

## Bellingham Home Fund:

Information from the City of Bellingham's 2015 Consolidated Annual Performance and Evaluation Report

Bellingham Housing Levy (aka "Home Fund") In 2012, Bellingham voters approved a property tax levy of \$21 million over a 7-year period (2013-2019) to provide, produce, and/or preserve affordable housing. 2/3rds of the funding must benefit those households earning less than 50% of the Area Median Income (AMI). Most property owners pay their property tax in two installments; the first half taxes are due on April 30th and the balance on October 31st. As of June 30th, 2016, the City collected \$10,546,502 and had \$1,976,154 in reserve (not spent).

Levy Goals: The Housing Levy set a goal for both the Production of Rental Homes and the Preservation of Housing programs. The goal does not distinguish between either programs. The 7-year Levy goal is 417 units, with the City committing funds towards 568 units and 355 units completed. The following table identifies the number of units by program. Program Contract Target Units Finished Production 270 53 Preservation 298 302 568 355 With a Production Program fund balance of about \$4 million, the Production Program should be on target to support an additional 140 units of housing development over the course of the Levy.

Levy Goals: The Housing Levy set a goal for the Homebuyer program. The goal was 50 units over seven years, with 31 units committed and 11 completed.

Levy Goals: The Housing Levy set a goal for both the Rental Assistance and Supportive Services' programs. The goals are not distinct to the various aspects of the program (e.g. rental assistance versus services). The 7-year Levy goal is 2,250 persons or households (increased from 1,098 in 2015). The program has delivered services to 4,777 persons, far surpassing the Levy goals.

Levy Program - The Levy set aside 5.2% of the Levy funds for administrative purposes. These expenses include city interfund charges for management of the fund and procurement process, accounting for nearly half of the administrative expenses charged to the Levy.

Monitoring Fund The 2012 Housing Levy provides seven years of funding for both activities and administrative expenses. Some Levy programs require fifty years of ongoing commitment to affordable housing. This ongoing commitment is established through covenants and annual reporting requirements that must be monitored and reviewed by City staff. In order to meet this ongoing requirement, the City has established an annual monitoring fee, currently set at \$450 for projects with 10 or fewer housing units and \$450 + \$25 per unit for 11 or more units. A 10-unit project with a fifty year affordability requirement would require payment of \$22,500 into the monitoring fund. As of the end of the 2015 Action Plan year, the City has collected \$377,147 that is reserved for future administrative expenses directed towards monitoring.

Levy Program - The Levy requires funds to benefit low- (80% AMI or below) and very-low (50% AMI or below) income households. Two-thirds of the funding must be directed to very-low income persons or households.