service activities: 100 persons assisted
Support Rapid Rehousing of Homeless Persons and Families	Homeless	Homelessness Housing Supply	CDBG: \$15,210 HOME: \$150,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Shelter: 86 persons
Maintain Inventory of Interim Housing	Homeless	Homelessness Healthy Children & Families	CDBG: \$50,356 CITY: \$24,430	Homeless Prevention: 133 persons assisted Homeless Shelter: 245 persons assisted
Help fill gap in basic needs (services) to low-income persons and households	Non-Housing Community Development	Homelessness Healthy Children & Families Elderly	CDBG: \$111,402 CITY: \$86,094	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Public Service Activities: 16,883 persons assisted HIV/AIDS Housing Operations: 7 housing units assisted
Support efforts to reduce poverty	Non-Homeless Special Needs	Homelessness Healthy Children & Families	CITY: \$6,513	Public Service Activities: 18 persons assisted
Support equitable investment of public facilities and improvements	Non-Homeless Special Needs	Homelessness Healthy Children & Families Elderly	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 460 Persons Assisted

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)(2)

	Estimated number of families whom will be provided affordable housing	
Income:	Rental Housing:	Ownership Housing:
Extremely low-income (<30% AMI)	88	0
Low-income (>30% and <50% AMI)	140	7
Moderate-income (>50% and <80% AMI)	21	15

## PROJECT SUMMARY

### ACTIVITY SUMMARY

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
<b>City Housing Rehabilitation Program</b>	Citywide with targeted priority to support tenure diversity and low-income neighborhoods	Maintain Housing Stock	Preservation	\$ 453,057
<b>Habitat for Humanity Housing Rehabilitation Program</b>	Birchwood Neighborhood	Maintain Housing Stock	Preservation	\$ 50,000
<b>KCLT - Homebuyer Program</b>	Citywide with targeted priority to support tenure diversity Birchwood Neighborhood	Increase supply of affordable owner-occupied housing	Increase Affordable Housing Supply	\$ 200,000
<b>KCLT - Indiana Street Homes</b>	Birchwood Neighborhood	Increase supply of affordable owner-occupied housing	Increase Affordable Housing Supply	\$ 50,000
<b>KCLT - new home construction</b>	Birchwood Neighborhood	Increase supply of affordable owner-occupied housing	Increase Affordable Housing Supply	\$ 77,527 (CHDO)
<b>Multi-family Housing Rehabilitation</b>	Pacific Rim and Orleans Place (Bellingham Housing Authority); Dorothy Place (Opportunity Council)	Maintain Housing Stock	Preservation	\$ 250,000
<b>Food Bank Expansion</b>	Sunnyland	Help fill gap in basic needs (services) to low-income persons and households	Healthy Children and Families	\$ 85,000
<b>Nonprofit Facilities -- accessibility improvements</b>	Citywide	Support equitable investment of public facilities and improvements	Assist Special Needs Population	\$ 30,000
<b>Interfaith Health Clinic -- Facility Improvements</b>	Central Business District	Support equitable investment of public facilities and improvements	Healthy Children and Families	\$ 70,000
<b>Public (Human) Service Activities</b>	Citywide	See following table	See following table	\$ 136,695 (CDBG) \$ 182,835 (City)
<b>Cornwall Housing Project (Catholic Housing Services)</b>	Central Business District	Increase supply of permanent supportive housing	Increase Affordable Housing Supply	\$ 315,000

<b>Tenant-Based Rental Assistance (Opportunity Council)</b>	Citywide (choice vouchers)	Support Rapid Rehousing of Homeless Persons and Families	Homeless	\$ 150,000
<b>Housing Infill Demonstration Project</b>	TBD	Increase supply of affordable rental housing	Increase Affordable Housing Supply	\$ 144,690
<b>Planning and Administration</b>	n/a	n/a	n/a	\$ 236,543
			<b>TOTAL:</b>	<b>\$ 2,431,347</b>

