



City of Ferndale

POVERTY TASK FORCE REPORT

MEETING DATE: July 3rd, 2019

SUBJECT: Follow up on June 5th, 2019 Meeting

DATE: 6/27/19


FROM: Riley Sweeney, Communications Officer

PRESENTATION BY: Riley Sweeney


SYNOPSIS: Here is some notes on programs, opportunities and issues raised at our last meeting.

STAFF NOTES: I'm hoping for this to be a rolling report – each month, I'll dig into the proposals raised and do more research on opportunities for the city. As I research each


program, I'll tag it as  "Recommended"  "Possible/Requires More Research"

 "Ineligible/Not Recommended". The recommended and possible options will end up on a big list when it is time for us to do our final report.

RESEARCH:

 **Homeless Outreach Team (HOT):** The Bellingham Police Department works with Opportunity Council to develop the Homeless Outreach team that makes one-on-one connections with those living on the streets to help connect them with services and provide an interface that is not necessarily law enforcement.

Proposal: They come out to Ferndale once a week/once a month to check in.

 **Housing Levy:** In 2012 and again in 2018, the voters of Bellingham approved the Bellingham Home Fund. This measure adds a \$0.36 property tax on every \$1,000 of assessed value on a home, amounting to \$108 annually for a \$300k property. This generates approximately \$21 million dollars which is then used as matching funds or seed money for private investment and grants.

The levy needs to be placed on the ballot by a majority vote of the City Council and passed by the City of Ferndale with a 50% +1 majority.

These funds were used to construct 215 new units and preserve 299 units of rental and transitional housing for households that earn less than half the area's median income (\$26,512/year). The measure is projected to preserve or assist at least 1,300 home over the next five years.

The funds were also used to weatherize/improve aging houses individual rent subsidies for those who need it. More details about how they used the funds can be found here: <https://bellingham.maps.arcgis.com/apps/Cascade/index.html?appid=144b4a582a4f409caf10f5e76c1ff262>

Doing some back of the napkin calculations, passing a levy as the same rate as Bellingham would generate approximately \$558,000 a year.

I would need to do more research on this to identify the best use of those funds in our city before this moves forward.

Proposal: Recommend placing a Housing Levy on the Ballot.



United States Department of Agriculture (USDA) Rural Development Housing Grants

The USDA has several grant opportunities aimed at providing rental or housing assistance in communities with less than 20,000 residents and below certain income thresholds. I will continue to research these programs and identify potential grants.

Proposal: Federal Grant money to fund housing projects



Northwest Justice Project Partnership

Northwest Justice Project is a non-profit law firm in Washington State that works with vulnerable populations. They handle civil legal problems facing low income people, including domestic violence, eviction, loss of housing job conditions, transportation needs and more. They have an office in Bellingham but do very few cases out of Ferndale.

Proposal: Develop a Satellite office and partnership in Ferndale.



Washington State Housing Trust Fund

Washington State Department of Commerce offers funding for projects that purchase existing housing stock to create affordable housing, with over 30% of the funding allocated to rural communities. Project proposals could include rent subsidies for a current facilities, acquisition of low income housing units, matching funds for social services directly related to providing housing for special needs tenants, technical assistance or design projects related to affordable housing and homeless shelters.

The city will need to develop a few projects and put in grant applications for them. The projects are then approved by the state legislature.

This is by far the most promising grant program I've come across.

Proposal: Apply for housing funding from the WA State Housing Trust Fund.



Density Bonuses for Affordability

As part of our permitting and building process, the city can offer incentives to developers based on affordability. These incentives can involve allowing more housing units in a single lot or a reduction of fees.

Since the city is currently offering two rather large tax breaks for developers, the Multi-Family Tax Incentive and the Catalyst Program, that are aimed at adding more

multifamily to our downtown core, I'd be very hesitant about recommending more incentives until these have had a chance to run their course.

Proposal: Offer Density Bonuses for Private Development that includes affordability clauses.



Meet and Greet with Social Services in Ferndale

Greg Winter noted that many of his employees at the Opportunity Council have not met or had any familiarity with the minimal social services structure in Ferndale. There are often questions about who to call for what, and those in Ferndale have expressed similar confusion. Therefore the City is moving forward to host a meet and greet for all interested in September and is currently working with the Opportunity Council to make that happen.



Surplusing City-owned Land for Development into Affordable Housing

Currently, the City owns a few properties that are not being used. The best possible option for this proposal would be the land adjacent to Michael Moore park.



Originally conceived as a possible loop trail, the park was never developed beyond the playground and the nearby busy road makes it a less-than-ideal location for future park development. However, it would be a natural place for affordable housing.

I have reached out to Dean Fearing, Executive Director at the Kulshan Community Land Trust about potential project ideas at that location.

Proposal: Surplus Michael Moore park land for affordable housing.



Staffing at the Community Resource Center

Currently the Ferndale Community Resource Center is only open four days a week, 9:30am-12:30pm although they recently expanded to being open one Saturday morning a month. It is staffed entirely with volunteers, who are passionate but not necessarily trained or certified in social work.

This group discussed expanding the work of the Community Resource Center, to include bringing in Department of Social and Health Services (DSHS) to do visits with clients, applying for grants, providing training opportunities for the County Health Department and providing expanded services.

There could also be an expanded marketing effort to increase awareness about the Community Resource Center, and to make into a one stop shop for civic engagement opportunities and resources. It could also potentially serve as a small cold weather shelter.

This work would require a full-time staffer and a dedicated funding source. Staff is working a potential job description but recommends this proposal in conjunction with a funding source.

Proposal: Fund a full-time staffer at the Community Resource Center