



Skagit County HOME Consortium

2023-2027 Consolidated Plan,

including 2023 Annual Action Plan

Final Draft May 12th, 2023

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Executive Summary presents the principal recommendations concerning funding, priorities and related policy matters covered in the body of the document.

Skagit County as the lead for the HOME Consortium has worked with Island County and Whatcom County to complete the 5-year 2023-2027 Consolidated Plan and 2023 Action Plan. 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 in the three counties. The City of Bellingham administers its own HOME funding programs and is not included in this plan. The Cities of Mount Vernon and Anacortes administer their own CDBG programs. Through the process of developing this plan Skagit County conducted extensive stakeholder feedback opportunities in a variety of ways across the Consortium regions including both qualitative and quantitative data.

The Plan covers a five-year period from program years 2023-2027. 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.

The basic elements of the Consolidated Plan are:

1. Public and Stakeholder Input
2. Needs Assessment
3. Housing Market Analysis
4. Strategic Plan
5. First-Year Action Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The HOME Consortium must prioritize increasing affordable housing resources for people across the regions. We must increase the number of units available through diverse and mixed income level development of affordable units as well as through acquisition and rehabilitation of units. Priority populations include seniors, disabled, homeless, families with children, and farmworkers.

3. Evaluation of past performance

The HOME Consortium was successful in meeting goals over the last Consolidated Plan. Though development projects may have been delayed and timeline goals may have been short, the overall addition of more affordable housing units and supportive services has met the numbers we anticipated.

A full description of program performance is provided in the Consortium’s annual CAPER to HUD. A few recent highlights include:

Increase Affordable Housing Supply: The Consortium has prioritized funding to affordable housing during recent program years and the units are now coming online:

6. Channel Cove: a five-unit affordable homeownership project in La Conner, Washington developed by Home Trust of Skagit.
7. Skagit County Permanent Supportive Housing: a 70- unit permanent supportive housing rental project in Mount Vernon, Washington, developed by Catholic Housing Services.

Homelessness: Across the Consortium area, TBRA caseloads and spending have not reached the expected enrollment during the most recent program years, which is primarily due to a large increase in other rental assistance funding available to the Consortium areas. Most of that funding is temporary, and with those programs ending, the Consortium expects TBRA enrollments to increase.

There continues to be a high need throughout the Consortium area for financial support for households experiencing homelessness or at risk of homelessness. The COVID-19 pandemic and economic inflation continue to impact the local housing market and how service providers can support homeless and households that are at-risk of homelessness. Vacancy rates are low, inflation is rising, and rents continue to increase in all three counties.

4. Summary of citizen participation process and consultation process

Skagit County, as the lead, engaged with local governments, service providers, and public community members in a variety of ways to collect stakeholder feedback. Experiences from the people struggling within the current housing systems, farmworkers, immigrants, and those that are currently unhoused were engaged in the process. A community wide survey was available in English and Spanish for two months and received 471 responses. We held multiple meetings with service providers including shelter providers and outreach providers, Island and Whatcom coalitions to end homelessness, and local government groups. There were five focus groups held including discussions with the unhoused community at the Winter Day Shelter in Mount Vernon, the Concrete Community Center, The Latino Farmworkers Center, Opportunity Council, and the Youth Action Board. There were two public hearings on March 14th and April 25th with a 30-day public comment period available to collect feedback on the draft of this Consolidated Plan.

5. Summary of public comments

The Consortium exerted significant effort to solicit input from all sectors of the tri-county region. Activities organized for the purpose of engaging the community in dialog about housing needs included focus groups, public meetings, presentations at other community activities, one-on-one meetings with community leaders and individuals, public hearings, and an online survey published in English and Spanish.

In focus groups, public meetings, individual consultations, and an extensively publicized online survey, the foremost identified need was to increase the availability of affordable rental housing. A detailed summary of findings is attached to this Consolidated Plan. Survey results are representative of in-person feedback received from members of the general community and representatives of service agencies and organizations, as well. In addition to improving the availability of affordable rental housing, emergency shelters are also a high priority for our community members.

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

No comments were not accepted.

7. Summary

Based on the data and gathered feedback, the Consortium has concluded the following priorities shall be address over the upcoming 5 years:

- 1) A focus on affordable housing development, acquisition, and rehabilitation. Increasing the supply of affordable housing was consistently brought up from all groups of stakeholders and consumers. Our region has an inventory crisis with severe lack of affordable units. Homelessness is increasing. People are spending more on their housing and are not able to pay for basic needs, such as food and healthcare needs.
- 2) Diverse housing options are needed for multifamily housing, farmworker housing, homeless person housing, ADA units, more units accommodating and affordable to large households, and fixed income households such as seniors and disabled.
- 3) We need to improve the homeless service systems. The current system is not culturally relevant, not accessible to people who speak other languages than English, or homeless persons with disabilities. Ninety-day shelter stays are too short, and we need longer term solutions with more shelter beds and more options for affordable housing when transitioning out of shelter.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

The Five-Year Consolidated Plan is designed and intended to satisfy the statutory requirements of the Skagit County HOME 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 cities of Mount Vernon and Anacortes are CDBG entitlement jurisdictions.

The Plan covers a five-year period from program years 2023-2027. 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.

The basic elements of the Consolidated Plan are:

- 8. Public and Stakeholder Input
- 9. Needs Assessment
- 10. Housing Market Analysis
- 11. Strategic Plan
- 12. First-Year Action Plan

The Skagit County Consortium (Consortium) was organized in June 2014 and is comprised of three counties (Skagit, Island, and Whatcom) and 17 municipalities. The City of Bellingham in Whatcom County administers its own HOME program.

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1. Introduction

The Consortium engaged with continuums of care, service providers, stakeholders, and consumers from across the Region in the Consolidated planning process. The wide variety of feedback and critical data collection is reflected in the 2023-2027 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)).

Robust housing and behavioral health support systems throughout the three counties are working together to support the communities most vulnerable people. Social services and law enforcement are working closely together with integrated outreach and support models. Health care and mobile medical teams are increasingly working out in the field to meet clients where they are. For example, the Residency Clinic of Skagit County is regularly conducting outreach with local Community Action teams. Workgroups are continuously engaging in multiple ways on process improvement and coordination so that we can holistically improve supportive programs with community-based organizations and governmental systems working together. These agencies were consulted throughout the preparation period of the Consolidated Plan either through meetings with multiple providers, one on one discussions, and requests for review of draft plans and strategic ideas.

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

Continuums of Care are systemically engaged in collective strategy development and relationship building across the Consortium region. There are multiple work groups and coalitions that meet on a regular basis to improve services and address the needs of chronically homeless individuals and families, veterans, and youth. Whatcom and Island engage with Coalitions to End Homelessness which bring government and community-based organizations together. Like those coalitions, Skagit county has outreach, shelter, and coordinated entry provider meetings. There are specific cultural competency coalitions throughout the region as well such as the Latino Advisory Committee of Skagit County. The Anchor Community Initiatives of Away Home Washington is a critical workgroup working towards ending Youth Homelessness. Veterans and Domestic Violence agencies also work specifically towards addressing those unique populations as well. Each County has its own plan to end homelessness and we have incorporated those plans and the feedback received from our Continuums of Care into this Consolidated Plan.

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

The Consortium has consulted with the agencies that are responsible for allocating ESG funds and administering HMIS. These include: Skagit County Department of Public Health and Community Action, Whatcom County Health Department, Island County Human Services, and Opportunity Council. The Consortium has incorporated their input, goals, and strategies in the Consolidated Plan. The Consortium utilizes the HMIS data outcomes during monitoring and determinations of funding allocations through competitive NOFA processes and regularly correspond with agencies regarding data quality and improvement strategies.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DVSAS- domestic violence sexual assault services
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with through community provider meetings. Need more affordable housing units, more inventory, more dv programs and safe housing options, dv rates are increasing.

2	Agency/Group/Organization	Skagit County Affordable Housing Advisory Committee
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with through community provider meetings. Need more affordable housing units. Highest needs include seniors, disabled, domestic violence, homeless, and families.

3	Agency/Group/Organization	Whidbey Homeless Coalition
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1More affordable rental units needed, more ADA, single male housing options needed.Rental assistance is neededOutreach support and collaboration with housing providers is effective

4	Agency/Group/Organization	Whatcom Coalition to End Homelessness
Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Business and Civic Leaders	
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy	
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1More affordable housing units needed.Highest needs include seniors, disabled, domestic violence, homeless, and families	

5	Agency/Group/Organization	OPPORTUNITY COUNCIL
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with through community provider meetings.
6	Agency/Group/Organization	Whatcom County Health Department
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County

What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with through community provider meetings and 1:1 Consortium meetings.
7 Agency/Group/Organization	Island County Human Services
Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with through community provider meetings and 1:1 Consortium meetings.

