

# PUBLIC COMMENT DRAFT

## Skagit County HOME Consortium DRAFT Annual Action Plan FY 2021

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The Skagit County Consortium (Consortium) was organized in June 2014 and is comprised of three counties (Skagit, Island, and Whatcom) and 17 towns and cities. The City of Sedro-Woolley in Skagit County joined the Consortium in 2019. The City of Bellingham in Whatcom County already administers its own HOME program and is not part of the Consortium.

The participating municipalities include:

Island County: Oak Harbor, Langley, Coupeville

Skagit County: Anacortes, Mount Vernon, Burlington, Hamilton, Concrete, Lyman, La Conner, Sedro-Woolley

Whatcom County: Ferndale, Lynden, Sumas, Blaine, Everson, Nooksack

Skagit County has been designated as the lead entity for the Consortium.

The Annual Action Plan is a component of the 2018-2022 five-year Consolidated Plan and is designed and intended to satisfy the yearly statutory requirements of the Skagit County Consortium and its participating jurisdictions to receive funding allocations from the Department of Housing and Urban Development (HUD) through the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant Program (CDBG).

The Plan covers the 2021 program year. HOME funding is designed to help participating jurisdictions implement local housing strategies designed to increase the supply of decent, affordable housing for low- and very low-income households.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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Final award announcements were released by the US Department of Housing and Urban Development in February 2021. The Skagit County HOME Consortium proposes allocating its FY 2021 HOME allocation of \$990,835 per the following budget, which is consistent with the Consortium's 2018-2022 Consolidated Plan.

### Skagit HOME Consortium Budget FY 2021

2021 Program Areas & Projects	Program Areas		Projects	
	%	\$	%	\$
Consortium Housing Development	35%	\$ 346,792.25		
Catholic Housing Services Skagit County Permanent Supportive Housing			100%	\$ 346,792.25
CHDO Housing Development	15%	\$ 148,625.25		
Home Trust of Skagit Channel Cove			100%	\$ 148,625.25
CHDO Operating Support	5%	\$ 49,541.75		
Home Trust of Skagit			100%	\$ 49,541.75
Island County TBRA	8%	\$ 76,294.30		
Whatcom County TBRA	12%	\$ 117,909.37		
Skagit County TBRA	15%	\$ 152,588.59		
Administration & Planning	10%	\$ 99,083.50		
<b>Total</b>	<b>100%</b>	<b>\$ 990,835.00</b>		

### 2021 Program Area & Project Descriptions

- Skagit County Permanent Supportive Housing:** Catholic Housing Services will construct a 70-unit development in Mt. Vernon, WA fully dedicated to providing permanent supportive housing to individuals and couples experiencing homelessness. The facility will include 24/7 on-site supportive services, provided by Catholic Community Services of Western Washington. Expected to open in 2022, the project will include 50 Studio units and 20 1-Bedroom units. Half of the units will be restricted at 30% of Area Median Income (AMI) with the other half restricted at 50% of AMI. Anticipated project leverage includes Low Income Housing Tax Credit, Washington State Housing Trust Fund, Skagit County 0.1% Behavioral Health Sales Tax, Skagit County Real Estate Excise Tax, and City of Mount Vernon Community Development Block Grant funds.
- Home Trust of Skagit County Channel Cove:** A 5-unit affordable homeownership development project located in La Conner, WA. Home Trust of Skagit will be the sponsor and developer of this project and will sell the homes to income-eligible buyers utilizing a community land trust model.
- CHDO Operating Support:** To support Home Trust of Skagit as it builds its capacity to develop affordable homeownership projects. Operating costs may include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.

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- **Island, Skagit and Whatcom County TBRA:** Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.
- **Administration & Planning:** Planning and administration to implement the Consolidated Plan and comply with applicable regulations.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The previous program year saw a continued increase in the number of households served by Tenant Based Rental Assistance, three affordable rental units were acquired, and tentative awards were made to three projects to increase the supply of affordable housing units in the Consortium area.

Program performance is discussed in more detail in the Consolidated Annual Performance Evaluation Report (CAPER).