### *HUMAN SERVICE ACTIVITIES*

<b>Project Name</b>	<b>Target Area</b>	<b>Goals Supported</b>	<b>Needs Addressed</b>	<b>Funding</b>
<b>Homeless Service Center - Agency Support</b>	n/a	Provide Supportive Services to Homeless	Homelessness Coordination and Delivery of Services	\$ 45,835
<b>Lydia Place - Transitional Housing</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 16,224
<b>Opportunity Council - Homeless Housing</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 30,787
<b>Northwest Youth Services - Transitional Living</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 19,552
<b>YWCA - Larrabee Residence Housing</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 15,210
<b>Womencare Shelter - Confidential Shelter</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 14,580
<b>LAW Advocates - Eviction Clinic &amp; Mediation Services</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 6,916
<b>Mercy Housing Northwest - Farmworker Housing Services</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Healthy Children & Families	\$ 4,673
<b>Sean Humphrey House - HIV/AIDS Services</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Homelessness Special Needs Population Healthy Children & Families	\$ 5,234
<b>Whatcom Volunteer Center - Volunteer Chore</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Homelessness Special Needs Population Needs of the Elderly Healthy Children & Families	\$ 5,538

<b>Evergreen AIDS Foundation - Barney Wood Fund</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Homelessness Special Needs Population	\$ 3,999
<b>Interfaith Community Health Center - Integrated Behavioral Health Program</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Homelessness Special Needs Population Healthy Children & Families	\$ 10,100
<b>LAW Advocates - Homeless Disability Benefits Advocacy</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Healthy Children & Families	\$ 12,368
<b>Whatcom Counseling &amp; Psychiatric Clinic - Assist in Transition from Homelessness</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population	\$ 14,619
<b>Bellingham Technical College - Dental Clinic</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Homelessness Special Needs Population Elderly Healthy Children & Families	\$ 6,273
<b>Bellingham Food Bank - Free Grocery</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Homelessness Special Needs Population Elderly Healthy Children & Families	\$ 23,917
<b>Opportunity Council - Community Voice Mail</b>	Citywide	Provide Supportive Services to Homeless	Homelessness	\$ 6,157
<b>Opportunity Council - Maple Alley Inn</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Special Needs Population Elderly Healthy Children & Families	\$ 10,893
<b>Whatcom County Council on Aging - Meals on Wheels</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Special Needs Population Elderly Healthy Children & Families	\$ 6,393
<b>Bellingham Childcare &amp; Learning Center - childcare</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Healthy Children & Families	\$ 23,366
<b>Brigid Collins Family Support Center - school linked intervention for child abuse</b>	Citywide	Help fill gap in basic needs (services) to low-income persons and households	Healthy Children & Families	\$ 5,951
<b>Whatcom Literacy Council - job skills through literacy</b>	Citywide	Support efforts to reduce poverty	Healthy Children & Families	\$ 6,513
<b>Emergency Shelter Program</b>	Citywide	Provide Supportive Services to Homeless	Homelessness Healthy Children & Families	\$ 24,430
			<b>TOTAL:</b>	<b>\$ 273,695</b>

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities are based on the needs and market analysis identified in the Consolidated Plan, along with requests from housing and nonprofit agencies for funding assistance.

The 2013 Action Plan includes funding to address facility improvements at agencies that provide services, including basic needs, health care, and services for victims of domestic violence. This funding helps meet the need to provide these essential services in adequate facilities.

The public (human) service funding was based on priorities set forth in a Request for Proposals. The funding distribution targets were 40% toward housing programs, 19% toward physical/mental health, 19% toward basic needs, 17% toward affordable child care, and 5% toward supportive services and job training. Based on review of the applications, the funding distribution resulted in 43% towards housing, 17% each to physical/mental health and basic needs, 9% each to affordable childcare and winter emergency shelter, and 5% to supportive services/job training.

## GEOGRAPHIC DISTRIBUTION

HUD encourages the City to identify designated areas where targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. Geographic priorities in the city include:

- ✓ Historic neighborhoods -- Bellingham is blessed with significant historic resources and neighborhoods. Many of the historic properties that have been surveyed in the city are in neighborhoods where median sale price of single family homes have increased in recent years. Current owners, if low-income, might find it increasingly difficult to maintain their home.
- ✓ Neighborhood Diversity -- 54% of Bellingham's housing stock is renter-occupied, but several neighborhoods have a much higher (or lower) percentage of rental housing. Some neighborhoods have disproportionate racial and ethnic populations as well.
- ✓ Areas with Mobility Access -- People living within Bellingham are more likely to walk, take public transportation or bike to work than those that live outside the city. Public transportation serves the high density residential areas of the city; employment areas are also served, but non-retail employment areas (e.g. Irongate) are served on a less-frequent basis. The City is preparing a Pedestrian Master Plan that prioritizes projects to address equity issues based on household tenure and income.