8	Agency/Group/Organization	Skagit County Outreach Provider Group
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consulted with multiple agencies through community provider meeting. Need more inventory, more units, more resources for most vulnerable. More shelter and drop in resources.- Broadband Specific: (broadband internet service providers, organizations engaged in narrowing the digital divide). The County consulted with Community Action of Skagit County, which is the lead agency for narrowing the digital divide and accessing free or discount internet phone and internet services. Skagit County also partnered with the Port of Skagit County, Economic Development Alliance of Skagit County (EDASC) to jointly prepare a Community Fiber Optic Network Strategic Plan that serves as a guiding document for development of a countywide fiber optic network that will deliver affordable high speed internet access to the citizens of Skagit County for the purposes of economic development, education, public health and safety, and transportation. Although no specific actions were included in the Consortium Action Plan tied to broadband access or the digital divide, Skagit County has supported outreach around broadband access in other ways. For example, a major barrier for families during the COVID pandemic has been internet access for students completing online school. Skagit County Public Health publicized information on its website and using other communications methods to share information about how families could access free or highly discounted internet hotspots in coordination with school districts and internet service providers. A copy of the draft plan was emailed to broadband service providers and no comments were received back from them.</p>
<p>9 Agency/Group/Organization</p>	<p>Skagit County Shelter Provider Group</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with multiple agencies through community provider meeting. Need more transitional housing, more affordable rental programs. Need more drop in shelter resources.
10	Agency/Group/Organization	Housing Authority of Skagit County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1 Need more funding for development. Need more housing inventory and more affordable housing options.
11	Agency/Group/Organization	Bellingham Whatcom Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1 Need more funding for development, more affordable housing options.
12	Agency/Group/Organization	Island County Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1Need more ADA and single person units, more affordable housing options.
13	Agency/Group/Organization	Anacortes Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1Need more ADA, and more affordable housing options.
14	Agency/Group/Organization	Sedro Woolley Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1Need more affordable housing options.

15	Agency/Group/Organization	Skagit Legal Aid
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1
16	Agency/Group/Organization	Latina/o Advisory Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Health Agency Regional organization Planning organization Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with multiple agencies through community provider meeting. Need more affordable housing, multifamily housing, and housing for non-citizens. Need for rehabilitation and weatherization programs. Overcrowded housing is huge problem. Navigating housing systems is a huge challenge.
17	Agency/Group/Organization	Skagit County Community Justice Center
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1 More transitional programs and support needed, more affordable housing resource, more financial assistance for prevention and more resources for most vulnerable who cannot re-enter mainstream society. Need more respite beds needed, more mental/behavioral/and substance use support.
18	Agency/Group/Organization	Skagit Regional Hospital
	Agency/Group/Organization Type	Health Agency

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	1:1 More transitional programs and support needed, more affordable housing resource, more financial assistance for prevention and more resources for most vulnerable who cannot re enter mainstream society. Need more respite beds needed, more mental/behavioral/and substance use support.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Skagit County 5-Year Homeless Housing Plan	Increase housing supply for low- and moderate-income levels. Expand supply rental units to swiftly move people from homeless crisis systems into permanent housing. Prioritize highest needs based on vulnerability.
A Home For Everyone	Whatcom Co. Strategic Plan to End Homelessness	Expand full continuum of supportive services for people experiencing homelessness. Expand supply rental units to swiftly move people from homeless crisis systems into permanent housing. Prioritize highest needs based on vulnerability.
5-Year Homeless Housing Plan	Island County	Homelessness is rare and brief with rapid entry into permanent housing. Increase permanent supportive housing solutions.
North Whidbey Affordable Housing Task Force	Island County Human Services	Reducing regulatory barriers to zoning and development. Incentivize affordable housing development. Expand variety of housing options such as tiny homes and ADU.
Anacortes Housing Action Plan	City of Anacortes, Skagit County	Increasing housing stock for all income levels. Provide more housing types, such as ADU, by expanding zoning codes. Increasing supply of affordable senior housing units and housing available for disabled populations.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Island Co CEDS 2016-2036	Island County	Island County Housing Element Chapter describes the local housing needs and ensure local vitality of neighborhoods.
Whatcom CEDS 2022-2026	Whatcom County	Plans evaluate infrastructure and development needs as well as other population characteristics and relevant community trends and plans.
Skagit County CEDS 2003, updated 2013	Skagit County	Plans evaluate infrastructure and development needs as well as other population characteristics and relevant community trends and plans.
Northstar key leader Findings, 2022	Skagit County Key Leaders	In alignment with other plans listed here, retaining workforce by increasing affordable housing supply is critical. Programs supporting housing services need improved coordination. Resources are insufficient.
Farm Worker Housing, 2022	Skagitonians to Preserve Farmland	At least 1400 more units of housing needed in Skagit County for farmworkers, both seasonal and migratory. Increase supply of variety of rentals including RV and multifamily shared housing, or farm owned housing units. Farmworkers want affordable housing that is central to other community amenities such as churches, schools, grocery stores as well as in between multiple farms for more employment opportunities.
Housing Needs for Disabilities	Skagit County Public Health, Skagit County Developmental Disabilities Program	More affordable and more diverse housing options are needed to support independent living. Housing options need to be accessible. Need housing that meets the needs of people living on fixed incomes.
Whatcom Co Natural Hazards Mitigation Plan	Whatcom Co Sheriffs Office Division of Emergency Management and the Resilience Institute of WWU	Review impacts of natural disaster and critical risk areas when planning development. Reduce losses and damage to people and property. Mitigation strategies in place to reduce future vulnerability.
Island County Multi-Jurisdictional Hazard Mitigati	Emergency Management, Camano, and Whidbey Islands	Review impacts of natural disaster and critical risk areas when planning development. Reduce losses and damage to people and property. Mitigation strategies in place to reduce future vulnerability.
Skagit County Natural Hazards Mitigation Plan	Emergency Management, Skagit County	Review impacts of natural disaster and critical risk areas when planning development. Reduce losses and damage to people and property. Mitigation strategies in place to reduce future vulnerability.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Home Consortium has entered an interlocal agreement between the three counties and representatives of each county meet regularly to work on Consortium Plan and goals with coordinated efforts towards unified housing solutions. A draft of the plan will be sent to all Consortium members for consultation, feedback, and review. In preparation of completing our Consolidated Plan staff reviewed many other local City and County plans such as Hazard Mitigation, Plans to End Homelessness, and Comprehensive Economic Development Plans of the multiple regions.

Narrative

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

Citizen participation efforts included direct outreach to organizations and stakeholder groups, focus groups with people that have lived experience being unhoused or seeking services to assist with obtaining or maintaining housing. Participation was also encouraged through public notices, published in both English and Spanish.

In addition to direct outreach and advertisement of public comment opportunities, the Consortium solicited individuals more than 4,000 people across Island, Skagit, and Whatcom counties who have identified themselves as interested in housing issues via e-mail to participate in an online survey. The online survey, available in English and Spanish, was also published on the Skagit County Public Health website, and promoted at meetings. We received 471 responses. We also intentionally shared the survey with agency staff and case managers who assisted their clients to complete surveys and shared with other service providers. We shared the survey with school communities and government groups across the Consortium region.

The results of the survey as well as the feedback received during outreach events, were critical in the Consortium’s goal-setting process. Citizens who participated in the process emphasized:

- 13. A severe need of more affordable rental units. The Consortium should prioritize development/acquisition/and rehabilitation of affordable rental units.
- 14. Longer term shelter stays and more shelter options.
- 15. Diverse housing options, mixed income, and housing for those without social security numbers.
- 16. Rental assistance is still needed to help bridge affordability gaps.
- 17. Populations that should be prioritized include families with children, homeless people, seniors, and disabled people.

Skagit County, as the Consortium lead, received feedback on the proposed draft plans from Whatcom County. The Consortium had proposed to skip a year of TBRA funding due to all three counties having built up unspent TBRA funds from FY2021 and FY2022. The region experienced a large influx of COVID related funding which led to unspent TBRA funds being rolled over. Public feedback also suggested that the Consortium should prioritize funding for development of affordable housing. However, with the comments received, the Consortium reviewed alternatives and agreed to a compromised plan with a partial allocation of TBRA in the FY2023.