### 4. Summary of Citizen Participation Process and consultation process

The Consortium consulted with key stakeholder groups and organizations in the process of developing this Action Plan, including:

**PUBLIC HEARING PROCESS:** A public hearing on the Action Plan was held on April 27, 2021, following a 14-day public notice that was published twice in the Skagit Valley Herald in English and Spanish. The purpose of the hearing was to obtain the views of citizens and other interested parties on the housing development needs of the Consortium region while the draft Action Plan was prepared. The draft Action Plan was available for review and comment by the public between April 1, 2021 and May 3, 2021.

**STAKEHOLDER SOLICITATION:** The consortium sent out emails to all the cooperating jurisdictions, housing authorities, other stakeholders soliciting participation in developing the 2020 Action Plan. An email notice and invitation for comment was published to the 2,500+ members of the Skagit County email distribution list. The draft plan was also advertised on the Snohomish County website for the 30 day public comment period.

### 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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TBD

**6. Summary of comments or views not accepted and the reasons for not accepting them**

TBD

**7. Summary**

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### PR-05 Lead & Responsible Agencies - 91.200(b)

#### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SKAGIT COUNTY	Special Projects Administrator
HOME Administrator	SKAGIT COUNTY	Public Health

**Table 1 – Responsible Agencies**

#### Narrative

#### Consolidated Plan Public Contact Information

George Kosovich  
Skagit County Public Health  
700 South Second Street, #301  
Mount Vernon, WA 98273  
georgek@co.skagit.wa.us  
(360) 416-1547

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

As part of developing this Action Plan, Skagit County and participating jurisdictions undertook an outreach program to consult and coordinate with nonprofit agencies, affordable housing providers, government agencies, and other entities. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

During the development of the Annual Action Plan, the Consortium consulted municipal officials, public housing agencies, community housing development organizations, governmental agencies and the Continuum of Care in all three Consortium counties. The Consortium held a public hearing during the development of the Plan to gain feedback on the proposed use of Consortium Home funds. A draft of the action plan was also made available for a 30-day public review period.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Consortium has incorporated into the Strategic Plan, elements of all three local Continuum of Care plans to end homelessness (Island, Skagit, Whatcom counties), which comprise the blueprint for prioritizing the use of HOME and CDBG funds toward the goals of ending homelessness in the Consortium region.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Skagit Consortium does not receive ESG funding.

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### 2. Agencies, groups, organizations and others who participated in the process and consultations

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ISLAND COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Skagit County asked Island County to review and provide input on the Action Plan. Skagit County also asked Island County to solicit comments from other stakeholders in Island County.
2	<b>Agency/Group/Organization</b>	Whatcom County Health Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no agencies who were excluded from consultation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Skagit County	Prioritization of homeless households
Continuum of Care (Island County 10-Year Plan)	Island County Human Services	Prioritization of homeless households
Continuum of Care (Whatcom County 10-Year Plan)	Whatcom County Health Department	Prioritization of homeless households
Housing Action Plan	Skagit Council of Governments	Plan outlining strategies for production of affordable multi- and single-family housing in Skagit County.

### Narrative

In addition to the above governmental agencies, Skagit County solicited comments on the 2021 Annual Action Plan from all 20 Consortia participating jurisdictions, local housing authorities, and other stakeholders. Projects presented in the 2021 Annual Action Plan were selected via a competitive NOFA process, and then reviewed by the HOME Consortium Executive Advisory Committee and the Skagit County Loan Review Board.



## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process involves public hearings and outreach to stakeholders and Consortium members. The input received from these outreach activities impacted goal selection due to the community needs that were expressed.

#### **Citizen Participation Outreach**

TBD Awaiting public feedback.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Final awards were announced by the US Department of Housing and Urban Development in February 2021. Skagit County HOME Consortium expects a FY 2021 HOME allocation of \$990,835 and plans to leverage approximately \$1.1 million in state and local resources during the 2021 program year. Leverage sources include the state CDBG program and local sources that are described in detail below.

