

Whatcom County Economic Development Investment Board

August 27, 2024

9am – 11am

AGENDA

1. Welcome & Introductions: Chair Satpal Sidhu
Purpose of today's meeting: County Council requests
2. Review of Packet Materials
 - County Council resolutions
 - [RES 2023-043](#): Use of EDI funds for affordable housing
 - [RES 2024-018](#): Modernization of the EDI Board
 - [RES 2024-019](#): Expanded access to internet, use of EDI funding for broadband projects
 - [RCW 82.14.370](#)
 - [WCC 2.130](#)
 - [EDI program policies, June 2012](#)
 - [Current guidelines for EDI funds for affordable housing](#)
 - [Homes Affordable for the Workforce Program guidelines](#)
 - [Excel spreadsheet of EDI awards, fund balance and projected revenues for 2024](#)
 - [Whatcom County Comprehensive Economic Development Strategy \(CEDS\) 2022-2026](#)
 - [Power point slides for today's meeting](#)
3. Review of County Council specific requests
 1. Define the purpose and priorities of the EDI Board to include workforce housing and affordable housing
 2. Restructure the size and composition of the EDI Board, and reconsider how various sectors of the economy are included on the Board
 3. Consider eliminating some of the current Board positions now defined in WCC 2.130.040 and consider adding new positions
 4. Implement term limits for EDI Board members
 5. Require that the County Council approve all Executive appointments to the Board
 6. Provide opportunities for Council appointments to some Board positions
 7. Have regularly scheduled meetings of the Board, no less than two per year
 8. Eliminate language from WCC 2.130.050 prohibiting investments in residential development
 9. Develop procedures and/or code language that encourages applications for investments in projects that leverage the construction of new housing
 10. Develop procedures and/or code language that discourages applications for investments that fund investments in public facilities where existing utility rate-payers may fund such investments

4. Reactions roundtable – initial thoughts from Board members
5. Workplan TODAY: *What Is, What Could Be*
 - i. Review current board size and composition
 - ii. Review current purpose and priorities of awards including affordable housing guidelines
 - iii. Review CEDS economic sectors
 - iv. *What Could Be? Reactions roundtable*
 - v. Review investments made in housing through current EDI programs
 1. Housing Affordable Through the Workforce (HATWF) (nonprofit builders)
 2. Review previous EDI investments for nexus with housing production
 3. Brief overview of WCC investments in housing: Housing Trust Fund, etc.
 - vi. *What Could Be? Reactions roundtable*
 - vii. Research and information requests from Board for September 16, 2024 meeting
 1. Interview housing developers
6. Workplan SEPTEMBER 16, 2024 meeting: *What Should Be, What Will Be*
 - i. Discuss initial recommendations for County Council
 1. Board composition
 2. Board calendar
7. Additional meeting dates
8. Final recommendation to County Council on November 6, 2024