Skagit County also received comment from Habitat for Humanity in Whatcom County related to the need for down payment assistance, they requested that the Consortium consider funding down payment assistance. Downpayment assistance was ultimately not included in the plan because there are other funding sources including through state CDBG and Washington State's Housing Trust Fund. Also, the community feedback clearly ranked homeownership and down payment assistance as the lowest priority need.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Persons with disabilities unhoused community	17 attendees, all unhoused adults	Need more emergency shelter with longer stays Development/acquisition/rehab need more units Diverse housing choice, cabins/fully functioning small homes with community engagement strategy Desire to utilize vacant commercial properties for housing or shelter Skagit County has no drop-in shelter programs, needs more shelter, longer stays, without waitlists	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Mixteco	19 attendees, all Latinx heritage farmworker families with children and single adults	Need more affordable farmworker housing with larger units: 2, 3, 4 bedrooms Need affordable homeownership and down payment assistance Housing for undocumented or TIN numbers Affordable rentals for individual farmworkers as well Need mixed income housing, not just 30% AMI HUD definition of homelessness is not culturally competent or inclusive Many people and families sleeping on floors, corners of rooms, garages, unsafe and unsanitary overcrowded situations Fear of homelessness widespread, struggling to pay for basic needs due to high cost of housing	No comments were not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Persons with disabilities Non-targeted/broad community low income or homeless rural community	Concrete Community Center free lunch and shower trailer day: 17 attendees, 4 homeowners and 13 low income or homeless	Help for low-income homeowners, weatherization, and repairsNeed affordable housing, but no large housing units, small units, rehab buildings already hereSweat equity, build own home, cabins maintain nature Need more vocational and work training opportunities Prioritize housing for families with childrenNeed mixed income communities All aspects of the community are suffering due to the housing crisis, schools, employment, economy	No comments were not accepted.	
4	Public Meeting	Current or former unhoused youth 13-24	3 attendees	Need more affordable housing unitsNeed more shelter Waitlists are too long New development is unaffordableNeed living wagesMany people in constant fear of becoming homeless, after paying for housing there is no money left for food, medicine, or other basic needs	No comments were not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Current or former unhoused	Whatcom County Opportunity Council Clients: 6 attendees all formerly unhoused	Need more affordable rental units Need improved shelter programs with longer stays, no waitlists Rental assistance programs are not long enough, fear of returning to homelessness widespread Cottage or small home communities are better than apartments Need more prevention support, to help people before they fall into homelessness	No comments were not accepted.	
6	Public Meeting	Persons with disabilities Currently unhoused	14 unhoused, all adults	Need more shelter shelter options and faster services, waitlist are too long. Need more affordable units, studios, and cottage/small home communities Need more public education around stigma and stereotypes of homelessness	No comments were not accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs assessment overview is based on data from HUD, the US Census Bureau, each county’s annual Point-in-Time Homeless Census, HUD PD&R housing and labor market reports, and other local data provided by regional partners such as Zillow and the University of Washington Runstad Department of Real Estate. NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

We strive to represent the voice of the people in our community through a report of our housing needs assessment. Through our data collection we realize the greatest priority need for Consortium Region is more affordable housing—we simply need more units that are affordable to low-and-moderate-income households. Through our consultation we also heard that people are living in overcrowded housing, substandard and unsafe housing, and that people need more diverse housing options for multiple income levels. People of color are disproportionately overrepresented in homeless systems, domestic violence programs, cost-burdened, and doubled up living in overcrowded or unsanitary conditions.

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2021	% Change
Population	312,177	351,745	13%
Households	117,903	134,845	14%
Median Income	\$73,649.00	\$80,704.00	10%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
 2016-2020 American Community Survey (ACS)
Data Source Comments:

	Population	Households	Median Income
Skagit County	129,523	50,540	\$ 75,308
Whatcom County (less Bellingham)	135,365	49,212	\$ 89,865
Island County	86,857	35,102	\$ 75,628
Total	351,745	134,854	\$ 80,704
Source 2021 Census American Community Survey			

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,474	13,334	21,515	13,729	67,289
Small Family Households	3,546	3,919	6,650	5,022	32,109
Large Family Households	697	1,035	2,271	1,500	5,130
Household contains at least one person 62-74 years of age	3,303	3,103	5,866	3,917	19,299
Household contains at least one person age 75 or older	2,104	2,999	3,805	1,895	5,784
Households with one or more children 6 years old or younger	1,612	2,418	3,928	2,139	6,861

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	241	199	212	60	712	113	43	120	14	290
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	151	204	124	163	642	8	8	119	33	168
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	325	660	702	229	1,916	42	156	301	314	813
Housing cost burden greater than 50% of income (and none of the above problems)	4,330	2,438	717	114	7,599	3,609	2,287	1,960	757	8,613
Housing cost burden greater than 30% of income (and none of the above problems)	662	2,330	3,796	924	7,712	657	1,625	3,798	2,356	8,436
Zero/negative Income (and none of the above problems)	489	0	0	0	489	536	0	0	0	536

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,045	3,512	1,768	570	10,895	3,764	2,487	2,498	1,105	9,854
Having none of four housing problems	2,057	3,268	6,758	4,190	16,273	1,585	4,114	10,509	7,874	24,082
Household has negative income, but none of the other housing problems	489	0	0	0	489	536	0	0	0	536

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,919	2,346	2,048	6,313	864	834	1,758	3,456
Large Related	388	530	568	1,486	233	263	650	1,146
Elderly	1,373	1,328	974	3,675	2,358	2,149	2,613	7,120
Other	1,982	1,473	1,332	4,787	849	748	932	2,529
Total need by income	5,662	5,677	4,922	16,261	4,304	3,994	5,953	14,251

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,707	979	326	3,012	816	431	444	1,691
Large Related	329	273	0	602	225	145	63	433
Elderly	1,071	948	195	2,214	1,904	1,166	1,040	4,110
Other	1,815	573	218	2,606	699	565	423	1,687

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	4,922	2,773	739	8,434	3,644	2,307	1,970	7,921

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	411	769	767	238	2,185	50	132	338	318	838
Multiple, unrelated family households	39	50	82	74	245	4	28	73	29	134
Other, non-family households	25	45	0	105	175	0	4	15	0	19
Total need by income	475	864	849	417	2,605	54	164	426	347	991

Table 11 – Crowding Information - 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The Point in Time Count estimates 1,291 persons were homeless across the combined HOME Consortium regions in 2022. There were at least 899 single people. Point in Time Counts are widely understood as a gross undercount of the actual numbers of people living without adequate and sanitary housing. For example, DSHS estimates the number of homeless people in the consortium region is closer to 2,686. Elderly individuals and those on fixed incomes are not broken down in this data. Seniors

and disabled people are typically extremely vulnerable types of single person households with high needs and in home support may be needed to maintain housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Research shows that people with disabilities and people experiencing DV are at higher risk of being low income, homeless, and are at higher risk of becoming homeless. Research also indicates that those who are unhoused are more vulnerable and at greater risk of being victims of violence and abuse.

Many of the data sources, including the school district McKinney Vento statistics and DSHS data do not track domestic violence statistics. As previously mentioned, the PITC is not a complete estimate either. Compounding this challenge is the fact that an estimated 50% of DV victims do not report their perpetrators' crimes to the police. Setting these data limitations aside, we do know that:

- 18.** According to the National Intimate Partner and Sexual Violence Survey, an estimated 32% of women will be victims of physical violence, and 16% will be victims of sexual violence in their lifetimes.
- 19.** National estimates are that roughly 80% of homeless mothers with children have previously experienced domestic violence.
- 20.** Households headed by a female and with children are at higher risk of experiencing domestic violence.
- 21.** Using PIT count data alone, we would estimate that at least 200 individuals in the Consortium region that are currently homeless have experienced domestic violence, in 2020. DVSAS fielded 930 calls for assistance from people experiencing domestic violence.

Data pulled in 2023 from Skagit County Housing Interest Pool shows of 296 households (574 individuals):

- 22.** 378 individuals state they have a disabling condition
- 23.** 52 households or 99 individuals are fleeing domestic violence

Data pulled in 2023 from Island County Housing Pool shows of 103 total households:

- 24.** 30 individuals state they have a disabling condition
- 25.** 26 households are fleeing domestic violence

Data pulled in 2023 from Whatcom County Housing Pool shows 1,022 total households:

- 26.** 497 individuals state they have a disabling condition

27. 194 households are fleeing domestic violence and 307 report having experienced domestic violence within the last 3 years
28. Most striking in Whatcom is the drastic increase in homeless families entering the Housing Pool

What are the most common housing problems?

The most common housing problem is the lack of affordable housing inventory for renters, especially lower- or middle-income renters. With the extremely limited housing stock available severe rent cost burden is yet another challenge in our region. Overcrowding and unsanitary living conditions are other common housing problems reported. People living undocumented or without social security numbers have challenges in accessing housing resources. Low-income homeowners cannot afford home repairs and much needed weatherization. Overall, there is severe lack of affordable housing and insufficient shelter needs, there are not enough shelter beds, supportive programs are not long enough to adequately support people, waitlists are too long. Skagit County, for example, has no shelter capacity available on a night-by-night basis and Whatcom County has no family shelters.