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	Skagit County does not receive CDBG entitlement funding.
HOME	public - federal	Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$990,835	0	0	\$990,835	\$926,249	Includes estimated annual allocation of \$926,249 over remaining period

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Homebuyer assistance Homeowner rehab Public Services	\$100,000				\$200,000	The consortium expects to receive and use approximately \$100,000 in state CDBG General Purpose grants that will be utilized for homeowner down payment assistance and homeowner rehab.
Other	public - local		1,000,000	0	0	1,000,000	1,000,000	Local funds spent on PSH project in Mt. Vernon during FFY.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Matching funds will be generated from local jurisdiction or competitive state, federal, and private funding sources. Potential sources of local jurisdiction funds include: county document recording fees, WA State Consolidated Homeless Grant (CHG), and other local funds.

Other competitive funding sources available to local units of government within the consortium service area are: State HOME funds, state CDBG funds, state Housing Trust Fund, USDA Rural Development Housing Preservation Grant funds, Federal Home Loan Bank, Low-income Housing Tax Credits, private foundations, and donations of volunteer labor and materials.

The above estimates for funding leverage are based on the county's best estimate for project completion and may change if the projects progress at a different pace.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Many jurisdictions within the Consortium are assessing the possible use of publicly owned land/property for the purposes of advancing affordable housing and homeless system objectives.

**Discussion**

The Consortium is coordinating with nonprofit developers, CHDOs, homeless service agencies, and other public funders to create a pipeline of affordable housing and ensure that HOME funds are leveraged to the maximum extent possible.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Consortium region Island County Skagit County Whatcom County	Affordable Housing  Ending Homelessness	HOME:  \$495,417	Rental units constructed: 70  Homeowner Housing: 5
2	Administration and planning	2015	2017	Administration and Planning	Consortium region	Affordable Housing	HOME: \$99,084	Other: 0 Other
3	End Homelessness	2018	2022	Affordable Housing Homeless	Consortium region Island County Whatcom County  Skagit County	Ending Homelessness	HOME:  \$346,792	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
4	Build CHDO Capacity	2018	2022	Affordable Housing	Consortium region Island County Skagit County Whatcom County	Build CHDO Capacity	HOME: \$49,542	Other:

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Construction and preservation of affordable housing.
<b>2</b>	<b>Goal Name</b>	Administration and planning
	<b>Goal Description</b>	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
<b>3</b>	<b>Goal Name</b>	End Homelessness
	<b>Goal Description</b>	Tenant-based rental assistance in the form of rapid rehousing for families and individuals presenting at each counties Coordinated Entry system. For FY2020, the Consortium plans to take advantage of COVID-19 HOME waivers to serve households impacted by the pandemic.
<b>4</b>	<b>Goal Name</b>	Build CHDO Capacity
	<b>Goal Description</b>	Build CHDO capacity

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 2021 Action Plan continues existing activities, with funding allocated generally among projects in these program areas:

- Tenant-based rental assistance
- Rental housing development
- Affordable Homeownership development
- CHDO set-aside housing development
- Administration
- CHDO Operating Expenses

#	Project Name
1	Island County TBRA
2	Skagit County TBRA
3	Whatcom County TBRA
4	Administration and Planning
5	Skagit County Permanent Supportive Housing
6	HTS Channel Cove Homeownership Project
7	CHDO Operating Expenses

**Table 2 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities are based on the needs and market analysis identified in the Consolidated Plan, which included extensive consultation with many organizations, including local government, housing developers, public housing agencies, and nonprofit organizations. There is broad agreement that housing affordability is a serious problem. Recognizing that homelessness is a serious problem in all three counties, much of the HOME funding is allocated to assisting homeless households and households at risk of homelessness through the development of new affordable housing and permanent supportive housing and through providing tenant-based rental assistance to act as a bridge to longer-term housing stability.