Neighborhoods that include these patterns include:

- Meridian. This neighborhood has the highest concentration of minority populations in the City, along with the highest rental concentration. The neighborhood is located along major transportation routes, including Interstate 5 and the Guide Meridian. There are limited public parks within the neighborhood.
- Roosevelt. This neighborhood has a high concentration of rentals and minority population. The neighborhood does include City parks and a Boys and Girls Club, but lacks other public facilities or meeting places, like a neighborhood grocery store.
- Central Business District. The CBD includes significant historic resources, a mix of incomes and access to public facilities and services.
- Columbia, Happy Valley, Lettered Streets, Sunnyland and York. All five of these neighborhoods have seen the median sales price of single family homes more than double in the past ten years, higher than the city-wide average increase during this time period. These neighborhoods have historically had home sales below city-median prices, but are becoming less affordable to low-income and first-time homebuyers.

### TARGET AREA/% OF FUNDS

Based on the geographic priorities, the City is directing housing rehabilitation and homeownership funding to targeted neighborhoods. These are goals that will be sought through active marketing efforts.

Public improvements are planned in targeted low-income neighborhoods where services are most accessible to low-income persons.

Target Area	% of Funds
Low-Income Neighborhoods (>51%)	37%
Central Business District	23%
Other	40%



## AFFORDABLE HOUSING

The City will work towards achieving several affordable housing goals during the year.

- The City will continue to provide funding towards public services that support housing, particularly for homeless, special needs and medically fragile people.
- The City will provide tenant-based rental assistance for those households at the risk of becoming homeless.
- The City will provide funding to rehabilitate existing multi-family housing units (Pacific Rim and Orleans Place)
- The City will provide funding to rehabilitate existing owner-occupied housing, including a new program with Habitat for Humanity.
- The City will provide funding to Catholic Housing Services for a rental housing project in downtown.
- The City has reserved funding for the Opportunity Council as a Community Housing Development Organization (CHDO).
- The City has reserved funding for development of additional housing capacity for a project to be determined. An amendment of the Action Plan would be required.

### ONE YEAR GOALS

#### Number of Households to be Supported

Homeless:	62
Non-Homeless:	164
Special Needs:	46
<b>Total:</b>	<b>272</b>

#### Number of Households Supported through:

Rental Assistance:	27
The Production of New Units:	46
Rehab of Existing Units:	193
Acquisition of Existing Units:	6
<b>Total:</b>	<b>272</b>

## PUBLIC HOUSING

#### Actions planned to address the needs to public housing:

- The City will continue to work with the Bellingham Housing Authority to address their needs.

#### Actions to encourage public housing residents to become more involved in management and participate in homeownership:

1. The City will continue to support the Bellingham Housing Authority's program to involve residents in the management of the Housing Authority and their property.
2. The City will provide information to public housing residents about homeownership opportunities sponsored by the City.
3. The City will provide Fair Housing information to public housing residents.

4. The City will encourage the Housing Authority to provide information about homeownership opportunities to public housing residents.

If PHA is troubled, describe the manner in which financial assistance will be provided or other assistance.

n/a

## HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The Homeless Service Center (HSC), a program of the Opportunity Council (OC), operates a centralized and coordinating homeless housing service center that serves the homeless population in the City of Bellingham. This Center serves as a hub for all homeless housing related activity in the community, including the coordination of homeless housing service providers and the management of the local homeless management information system (HMIS) by operating a single-point of entry.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

People who are homeless or at risk of becoming homeless enter the housing system and are assigned case management from an array of partnering, non-profit housing agencies. Housing counseling and advocacy become a significant part of the case management support provided. More general counseling and advocacy services are also available to low-income people at the Community Resource Center of the OC which offers information and referral services to help people seeking a variety of services in addition to housing services.