Are any populations/household types more affected than others by these problems?

Low- and middle-income households, disabled and elderly people, families with children, and people of color are most impacted. People with limited English proficiency, indigenous and other people of color are overly represented in the homeless systems and often have more difficulty navigating the systems when seeking supportive services. People of color experience more overcrowded living conditions.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Families with children need larger units that are affordable, many apartment complexes don't have 3- or 4-bedroom apartments. Families on Rapid Rehousing, TBRA, and other rental assistance programs are often extending subsidy for as long as possible because the price of rent is unattainable for most program participants. Lower income renter households have more issues with substandard housing conditions such as living in unit which are lacking complete plumbing or kitchen facilities. There are greater numbers of families that are renting who are doubling up and overcrowded which puts those families at risk of breaking their lease agreements thus increases risk of becoming homeless.

The Coronavirus Pandemic brought significant funding for homelessness prevention into the Consortium Region in the years prior to the 2023-2027 Consolidated Plan. With the funding ending, we anticipate a new gap in eviction prevention services thus causing even more risk of increased homelessness in the Consortium Region.

We also see from the given data that both homeowners and renters in the Consortium region are cost burdened. Renters do experience higher rates of cost burden in our region.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households are at-risk of homelessness when the housing cost burden is severe, meaning, housing costs exceed 50% of total household income and the total income of the household is at or below 50% AMI (very low-income). People who have history of homelessness, domestic violence, and other traumas, or on fixed incomes (such as seniors and disabled people) are at greater risk of homelessness as well. The methodology used to generate the at-risk populations includes a prioritization screening tool and coordinated entry process.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to HUD, the risk of homelessness increases when household income is below 30% AMI and one of the following extenuating circumstances is present: the household has moved for economic reasons at least two times in the last 60 days, the household members are living in someone else's home due to economic hardship, they will lose current housing within three weeks, they live in a hotel/motel not paid through charity or a government program, they live in severely overcrowded conditions, or they are leaving publicly-funded institutional care.

While the causes of homelessness are complex and interconnected, community-level factors can be strong predictors of homelessness rates. Across the country, housing market factors more consistently predict rates of total homelessness than other economic factors. This finding is consistent with what many communities have experienced—increases in homelessness where rents are high, and inventory is low.

<https://www.huduser.gov/portal/sites/default/files/pdf/market-predictors-of-homelessness.pdf>

Discussion

Addressing the housing needs, especially those associated with risks of homelessness, makes the following efforts high priorities for the HOME Consortium's Consolidated plan:

- 29.** Increase the supply of affordable housing with diverse and mixed income housing units (including the supply of permanent supportive housing, larger units for families, farmworker housing, and housing for seniors and disabled people).
- 30.** Develop new resources to increase supply and maintain affordable housing stock through new and creative partnerships.
- 31.** Increase the availability of rent assistance and prevention to create more affordable rental opportunities within the existing inventory of housing.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section, the Consortium examines specific categories of needs to determine whether individual races or ethnic groups have disproportionately greater needs concerning housing problems. A disproportionately greater need is recognized to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Households with no/negative income are listed for reference in the tables but are not included in the totals. Results will be seen in the discussion section.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,133	2,322	1,025
White	7,959	2,045	785
Black / African American	85	14	30
Asian	295	0	8
American Indian, Alaska Native	361	94	44
Pacific Islander	12	0	0
Hispanic	1,143	110	120

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,955	3,396	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	7,653	2,747	0
Black / African American	159	29	0
Asian	131	84	0
American Indian, Alaska Native	144	149	0
Pacific Islander	12	15	0
Hispanic	1,604	272	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,831	9,668	0
White	9,497	8,516	0
Black / African American	199	39	0
Asian	255	187	0
American Indian, Alaska Native	277	194	0
Pacific Islander	24	4	0
Hispanic	1,441	561	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,941	8,797	0
White	3,936	7,673	0
Black / African American	89	134	0
Asian	245	214	0
American Indian, Alaska Native	71	174	0
Pacific Islander	14	18	0
Hispanic	459	529	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Housing Problems: Disproportionally Greater Need at 0-30% AMI

At 0%-30% AMI, there are 10,133 households affected with Housing Problems out of 12,455 (81.4%).

Disproportionately greater need (at least 10 points higher than 81.4%) exists for:

- 32.** Asian (295 out of 295 for 100%)
- 33.** Pacific Islanders (12 out of 12 for 100%)

Housing Problems: Disproportionally Greater Need at 30-50% AMI

At 30-50% AMI, there are 9,955 homes affected with Housing Problems out of 13,351 (74.6%)

Disproportionately greater need (at least 10 points higher than 74.6%) exists for:

- 34.** Black/African Americans (159 out of 188 for 84.6%).
- 35.** Hispanic (1604 out of 1876 for 85.5%).

Housing Problems: Disproportionally Greater Need at 50-80% AMI

At 50-80% AMI, there are 11,831 households affected with Housing Problems out of 21,499 (55%).

Disproportionately greater need (at least 10 points higher than 55%) exists for:

36. Black/African Americans (199 out of 238 for 83.6%)

Housing Problems: Disproportionally Greater Need at 80-100% AMI

At 80-100% AMI, there are 4,941 households affected with Housing Problems out of 13,744 (35%)

Disproportionately greater need (at least 10 points higher than 35%) exists for:

37. Asian (245 out of 459 for 53.4%)

38. Hispanic (459 out of 988 for 46.5%)

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section pertaining to severe housing problems, as in the previous section pertaining to housing problems, the Consortium will examine specific categories of needs to determine whether individual races or ethnic groups have disproportionately greater needs. A disproportionately greater need is recognized to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Households with no/negative income are listed for reference in the tables but are not included in the totals. Results will be seen in the discussion section.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,809	3,642	1,025
White	6,935	3,102	785
Black / African American	85	14	30
Asian	270	34	8
American Indian, Alaska Native	279	171	44
Pacific Islander	12	0	0
Hispanic	1,019	236	120

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,999	7,382	0
White	4,455	5,983	0
Black / African American	139	50	0
Asian	84	130	0
American Indian, Alaska Native	73	224	0
Pacific Islander	12	15	0
Hispanic	1,041	830	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,266	17,267	0
White	3,081	14,922	0
Black / African American	4	234	0
Asian	97	336	0
American Indian, Alaska Native	86	388	0
Pacific Islander	12	16	0
Hispanic	880	1,122	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,675	12,064	0
White	1,206	10,360	0
Black / African American	25	198	0
Asian	109	341	0
American Indian, Alaska Native	35	209	0
Pacific Islander	0	32	0
Hispanic	240	739	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Severe Housing Problems: Disproportionally Greater Need at 0-30% AMI

At 0%-30% AMI, there are 8,809 households affected with Severe Housing Problems out of 12,451 (70.7%)

Disproportionately greater need (at least 10 points higher than 70.7%) exists for:

- 39.** Black/African American (85 out of 99 for 85.9%)
- 40.** Asian (270 out of 304 for 88.8%)
- 41.** Pacific Islanders (12 out of 12 for 100%)
- 42.** Hispanic (1019 out of 1255 for 81.2%)

Severe Housing Problems: Disproportionally Greater Need at 30-50% AMI

At 30-50% AMI, there are 5,999 households affected with Severe Housing Problems out of 13,381 (44.8%)

Disproportionately greater need (at least 10 points higher than 44.8%) exists for:

- 43.** Black/African Americans (139 out of 189 for 73.5%)

44. Hispanic (448 out of 796 households for 56%).

Severe Housing Problems: Disproportionally Greater Need at 50-80% AMI

At 50-80% AMI, there are 4,266 households affected with Severe Housing Problems out of 21,533 (19.8%)

Disproportionately greater need (at least 10 points higher than 21%) does not exist for any racial or ethnic group.

Severe Housing Problems: Disproportionally Greater Need at 80-100% AMI

At 80-100% AMI, there are 1,675 homes affected with Severe Housing Problems out of 13,739 (12.2%)
A disproportionately greater need (at least 10 points higher than 12%) does not exist for any racial or ethnic group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section pertaining to housing cost burden, as in the previous sections pertaining to housing problems, the Consortium will examine specific categories of needs to determine whether individual races or ethnic groups have disproportionately greater needs. A disproportionately greater need is recognized to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Households with no/negative income are listed for reference in the tables but are not included in the totals. Results will be seen in the discussion section.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	86,974	23,551	17,808	1,026
White	75,924	19,437	14,652	785
Black / African American	543	464	228	30
Asian	1,953	625	388	8
American Indian, Alaska Native	1,421	482	292	44
Pacific Islander	181	27	28	0
Hispanic	5,554	2,071	1,803	120

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion

Cost Burden: Disproportionally Greater Need

According to the 2013-2017 CHAS data, there are 41,359 households affected with Housing Cost Burden out of 129,359 (32%).