The two development projects were selected through a competitive notice of funding availability and review process.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Island County TBRA
	<b>Target Area</b>	Island County
	<b>Goals Supported</b>	End Homelessness
	<b>Needs Addressed</b>	Ending Homelessness
	<b>Funding</b>	HOME: \$76,294.30
	<b>Description</b>	Provide TBRA in Island County. Due to the nature of Tenant Based Rental Assistance (TBRA), we are unable to identify a location for the project in advance. Households interested in seeking assistance should contact Opportunity Council in Island County. Upon receipt of TBRA benefits, de-identified beneficiary information will be added to the appropriate activity in IDIS.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 11 families will benefit. Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.  The Consortium has identified a target completion date of 12/31/2022 based on an assessment of how long it has taken Consortium jurisdictions lease up households and to spend funds in our tight rental market.
	<b>Location Description</b>	Island County, Washington
2	<b>Planned Activities</b>	Tenant-based rental assistance, provided through Island County's coordinated entry system.
	<b>Project Name</b>	Skagit County TBRA
	<b>Target Area</b>	Skagit County



	<b>Goals Supported</b>	End Homelessness
	<b>Needs Addressed</b>	Ending Homelessness
	<b>Funding</b>	HOME: \$152,588.59
	<b>Description</b>	Provide TBRA in Skagit County. Due to the nature of Tenant Based Rental Assistance (TBRA), we are unable to identify a location for the project in advance. Households interested in seeking assistance should contact Community Action of Skagit County. Upon receipt of TBRA benefits, de-identified beneficiary information will be added to the appropriate activity in IDIS.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 22 families will benefit. Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.  The Consortium has identified a target completion date of 12/31/2022 based on an assessment of how long it has taken Consortium jurisdictions lease up households and to spend funds in our tight rental market.
	<b>Location Description</b>	Skagit County, WA
	<b>Planned Activities</b>	Tenant-based rental assistance through Skagit County's coordinated entry system.
<b>3</b>	<b>Project Name</b>	Whatcom County TBRA
	<b>Target Area</b>	Whatcom County
	<b>Goals Supported</b>	End Homelessness
	<b>Needs Addressed</b>	Ending Homelessness
	<b>Funding</b>	HOME: \$117,909.37

	<b>Description</b>	Provide TBRA in Whatcom County. Due to the nature of Tenant Based Rental Assistance (TBRA), we are unable to identify a location for the project in advance. Households interested in seeking assistance should contact Opportunity Council in Whatcom County. Upon receipt of TBRA benefits, de-identified beneficiary information will be added to the appropriate activity in IDIS.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 17 households will benefit from the proposed activity.  Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.  The Consortium has identified a target completion date of 12/31/2022 based on an assessment of how long it has taken Consortium jurisdictions to lease up households and to spend funds in our tight rental market.
	<b>Location Description</b>	Whatcom County, WA
	<b>Planned Activities</b>	Tenant-based rental assistance, managed through Whatcom County's coordinated entry system.
	<b>4</b>	
	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	Consortium region
	<b>Goals Supported</b>	Administration and planning
	<b>Needs Addressed</b>	Affordable Housing Ending Homelessness Build CHDO Capacity
	<b>Funding</b>	HOME: \$99,083
	<b>Description</b>	Administration and planning of the HOME Consortium. Administration and Planning activities primarily take place in Skagit County at the offices of Skagit County Public Health, currently located at 700 S Second ST, Room 301, Mount Vernon, WA 98273
	<b>Target Date</b>	12/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will support general administration of the HOME program. The completion date was selected based on past administration drawdowns.
	<b>Location Description</b>	Planning activities support projects across the Consortium region. Administration and Planning activities primarily take place in Skagit County at the offices of Skagit County Public Health, currently located at 700 S Second ST, Room 301, Mount Vernon, WA 98273
	<b>Planned Activities</b>	n/a
5	<b>Project Name</b>	Skagit Permanent Supportive Housing
	<b>Target Area</b>	Skagit County
	<b>Goals Supported</b>	Affordable Housing End Homelessness
	<b>Needs Addressed</b>	Affordable Housing Ending Homelessness
	<b>Funding</b>	HOME: \$346,792
	<b>Description</b>	Catholic Housing Services will construct a 70-unit development fully dedicated to providing permanent supportive housing to individuals and couples experiencing homelessness. The facility will include 24/7 on-site supportive services, provided by Catholic Community Services of Western Washington. The project will include 50 Studio units and 20 1-Bedroom units. Half of the units will be restricted at 30% of Area Median Income (AMI) with the other half restricted at 50% of AMI. Anticipated project leverage includes Low Income Housing Tax Credit, Washington State Housing Trust Fund, Skagit County 0.1% Behavioral Health Sales Tax, and Skagit County Real Estate Excise Tax.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70 individuals or couples experiencing homelessness and in need of permanent supportive housing. 35 units will be restricted to at 50% AMI or less rent levels and 35 units will be restricted at 30% AMI or less rent levels.

