

Satpal sidhu
Whatcom County Council Member
County Executive Candidate
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- A. The United Way's ALICE report indicates that 42% of the population in Whatcom County struggles with housing. Habitat for Humanity reports that 1 in 7 in Washington State pay more than 50% of their income for housing.
- a. **Would you characterize our current housing situation as a crisis?**
 - b. **What do you see as the major contributing factors?**
 - c. **What will your policy priorities in mitigating these contributing factors?**
 - d. **What role do you envision for non-profit, low- and middle-income housing producers?**
 - e. **What role will your administration play in supporting housing producers?**
 - f. **What resources will your administration provide?**

YES, Housing situation in Whatcom County is at crisis level.

When a family /person does not have a safe adequate shelter, the whole life is upside down

Major Contributing factors are:

1. The land Use Policies of of 1970s. where whole emphasis is on single family homes. We need to look at the needs of future generation not what our parents and grandparents' needs were.
2. Low wages; Our wages have not kept up with the rest of the economy. We believe if the stock market is doing great the whole economy s great ad population have their fair share of the economy. It is not true for the bottom half of our population no matter what state you live. Some are worse than others.
So we must work to elevate wage levels. WA state is one of the leaders. I own a small business and I have supported minimum wage increases.
3. Shifting of capital from local banks / Credit Unions to Large Mega Banks.

POLICY Priorities

4. Revisit the Land use policies and work with Council to make some revisions
5. Mixed Zoning - Duplexes, Four Plexes Multi Family home
6. Increased density - Go more vertical with common spaces and gardens play grounds
7. In-Fill Incentives - renewal of Old neighborhoods, 75 to 100 year old areas with modernization to current needs
8. Smaller Home foot prints 800 - 2000
9. Make more buildable Lots available
10. Tiny Homes

ROLE OF MY ADMIN

RESOURCES THE ADMIN WILL PROVIDE

The Kulshan Land Trust Model is a good MODEL and keep homes affordable for ever. I would like to see this model adopted by FOR PROFIT enterprises, because they still can be profitable. They may be little bit higher than Non-Profit model, still very affordable for several segments of wage earners

More availability of Low Cost capital for such affordable housing developers both Non and For Profit organizations

I will work with Council to provide land or low cost capital or soft cost assistance like waiving permit fees or help with infrastructure and utilities for low income housing

Seek Advice from the HFH and other Housing Coop organizations, BIAWC, developers, Land owners and others for more cooperation to find new innovative ways to increase housing supplies

B. Habitat for Humanity and Kulshan Community Land Trust have identified many Puzzle Pieces to solving what they characterize as a housing crisis and allowing for a housing continuum. Please comment on how your administration will support, help make more effective or avoid the following:

How would your administration un-complicate and or reduce cost in the permit process AND, choose one or two below where you have knowledge and/or passion:

- a. **Access to low cost capital**
- b. **Appropriate Green Technology**
- c. **Permanent Affordability**
- d. **Housing Continuum**

I have studied the option Permanent Supporting Housing

I have a copy of the article from Seattle University's School of law Homeless Rights Advocacy Project HRAP

This is the right solution: This is the most humane and cost effective solution to chronic homelessness. Many European countries have implemented this very successfully.

This allow the time and resources to direct toward the services needed by the homeless population and get them back into the mainstream population. Help the ones who need long term help and rehabilitation

I am not sure County executive alone can do this But I sure will work with Council and mayor to implement parts of it or as an experimental basis

Access to low cost capital: Through our Treasurer investments and parts of retirement funds or a Sate ban are some of the possible avenues

Green technology: It is a no brainer, Solar Panels, Heat pump better construction with good insulation,

Permanent Affordability Kulshan land trust Model and For Profit Model

Housing Continuum