Disproportionately greater need (at least 10 points higher than 34%) exists for:

45. Black/African American 692 out of 1265 for 54.7%

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes.

People of color and people with limited English Proficiency have disproportionately greater needs than other categories. People of color are victims of systemic racism, and all facets of social constructs place these communities at a great disadvantage. HUD's definition of homelessness and overall access to supportive services and housing resources are not culturally competent and exclude large numbers of people of color from the homeless systems so they often do not access the support or affordable housing resources they desperately need.

Extremely low-middle income and homeless households are facing greater needs.

A summary of groups affected by disproportionately greater needs can be seen below.

NA-15 Housing Problems

- 46. At 0-30% AMI: Asian/Pacific Islander
- 47. At 30%-50% AMI: Black/ Hispanic
- 48. At 50%-80%AMI: Black
- 49. At 80%-100% AMI: Asian/Hispanic

NA-20 Severe Housing Problems

- 50. At 0-30% AMI: Black/African American/Asian/Pacific Islander
- 51. At 30%-50% AMI: Black/ African American and Hispanic

NA-25 Housing Cost Burden

- 52. Black/African American 692 out of 1265 for 54.7%

If they have needs not identified above, what are those needs?

Housing costs burden and overcrowded substandard housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

see uploaded document

Data: <https://depts.washington.edu/labhist/maps-race-washington-counties.shtml>

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Anacortes Housing Authority (AHA)

Anacortes Housing Authority maintains 111 public housing units and they do not administer a section 8 housing choice voucher program.

Housing Authority of Island County

Island County has 110 public housing units.

Housing Authority of Skagit County

Skagit County has no Public Housing Units.

Sedro-Woolley Housing Authority

Sedro Woolley Housing Authority has one elderly/mixed population public housing building with 60 units in total and 3 family style properties with 20 units which makes a total of 80 public housing units.

Whatcom County Housing Authority

Bellingham has 8 public housing buildings with 504 total units comprised of 201 studios, 185 1-bedroom units, 83 2-bedroom units, and 35 3-bedroom units serving seniors, disabled, and families. There are a total of 1078 other units in the Bellingham.

Whatcom County Housing Authority has 6 public housing buildings outside of Bellingham with 98 total units comprised of 11 1-bedroom units, 22 2-bedroom units, 58 3-bedroom units, and 7 4-bedroom units serving families and USDA-RD farmworkers, and USDA-RD seniors.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	922	2,771	323	2,188	55	0	191

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

PIC Information Center

Data Source Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	47	358	118	190	50	0	
# of Elderly Program Participants (>62)	0	0	434	852	116	734	29	0	
# of Disabled Families	0	0	499	1,427	147	1,275	36	0	
# of Families requesting accessibility features	0	0	355	786	5	766	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
 PIC Information Center
 Data Source Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,064	3,108	440	2,647	50	0	151
Black/African American	0	0	36	150	50	124	4	0	8
Asian	0	0	44	67	9	9	0	0	5
American Indian/Alaska Native	0	0	19	141	40	101	2	0	9
Pacific Islander	0	0	16	41	6	35	1	0	1
Other	0	0	56	416	100	316	0	0	29
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
 PIC Information Center
 Data Source Comments:

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	157	655	104	550	4	0	30
Not Hispanic	0	0	1,069	3,284	541	2,729	53	0	174
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC Information Center

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Families, seniors, and disabled people are the greatest need for public housing. Many homeless households from the farmworker community are not eligible for standard PHA housing so do not apply for these resources.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Anacortes Housing Authority (AHA)

The largest set of applications are elderly and disabled. The need for affordable and accessible units is a top priority for AHA. The waitlist currently has 194 people consisting of elderly, seniors, and families at or below 80% income levels.

Housing Authority of Island County

Housing Authority of Island County waitlist is strictly for seniors and disabled persons. The majority of the available units are single bedrooms with 4 available 2 bedrooms. Three locations of Public Housing with a total of 406 people on the waitlist combined.

Housing Authority of Skagit County

Currently there are 474 elderly persons, 738 disabled persons, and 667 families on the waitlist. Of this same data there are 50 Veterans which include 23 elderly, 6 disabled, and 21 families.

Sedro-Woolley Housing Authority

Currently there are 166 individuals on the waitlist for elderly housing and 251 families on the waitlist for family units.

There are no fully accessible units in SWHA unit inventory. Historically, SWHA has not received any requests for a fully accessible ADA unit. There is not public advertisement of ADA units available. SWHA makes alterations and modifications to units to provide some level of accessibility depending on resident disability and individual need for specific accommodations.

Whatcom Housing Authority

27 out of 1020 households on the public housing waitlist indicate a need for accessible units.

39 out of 1193 households on the tenant-based Section 8 waitlist indicate a need for accessible units.

80 out of 1438 households on the project-based Section 8 waitlist indicate a need for accessible units.

The PHA's indicate a need for more affordable housing units, more funding, and more technical assistance and simplified funding processes. Voucher holders need more options so that vouchers can be utilized in the region instead of porting out. The region desperately needs more affordable units that fit within the payment standards. There is a need for larger units and for ADA units.

Anacortes Housing Authority (AHA)

Anacortes Housing Authority does not administer section 8 tenant-based voucher program. The Public Housing waitlist is largely disabled and/or elderly populations.

The most immediate need of residents is more affordable housing.

Housing Authority of Island County

Move in costs are a barrier to Section 8 participants. Tenants need first month rent and deposit and the cost of moving is burdensome. Island County works hard to connect their participants to programs in the community which assist with move in costs.

Housing Authority of Skagit County

The most immediate need of residents is affordable housing. People are rent burdened and cannot find available units. Section 8 participants face rent increases and then are forced to move, but there are no units to move to because of lack of inventory.

Sedro-Woolley Housing Authority

Sedro-Woolley does not administer Section 8 program. The most immediate need is stable housing.

Whatcom Housing Authority

The most immediate need is more affordable housing options.

How do these needs compare to the housing needs of the population at large

Overall, the Consortium region needs more units to meet the demand in increasing population growth. More affordable housing options with a range of styles to meet the diverse needs of the different groups of people are needed. People that suffer chronic homelessness, mental and physical disabilities, and substance use disorder have unique and higher needs. Across the Consortium region we see greater numbers of people needing individual specific support obtaining and maintaining housing.

Anacortes Housing Authority (AHA)

Anacortes Housing Authority has experienced a great need for accessible units.

Housing Authority of Island County

Island County has a need for larger units and ADA units.

Housing Authority of Skagit County

Skagit County has a horrendously low vacancy rate. More affordable housing units that fit within voucher payment standards are desperately needed. Section 8, TBRA, and other local move in and rental assistance programs suffer in expected outcomes and utilization because there are not enough available units to meet the needs of the community.

Sedro-Woolley Housing Authority

More affordable housing units are needed.

Whatcom Housing Authority

Homelessness continues to rise in Whatcom along with other parts of the Consortium, more housing for the lowest incomes is needed.

Discussion

The need for affordable housing for those with fixed incomes was consistently brought up throughout the consolidated planning process and among the public housing authorities. Seniors, people with disabilities, and families are a high priority. Lack of housing inventory negatively impacts Section 8 and tenant-based rental assistance programs in the Consortium Region. All regions and all housing authorities state that more affordable housing units of all bedroom sizes, especially larger units are needed. The rates of wages are not keeping up with the extreme increases in rental prices and public housing authorities' payment standards are not matching market rental rates.

Introduction:

The county governments within the Consortium are the lead agencies for creating and updating each jurisdiction’s 10-Year Plan to End Homelessness as required by state law. Much of the information for this section of the needs assessment is derived from the most recent homeless Point In Time (PIT) Count in 2022 by each of the three counties which is maintained by the Washington State Department of Commerce based on input from each county lead agency. We also examine the McKinney Vento and DSHS homelessness data while evaluating the entire picture of homeless needs in the Consortium Region.

Additional data uploaded in attachments.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	19	684	2,424	0	0	155
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	599	307	3,270	0	0	176
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Additional data uploaded in attachments

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	19	684	2,424	0	0	155
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	599	307	3,270	0	0	176
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: Additional data uploaded in attachments

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

It is more difficult to accurately count the numbers of homelessness in rural areas, these communities are seeing increasing numbers of homelessness and people living in substandard conditions or uninhabitable RVs and shack structures.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following data is compiled by the Washington State Department of Commerce, utilizing local data from the Homeless Management Information System (HMIS) *and Annual Expenditures Report*.