	<b>Location Description</b>	1925 E College Way, Mount Vernon, Skagit County, Washington.
	<b>Planned Activities</b>	Obtain financing and tax credits, initiate and complete construction, lease up, close permanent financing.
<b>6</b>	<b>Project Name</b>	Channel Cove Homeownership Development
	<b>Target Area</b>	Skagit County
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$148,625
	<b>Description</b>	A 5 unit homeownership project. Home Trust of Skagit will be the sponsor and developer of this project and will sell the homes to income-eligible buyers utilizing a community land trust model.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 individuals or families
	<b>Location Description</b>	A 5-unit affordable homeownership development project located on Park Street in La Conner, WA.
	<b>Planned Activities</b>	Complete environmental review, obtain financing, initiate and complete construction, secure buyers, close permanent financing.
<b>7</b>	<b>Project Name</b>	Home Trust Skagit - CHDO Operating Support
	<b>Target Area</b>	Consortium region
	<b>Goals Supported</b>	Build CHDO Capacity
	<b>Needs Addressed</b>	Build CHDO Capacity

<b>Funding</b>	HOME: \$49,542
<b>Description</b>	Provide CHDO Operating Support for Home Trust of Skagit as it develops its Channel Cove project. Operating costs may include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.
<b>Target Date</b>	12/31/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will support the 5 individuals to live in the Channel Cove Project.
<b>Location Description</b>	CHDO Operating activities will take place at Home Trust of Skagit's headquarters, 612 S 1st St, Mt Vernon, WA 98273.
<b>Planned Activities</b>	Operating costs may include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.



## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The HOME funding for TBRA is allocated geographically by county using a population-based formula.

A competitive process across the entire Consortium region is used to review applications for funding all housing development projects, including those using CHDO housing development funds. Under most circumstances, funds will not be awarded to projects located in Bellingham because the city is not a member of the Consortium. However, in situations in which funds otherwise would have to be returned to HUD due to lack of eligible Consortium projects, housing development funds may be awarded to projects in Bellingham.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Consortium region	10
Island County	12
Skagit County	70
Whatcom County	8

**Table 3 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The HOME funding for Admin/Planning and housing development activities is allocated across the Consortium. Admin/Planning funds support the Consortium overall, without regard to geography. Because of the cost and other challenges associated creating new housing and the small amount of HOME funds available annually, HOME housing development funds are allocated competitively across the three-county area. TBRA funding is allocated geographically by county using a population and demographic-based formula; each county has its own system and partners for administering these resources.

Over the five-year consolidated planning period, the goal is to ensure proportionate investment in each County, based on a population and demographic-based formula. Geographical equity may be considered during each funding cycle to ensure proportionate investment over the planning period.

### **Discussion**

Because the funding for housing development is awarded competitively across all three counties, the geographic distribution of funds is expected to vary from year to year. Furthermore, some of the specialized housing development projects (e.g., permanent supportive housing or special needs housing)

may draw applicants from throughout the Consortium Region, even though they primarily benefit the county in which the project is located. During the 2021 NOFA, all of the funding applicants were for Skagit County projects.



## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

**Introduction** The Consortium expects to assist 171 households with FY 2020 HOME funds, through a combination of rental development and tenant-based rental assistance activities.

One Year Goals for the Number of Households to be Supported	
Homeless	120
Non-Homeless	5
Special-Needs	0
Total	125

**Table - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	75
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	125

### Discussion

The Consortium continues to prioritize resources towards those households at the lowest-income levels, and those households experiencing homelessness.