Bellingham has a variety of outreach services targeting the homeless population: Hope House, a volunteer team that operates out of a program of Catholic Community Services, Homeless Disability Benefits Advocacy Program, Drop-In Centers run by Lighthouse Mission and Whatcom Counseling and Psychiatric Clinic (WCPC), a WCPC Mobile Outreach Team, a PATH Program worker, SeaMar Homeless Outreach, and several meal programs.

SeaMar Community Health Clinic provides on-site medical care services at the Lighthouse Mission Drop In Center one day per week. The Project Homeless Connect event brings in mobile dental clinics once a year for homeless and low-income people to receive free dental services. Seasonal mobile vaccine clinics are services provided by the Health Dept. for low-income residents. Homeless people are targeted through their provider networks and at the Lighthouse Mission Drop In Center.

Addressing the emergency shelter and transitional housing needs of homeless persons:

The City's strategy on homelessness encourages rapid rehousing of those that are homeless and targeted prevention for those that are at risk of becoming homeless.

The City supports existing emergency shelter and transitional housing in the community through the city's public (human) service grant program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

The HSC administers rental subsidies (local funds) to homeless and at-risk households and matches the subsidy with case management support provided by one of several partnering, nonprofit housing agencies. Families with children, youth, and veteran households are among the populations that are supported by rental subsidies and case management. Additionally, the HSC administers Supportive Housing Program (SHP) subsidies to people who are chronically homeless. HSC also operates the Rapid Rehousing Demonstration program for families with moderate housing barriers who are homeless, including survivors of domestic violence. OC and HSC also administer the Supportive Services for Veteran Families program that offers temporary financial assistance and case management to homeless and at-risk veteran households.

The following are just some of the programs and employment and job training programs that serve people who are homeless in Bellingham: WorkSource One-Stop Center, OC employment specialist, Lake Whatcom Treatment Center and Whatcom Counseling and Psychiatric Center employment specialists, Community Jobs, Northwest Youth Services jobs training, and Department of Vocational Rehabilitation.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs:

The HSC helps to coordinate housing placements for people re-entering the community from institutions, and implements a housing program for people on State disability assistance.

Pioneer Human Services operates a 37-unit apartment (City Gate) that includes units for offenders re-entering from jail, as well as units for veterans.

### Discussion:

Bellingham's plans to end homelessness are models for the state and nation. In the past several years, with additional funding, the community has shown that it can have a significant effect on the number of homeless people in our community. Targeted outreach to veterans from Whatcom County, the Homeless Service Center and others has led to dramatic reductions in veterans that are homeless. The most significant barrier to accomplishing the goal to end homelessness in the community is now funding.

## **BARRIERS TO AFFORDABLE HOUSING**

In 2007, Whatcom County and the City of Bellingham appointed sixteen community members to a Countywide Housing Affordability Task Force (CHAT). The purpose of CHAT was to review and develop policies and strategies to meet countywide affordable housing goals. Three of CHAT's six goals addressed strategies to remove barriers to affordable housing:

- 2) Create a housing trust fund
- 3) Strive to reduce land and building costs.
- 4) Provide incentives for the creation of affordable housing.

The primary strategies that CHAT recommended to implement these goals are:

- Create an affordable housing investment fund
- Adopt measures that reduce land costs
- Adopt measures that reduce labor and material costs
- Adopt measures that reduce infrastructure development costs
- Adopt affordable housing incentives

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

- The City intends to review the CHAT recommendations on land use and other limitations or policies that affect affordable housing supply in the City. Some of this effort will be integrated with other city planning efforts that encourage infill opportunities within the City.
- Other fees and charges that affect affordability will also be reviewed, including consideration of reducing impact fees for low-income housing.

## **OTHER ACTIONS**

The City will undertake, or support the efforts of other agencies, that meet the needs of low-income persons and households.

Actions to Address Obstacles to Meeting Underserved Needs:

- The City will work with other funding agencies, including Whatcom County, United Way of Whatcom County and private foundations, to coordinate funding to more effectively meet the needs of the community.
- The City will seek opportunities to increase funding available for affordable housing.
- The City will work to inform lenders and households regarding Fair Housing laws, and in particular, to encourage greater participation by minorities and ethnic groups disproportionately represented in homeownership.

Actions to Foster and Maintain Affordable Housing:

- Most of the city's affordable housing inventory is owned and managed by non-profit housing providers. There is very little risk that projects will be lost from the affordable housing inventory. Regardless, the City will work with these providers when time comes to renew tax credits to ensure continued viability of the housing.