Total Project Entries is a count of people who entered Emergency Shelter, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing, Other Permanent Housing, and Homelessness Prevention program during the specified reporting period.

Length of Time Homeless is the median number of days people are active in Emergency Shelter, Safe Haven, and Transitional Housing experience homelessness.

Skagit: Total Project Entries: 2,079; Length of Time Homeless: 124 Days

Island: Total Project Entries: 554; Length of Time Homeless: 150 Days

Whatcom: Total Project Entries: 3,008; Length of Time Homeless: 129 Days

*This data covers the reporting period for the state fiscal year 2018-2021.

Source: Washington State Homeless System Performance: County Report Cards, 2022

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2022 Point in Time Count (PITC) shows at least 126 homeless families across the Consortium Region and at least 105 homeless veterans. The PITC count is widely understood as a gross undercount, and we understand the need to be much greater. According to Veteransdata.info, over 5.8% of Veterans across Washington State are living in poverty and more than 1,607 are homeless. Whatcom County indicates a drastic increase of homeless families entering the homeless system with severe lack of affordable housing resources for families and no family shelter programs except motels, this population is a great priority for Whatcom County.

According to the Skagit County Housing Interest Pool waitlist there are:

- 53. 26 homeless Veterans
- 54. 52 households with children

According to the Island County Housing Interest Pool waitlist there are:

- 55. 15 homeless Veterans
- 56. 10 households with children

According to the Whatcom County Housing Interest Pool (including City of Bellingham) waitlist there are:

- 57. 76 homeless Veterans
- 58. 702 households with children

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness disproportionately affects people of color and minority groups such as indigenous, black, and brown people as well as those members of LGBTQ and other queer identity groups. Systemic racism is deeply embedded in all social systems and is the basis of our cultural construct and the effects are evident in the rates of homelessness and households at risk of homelessness. People of color also experience higher rates of domestic violence and housing discrimination.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Latinx and indigenous households who are homeless often do not meet HUD's definition of homelessness. Therefore, they do not enter the coordinated entry systems, and do not access housing programs when needed. Across systems, there is a lack of cultural relevancy and access to support has many gaps. Widespread fears around immigration status as well as ineligibility for many housing and financial support programs. Latinx families are most likely to be living in overcrowded and unsanitary living conditions but are not counted or as visibly reflected in homeless data.

We also see many people living in substandard RVs, mobile homes, and shacks in the more rural areas. It's difficult to capture the real picture of how many people are living in unsanitary conditions which may be qualified as "uninhabitable", and they would therefore be considered as homeless.

Discussion:

The data here reflects an undercount of the reality of increasing homelessness in all communities. Rural communities are more difficult to accurately count the numbers of people living unsheltered. More people are living deep in the woods, living in substandard housing, or living doubled up or overcrowded.

Introduction

The non-homeless special needs population includes farmworkers, seniors, persons with disabilities, persons with substance use and mental health needs, victims of domestic violence, persons with HIV/AIDS, Veterans, and youth.

Describe the characteristics of special needs populations in your community:

Special Needs populations may find it difficult to find employment, reliable transportation, and childcare. People living on fixed incomes or seasonal farmworkers who suffer lost income for large portions of the year have significant challenges affording housing costs and other living expenses. They often have difficulty paying for essential needs such as food, rent, utilities, health care, and medicine. People must choose between paying for housing or paying for food. Special needs populations are diverse. They differ greatly in their needs, some requiring more assistance from community-based service providers and others less. Special needs populations often need assistance with medications, food, clothing, and daily living assistance. A critical need for each population is stable and sustainable housing that is affordable and in safe and sanitary condition which is close to public transportation and other basic needs like grocery stores and hospitals.

What are the housing and supportive service needs of these populations and how are these needs determined?

A diverse inventory of special needs housing should be the goal of communities in the Consortium region. People's housing needs to be identified individually while assessing a full range of specific needs. While there may be consensus by service providers about the type, location and intensity of service needs for certain special needs populations, service providers and their clients also value consumer choice in housing and services. These preferences are best accommodated by having a diverse mix of housing options which are affordable. Many special needs groups could benefit from supportive services at the site of housing or in home visits from external providers on a regular basis. Many groups need ongoing permanent supportive housing resources.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There are roughly 253 people living with AIDS in Whatcom County, with the City of Bellingham included, 95 people in Island County, and 94 people in Skagit County. Most resources that specifically serve the needs of HIV/AIDS community are located within neighboring cities of our HOME Consortium including Seattle and Bellingham of Whatcom County.

Sean Humphrey House: Bellingham 6 studio units.

CCS has TBRA and Shelter Plus Care, Transitional Housing and Short-Term Rental/Mortgage Assistance available to residents of Island County.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

Describe the jurisdiction’s need for Public Facilities:

The Skagit HOME Consortium does not receive CDBG funding, so this section is limited to the needs of Anacortes and Mount Vernon. The HOME Consortium supports CDBG funded entities and other local plans and projects to improve public facilities needs for the community.

Mount Vernon:

Highest priority is the completion of the floodwall which will provide safety to residents and downtown businesses. This project will remove downtown Mount Vernon from the FEMA-100 year base flood elevation and release pent up economic opportunities. Other public facilities needed include pedestrian and circulation improvements, streetscape improvements, and public restrooms.

Anacortes:

Anacortes needs community resource center, boys and girls club, teen center, infant and childcare centers for low-income families, public showers for the homeless. The community desires a multipurpose community center than can serve many versatile needs. Broadband connectivity is also a priority need.

How were these needs determined?

Mount Vernon:

The Master Plan was developed to guide the redevelopment that is anticipated after the flood protection measures identified in the Flood Protection Alternatives Environmental Impact Statement (EIS). The Master Planning work also includes a transportation analysis, market analysis, financial feasibility analysis and economic impact study. This planning process has resulted in the preparation of a coordinated implementation and funding strategy to guide the investment of public and private resources over the next twenty years. The city also sought feedback from stakeholders and the public.

Anacortes:

Anacortes Housing Authority meets with resident advisory board. Anacortes Community Health Council regularly works on plans and engages with community stakeholders in their processes. Other city plans including the Port of Anacortes North/West Basin Concept plans have involved community feedback.

Describe the jurisdiction’s need for Public Improvements:

Mount Vernon:

- Adequate parking and potentially a downtown structured parking facility(ies)
- Streetscape and sidewalk improvements
- Public art
- River activities
- Public restrooms
- Public dock

Anacortes:

The HACS (Housing Affordability and Community Services) committee input, 2023 Housing Action Plan, and the Port of Anacortes’s North and West Basin Concept Plan identified the following common elements for the City:

- Street repair throughout the city
- Sidewalk installation and repair
- South Commercial streetscape
- Maritime museum
- Pedestrian connectivity between Cap Sante Marina and downtown
- Boat launches for both non-motorized and motorized boats
- Waterfront events center
- Small boat center
- Increasing walkability throughout city
- Improve vehicular mobility throughout city
- Improved parking throughout city

How were these needs determined?

Mount Vernon:

The needs were the result of the Downtown Development Strategy. The Downtown Strategy identified infrastructure improvements as a high priority need. The City of Mt. Vernon has historically used HUD 108 Loans for larger scale infrastructure projects. The City anticipates using a portion of its CDBG funds to repay the most recently received HUD 108 loan.

Anacortes:

Through the HACS committee, the development of the 2023 Housing Action Plan, community outreach.

Describe the jurisdiction’s need for Public Services:

Mount Vernon:

The City provides CDBG funding assistance for public (human) services to low-income persons, and households in the City. The City has funded public services in two areas: Housing Resource Center and Information and Referral.

Anacortes:

The City provides the allowed 15% CDBG funding for public services to low income persons and households within the city. These funds are typically provided to an emergency family shelter to provide shelter and counseling to families and single women facing dire situations. The need for public services is growing and the CDBG, while beneficial, does not adequately provide enough support to help all in need

How were these needs determined?

Mount Vernon:

The needs have been determined through the process of stakeholder consultation, Citizen Participation, and public comment.

Anacortes:

The needs are determined through stakeholder consultation, citizen participation and public comment.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing affordability and access to adequate housing are driven by trends in population dynamics, labor market conditions, and housing supply. The 2022 NLIHC annual Out of Reach Report shows information specific to our Consortium region is listed below.

Based on this data we see that all three regions of the Consortium are grossly unaffordable. Over the last years the affordability gap has increased, the average wage is not consistent with the extreme increase in housing costs.

