



Memorandum

TO: Satpal Sidhu, County Executive

FROM: Charlene Ramont, Assistant Director

RE: Sean Humphrey House – Operations and Maintenance Contract

DATE: NOVEMBER 17, 2025

Attached is a contract between Whatcom County and Sean Humphrey House for your review and signature.

▪ **Background and Purpose**

This contract provides funding for approximately 13% of the operating expenses, or 6.5% of the total budget needed to operate the Contractor's two Adult Family homes licensed by the State of Washington. This is a sole source contract for Sean Humphrey House, which is the only adult family home provider in the region (including Whatcom, Island, and Skagit counties) that offers care solely for individuals living with HIV/AIDS and who are exiting housing instability. Sean Humphrey House is also the only regional operator of the federally funded Housing Opportunities for Persons with AIDS Program. This program is tailored to individuals living with HIV diagnoses, includes medical supervision and offers services unique to this population's specific set of overlapping housing and medical needs. Whatcom County considers the Sean Humphrey House programs to be Permanent Supportive Housing for this specialized population.

▪ **Funding Amount and Source**

Funding for this contract, in an amount not to exceed \$59,000, is provided by the Affordable Housing and Behavioral Health Facilities fund. These funds are also included in the 2026 budget. Council authorization is required as the cumulative amount of funding for this contract is expected to exceed \$75,000.

▪ **Differences from Previous Contracts**

This is a new contract; however, funding for these purposes has been provided through a previous contract since 2019. This contract includes updates to the County's contribution towards total operating expenses (from 5% to 6.5%), updates Point In Time Count data, and standardizes and expands the scope of work, annual outputs and outcomes, and program and reporting requirements to be consistent with those in other permanent supportive housing contracts. This contract includes no additional significant revisions from the contract ending on 12/31/2025 (WC contract #202112006).

Please contact Christopher D'Onofrio, Housing and Homeless Services Supervisor at 360-778-6049 or CDonofrio@co.whatcom.wa.us if you have any questions.

Encl.