- The City will work with owners of private multifamily rental units to identify obstacles and opportunities for City assistance in rehabilitation of the multifamily units. This will address the aging housing stock that is in need of preservation.

Actions to Reduce Lead-based Paint Hazards:

- All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.
- The City will continue to provide educational information about the hazards of lead-based paint. Information is available on the City's web site, and a class targeted to parents of young children will be provided at an elementary school.

Actions to Reduce the Number of Poverty-level Families:

- The City will support the efforts of non-profit agencies that are working to reduce the number of poverty-level families. These efforts include the Whatcom Prosperity Project and the Asset Building Coalition sponsored by the Opportunity Council, the Prosperity Initiative of the Whatcom Community Foundation, and the work of United Way of Whatcom County.
- The City will support the efforts of other public agencies that work to reduce the number of people in poverty. Whatcom County and Washington State's WorkFirst Program work towards this end, as well as WorkSource.

Actions to Develop Institutional Structure:

- The City will work with public and nonprofit funding agencies to identify ways to coordinate and improve the effectiveness of the institutional system of funding housing and low-income community development needs in the community.
- The City will continue to work with all housing and human service agencies to coordinate and improve communications. The Community Development Advisory Board will be one mechanism for hearing other program and institutional issues, and addressing ways to improve the system in Bellingham.

Actions to Enhance Coordination Between Public and Private Housing and Social Service Agencies:

- Continue to support the efforts of the Homeless Steering Committee which coordinates the actions of housing and social service agencies in the community.

**PROGRAM SPECIFIC REQUIREMENTS**

The 2012 Action Plan continues many of the proven programs that the City has implemented for many years, including rehabilitation of homeowner units, homebuyer assistance, public (human) services, tenant-based rental assistance and housing development.

The 2012 Action Plan includes funding for public facilities and improvements to three nonprofit agencies that provide basic needs within the community, including the Food Bank, Interfaith Health Clinic and Domestic Violence and Sexual Assault Services.

***CDBG PROGRAM***

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income:	0
Other CDBG Requirements	
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	90%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

## *HOME PROGRAM*

### Forms of Investment

Other forms of investment beyond those identified in Section 92.205 (equity, interest loans, non-interest loans, interest subsidies, deferred payment loans, grants or other forms):

No other forms of investment are used beyond those identified in Section 92.205.
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### Resale/Recapture

Description of the guidelines for homebuyer activities:

The City of Bellingham has selected the “resale” method of insuring affordability in the Homebuyer Assistance Program when funded with HOME funds. Resale provision, based on low-income occupancy, will be consistent with HOME Regulations 92.254(a)(5)(i). The City’s Homebuyer Assistance Program is directed toward Kulshan Community Land Trust (KCLT). KCLT preserves the public investment in affordability in perpetuity as it retains ownership of the land, while the homeowner owns the improvements. Homeowners which sell HOME assisted housing are provided a fair return on their investment, while ensuring that the home is sold to another income qualified household. The homeowner that sells their home may receive their original contribution (down payment plus first mortgage amount) from sale proceeds, plus the value of any credit-eligible improvements paid by homeowner minus the value of any deferred maintenance or damage. If a lease-purchase homebuyer assistance program is developed, HOME funds will be used consistent with 92.254(a)(5)(ii)(A)(7). In 2012, the Homebuyer Assistance Program will be funded primarily with Community Development Block Grant funds, but HOME funds have also been allocated, thus necessitating requirements with HOME resale provisions.
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Description of the guidelines to ensure affordability of units acquired with HOME funds:

The City has a monitoring policy and procedure to ensure affordability of units acquired with HOME funds. Annual notices are provided to HOME-funded properties regarding new income determinations, HOME rents and utility allowances. Annual income certifications are received from the properties, a desk review is completed, and on-site inspection is completed based on a risk-assessment schedule and HOME rules for monitoring.
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### Refinancing Existing Debt

When loaning HOME funds to rehabilitate units if refinancing is necessary to permit or continue affordability:

HOME funds are not proposed to assist in the refinancing of existing debt secured by multifamily housing that is rehabilitated with HOME funds.
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