There are an estimated 5,155 renter households that earn <30% AMI and have one or more severe housing problems, which would qualify them for the “at risk of homelessness” category of housing.

Introduction

Our Consortium region has more single-family dwellings and insufficient resources for multi-family units. We also see a shortage of studio units. Inventory is extremely low across the regions; Skagit specifically has maintained one of the lowest vacancy rates across the state.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	114,480	76%
1-unit, attached structure	3,616	2%
2-4 units	7,913	5%
5-19 units	6,873	5%
20 or more units	4,826	3%
Mobile Home, boat, RV, van, etc	13,182	9%
Total	150,890	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	421	0%	1,442	4%
1 bedroom	2,491	3%	6,007	16%
2 bedrooms	18,409	20%	14,582	38%
3 or more bedrooms	69,443	77%	16,565	43%
Total	90,764	100%	38,596	101%

Table 29 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Based on the Housing Inventory Count data we see that the region has 120 permanent supportive housing beds for families with children and 436 permanent supportive housing beds for households with no children. There are 273 beds of transitional units for families with children and 86 transitional beds for households without children. All new tax-credit funded developments in the region will have at least 50% of units’ set-aside for formerly homeless households, as required by the Washington State Housing Finance Commission.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the data listed in the National Housing Preservation Database, there are a total of 70,592 total subsidies attached to units across the entire Consortium region. We expect that the subsidy contracts on 5 of those units will expire before 2027. Three of these are with private for-profit property management companies and two are with the Whatcom Housing Authority. The region will work towards strategies to extend those contracts or look for ways to replace units with new affordable rentals.

Does the availability of housing units meet the needs of the population?

No.

Consistent with the State of Washington as whole, the Consortium region’s availability of housing supply does not meet the needs of the population. The vacancy rates are worsening, and the cost of living is entirely too burdensome. The rising costs associated with both renting and owning a home is increasingly difficult for residents in the HOME Consortium. More people are living in overcrowded or unsanitary conditions, and there are extremely limited options of housing supply.

<https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2022/06/2022SpringApartmentMarketReport.pdf>

Describe the need for specific types of housing:

Diverse housing options such as SROs, larger affordable apartments, ADUs, group homes, are needed to meet the diverse community. Farmworker families expressed widespread overcrowding in units, need for larger affordable housing units and affordable housing options for people that do not have social security numbers. While we need more housing for the formerly homeless and 30% or below, lowest levels of income we also need other units meeting 50%, 60%-, and 80%-income levels.

Discussion

Our Consortium region urgently needs a large number of diverse styles of affordable housing options not only for the extremely low-income households but also for low- and middle- income levels. We need a variety of styles to meet unique needs as well as larger affordable units for families and more ADA units for elderly and disabled. The region could benefit from additional tax credit properties that could meet the needs of those low- and middle-income households. Single units for elderly and disabled people are needed, as well as for the individual farmworkers that are living here independently. Family units, multigenerational housing options, and mixed income communities are needed. People dealing with mental illness, families with children, and people in rural communities have expressed desires for more single detached dwelling units rather than large apartment complexes. Although HOME funds cannot be used for shelter, all three regions of our Consortium need more emergency shelter beds. Also needed is more affordable housing that is accessible for people with mobility issues. Transportation

continues to be a large barrier for people with mobility issues, so creating housing that is close to basic and supportive services is important for people without their own personal vehicles.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of housing for both rentals and home ownership are increasing and growing more unaffordable for low-and middle-income households.

According to Zillow, median home value in Skagit County in 11/2022 was \$570,922 which is a 6.6% increase over the last year. The median home value in 2021 was \$444,291. In 2020, \$387,416.

According to Zillow, median home value in Whatcom County in 11/2022 was \$637,243 which is a 11.6% increase over the last year. The median home value in 2021 was \$470,946. In 2020, \$422,936.

According to Zillow, median home value in Island County in 11/2022 was \$623,589 which is a 6.9% increase over the last year. The median home value in 2021 was \$472,705. In 2020, \$414,622.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,322	16.4%
\$500-999	18,219	47.2%
\$1,000-1,499	10,259	26.6%
\$1,500-1,999	2,633	6.8%
\$2,000 or more	1,013	2.6%
Total	38,446	99.6%

Table 31 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,108	No Data
50% HAMFI	5,675	2,983
80% HAMFI	19,643	9,526
100% HAMFI	No Data	18,038

Number of Units affordable to Households earning	Renter	Owner
Total	27,426	30,547

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	926	996	1,254	1,781	2,146
High HOME Rent	747	811	1,058	1,303	1,434
Low HOME Rent	692	741	890	1,028	1,147

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No, there is insufficient housing for households of every household size and income level.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs for rent and homeownership have continued to rise faster than earned income throughout the Consortium Region. Looming economic recession, structural racism, and impacts of the COVID 19 have negatively impacted the housing crisis. This burden is not unique. Washington State, as a whole, has a severe discrepancy with actual available housing units and the need with which we are faced.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Consortium has decided that the FMR rates are not realistic to current local housing rates, and we experience such rapid increases it's difficult for FMR to stay updated and accurate. Skagit County, as the lead of the Consortium, conducts annual rent studies for all three Counties in our region.

Discussion

Housing is even more unaffordable and there is even less inventory in our Consortium Region. Development of new affordable units has not kept up with the pace of the increasing need. Homelessness and chronic homelessness have increased and people in our community are suffering more because of the lack of affordable housing solutions.

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

“Substandard Condition”: A housing unit that does not have basic infrastructure, is not structurally sound, does not meet the demands of primary living situations, and/or does not meet HUD’s Section 8 Housing Quality Standards.

“Substandard Condition but Suitable for Rehabilitation”: A housing unit that, at minimum, does not meet standard condition but that has basic infrastructure and can be brought up to standard condition for less than 50% of its market value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,684	27%	17,732	46%
With two selected Conditions	437	0%	1,964	5%
With three selected Conditions	81	0%	68	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	65,530	72%	18,860	49%
Total	90,732	99%	38,624	100%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,731	24%	6,955	18%
1980-1999	31,884	35%	13,724	36%
1950-1979	25,522	28%	13,030	34%
Before 1950	11,555	13%	4,901	13%
Total	90,692	100%	38,610	101%

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	37,077	41%	17,931	46%
Housing Units build before 1980 with children present	10,709	12%	6,341	16%

Table 36 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	18,519	0	18,519
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	8	0	8

Table 37 - Vacant Units

Alternate Data Source Name:

2016-2020 American Community Survey (ACS)

Data Source Comments:

Data to complete this table is not readily available, but there is some limited data available from Census and other third-party sources. According to US Census data, 12% or approximately 18,000 units are vacant throughout the consortium region. However, prior decennial census data noted that approximately half of those units were vacant because they are considered seasonal, recreational, or occasional use. The rental stock in our region has very few vacant units according to University of Washington Runstad Data for Fall 2022, 2.9% of units were vacant in Skagit County and 1.6% in Whatcom County. Presumably most of those units are temporarily vacant while tenants turn over. In looking at MLS data for foreclosures there are few unoccupied foreclosure homes; a recent search showed that there were only 5 listed for all of Skagit County, 2 in all of Whatcom County, and 1 in Island County. For the past two years, we have been actively looking for vacant units that could be acquired and rehabbed to qualify for State Department of Commerce Rapid Acquisition funds, and have not been able to identify any viable properties.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Low-income homeowners struggle with maintenance, increased taxes, and weatherization needs. Homes which undergo foreclosure often become an opportunity for homeless squatters in rural areas. Homes that have been damaged by floods in the past may not have been adequately repaired and their basements or foundations are still damaged. Low-income people often continue to live in unsafe housing because they can't afford repairs.

People that live in RVs are often displaced due to condition or the year of the RV. They face evictions and are unable to safely move their RV to a new location, or there are no places where their RV would be allowed. People that live in mobile homes are often living in substandard conditions due to lack of sufficient income for repairs and maintenance. Often, people continue to live in hazardous conditions that would be deemed as uninhabitable especially in more rural areas.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to US Census data, there are 198,397 housing units across the Consortium Region (including the City of Bellingham). Of these 198,397 units we estimate at least 71,048 homes are older than 1978 and therefore might have risk of lead-based paint.

Lead Based Paint Exposure data:

Consulted Washington Department of Health Website for data.

Discussion

*see uploaded document

Introduction

Data in this section is combined Island, Bellingham/Whatcom, Skagit, Sedro, Anacortes and based on information provided from the multiple Public Housing Authorities in the region.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	480	3,128	328	2,302	115	0	260
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:

PHA reported data

Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Overall, the Consortium Region has a total of 480 public housing units (not including the City of Bellingham). These units primarily serve the needs of elderly, disabled, families, and farmworkers. Skagit County Housing Authority has 0 public housing units but 7 affordable housing buildings. The region currently has 2,302 tenant-based vouchers utilized (this number includes the City of Bellingham).

Waitlists for units are on average 2-5 years long and we need more affordable and public housing units. COVID 19 significantly decreased turnover rates which has contributed to people waiting on lists longer, and less waitlist application openings.

Public Housing Condition

Public Housing Development	Average Inspection Score
Harbor House, Anacortes	96
Anacortes Family Housing	96
Hillsview, Sedro Woolley	94
Cedar Grove, Sedro Woolley	72
Whatcom County Public Housing	96
Oak Manor/Golden Oaks, Oak Harbor	88
Dean Manor, Coupeville	88
Brookhaven in Langley	88

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

All units in the Consortium region are in good condition but need funding for capital repairs to weatherproof units. HUD provides an annual Capital Fund Grant for revitalization and restoration, but funding levels limit the number and type of projects that can be completed. In general, only the most significant and pressing needs can be addressed, which results in a backlog of preventative or proactive improvements.

Sedro Woolley maintains an internal program where 2-3 units undergo interior renovation each year.

Whatcom County’s public housing units were all inspected in December of 2022.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Sedro Woolley Housing Authority focuses on external relationship building with other supportive services that residents can be referred to for individual specific needs.

Whatcom Housing Authority operates a strong preventative maintenance program in conjunction with the Capital Fund Grant program referenced above. Capital needs are assessed and prioritized annually, with adjustments during the year to accommodate emerging needs. Part of their strategy for improving the living environment of tenants is focused on increasing climate resiliency through energy conservation measures and the addition of cooling rooms in high-rise buildings that do not have air conditioning.

Anacortes and Whatcom Housing Authorities work closely with the resident advisory board on projects to improve the living environment of families in public housing.

Discussion:

Introduction

Services for the homeless are generally provided through a single point of entry called the Coordinated Entry System. Each County has implemented a coordinated entry system for conducting needs assessments of individual households experiencing homelessness as a first step toward addressing their needs and prioritizing limited resources through a network of Continuum of Care organizations that provide shelter, housing, and supportive services.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	522	0	273	120	0
Households with Only Adults	608	0	86	436	0
Chronically Homeless Households	0	0	0	0	70
Veterans	0	0	0	81	0
Unaccompanied Youth	116	0	69	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services such as health, mental health, and employment services may have specific programs that are specifically targeted to homeless persons while also offering mainstream services to the community. Outreach and community events to boost enrollments may also have intent to enroll more unhoused people to receive the supportive services. Programs may also host events at local shelters to engage with the unhoused community. Staff may engage on other levels for more informal partnerships and make referrals to programs for individual needs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

These services and facilities that specifically serve homeless populations are listed in SP-40 and MA-35 and some fit within multiple categories.

Health and Mental Health

- 59. Telecare of Skagit
- 60. Sunrise Community Mental Health
- 61. Consejo Counseling
- 62. Sea Mar
- 63. Shifa Health
- 64. Compass Health
- 65. Catholic Community Services
- 66. Sunrise Services
- 67. Bryant Detox
- 68. Skagit Detox
- 69. Skagit Community Detox
- 70. Skagit Regional Hospital
- 71. Peace Health
- 72. Unity Care NW
- 73. Mental Health Ombuds Services
- 74. Northsound BHO
- 75. A New Tomorrow Therapy
- 76. Island Psychiatry and Behavioral Health
- 77. Whidbey Island Counseling
- 78. Whidbey Island Therapy Center
- 79. Island Hospital
- 80. Didgwalic
- 81. Ituha Stabilization Facility

- 82.** SeaMar Oak Harbor
- 83.** Island County Human Services
- 84.** True North Therapy and Wellness
- 85.** Soundview Wellness
- 86.** Whatcom Counseling and Psychiatric Clinic
- 87.** Whatcom Community Detox
- 88.** Ideal Option
- 89.** King Health Associates
- 90.** Fairhaven Behavioral Health and Wellness
- 91.** Free Range Mental Health
- 92.** A Behavioral Practice
- 93.** Lutheran Counseling Network
- 94.** Lake Whatcom Residential
- 95.** Eden Health
- 96.** Planned Parenthood

Employment

- 97.** Worksource Island
- 98.** Worksource Skagit
- 99.** Worksource Whatcom
- 100.** Whatcom Homeless Service Center
- 101.** Opportunity Council
- 102.** Community Action
- 103.** Unity Village
- 104.** Work Opportunities
- 105.** Goodwill
- 106.** YES Whatcom
- 107.** Skagit Valley College

Homeless Services

- 108.** Community Action of Skagit County
- 109.** Opportunity Place
- 110.** Catholic Housing Services
- 111.** Mercy Housing
- 112.** Pioneer Human Services
- 113.** Didgwalic
- 114.** VETS Connect
- 115.** Family Promise
- 116.** Samish Indian Nation
- 117.** CCS, Farmworkers Center

- 118.** Friendship House
- 119.** New Earth Recovery Housing
- 120.** Kulshan Landtrust
- 121.** Home Trust of Skagit
- 122.** Habitat for Humanity
- 123.** Northwest Youth Services
- 124.** YMCA
- 125.** Anacortes Family Center
- 126.** Welcome Home Skagit
- 127.** Marjies House
- 128.** The Haven
- 129.** Lighthouse Missions
- 130.** Lydia Place
- 131.** Road2Home
- 132.** Sean Humphry House
- 133.** Sun Community Services
- 134.** Interfaith Coalition
- 135.** Homes NOW
- 136.** Agape Home
- 137.** United Way
- 138.** Lummi Tribal Housing Authority Transitional Housing Recovery
- 139.** Volunteers of America
- 140.** New Way Ministries
- 141.** Ryan's House

Veterans

- 142.** Skagit County VETS Connect
- 143.** Island County Veteran Services
- 144.** Human Services Island County
- 145.** WDVA
- 146.** Skagit County Veterans Services
- 147.** Whatcom County Veterans Services
- 148.** Justice of the Peace

Introduction

There are many subpopulations in the region, the special needs of which are provided by a variety of government, nonprofit, and private service providers. Services for the homeless are generally provided through a single point of entry called the Coordinated Entry System. Special needs populations include, but are not limited to elderly persons, people with disabilities, with HIV/AIDS, with mental health concerns, with substance use disorder, and survivors of domestic violence.

Special Needs populations may find it difficult to find employment, reliable transportation, and childcare. People living on fixed incomes or seasonal farmworkers who suffer lost income for large portions of the year have significant challenges affording housing costs and other living expenses. They often have difficulty paying for essential needs such as food, rent, utilities, health care, and medicine. People must choose between paying for housing or paying for food.

Special needs populations are diverse. They differ greatly in their needs, some requiring more assistance from community-based service providers and others less. Special needs populations often need assistance with medications, food, clothing, and daily living assistance. A critical need for each population is stable and sustainable housing that is affordable and in safe and sanitary condition which is close to public transportation other basic needs like grocery stores and hospitals.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

These populations need safe and supportive housing with medical and behavioral professional care offered on site. People need regular home visits and may need more regular home care assistance with daily tasks depending on level of need. Resources should be accessible and specifically tailored to each person with flexibility to adapt to their quickly changing needs.

The Consortium population is aging, affordable and accessible housing for seniors and disabled people living on fixed incomes are in great need.

The region has a shortage of mental health facilities for involuntary treatment. Hospitals do not have sufficient respite beds when releasing patients, they often are released to homelessness. We also lack in HIV/AIDS specific housing and support and rely on neighboring jurisdictions for their services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The region lacks enough respite beds with safe and stable housing for people as they release from hospitals. Although very limited, the Consortium does have some have specific agencies that support people with housing when transitioning back into the community from mental and physical institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

We estimate that 70 chronically homeless and disabled households will be obtaining new housing at the Mount Vernon Permanent Supportive Housing building. Our goal for 2023 is for that building to be entirely leased up with a minimum of 70 individuals and that throughout the year we strengthen the on-site supportive services through Catholic Community Services.

Improving access to mental and behavioral health programs as well as substance use recovery programs are key priorities for the Counties within our Consortium. Skagit County, for example is creating a Recovery Café program in Mount Vernon and will also be expanding the acute mental health facility in Sedro Woolley.

The Consortium will continue to fund and work more closely with community-based organizations in the region to identify new strategic partnerships to improve services to special needs groups such as elderly, disabled, and people suffering from mental, behavioral health and substance abuse disorder.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

Describe any negative effects of public policies on affordable housing and residential investment

There are many negative effects of public policies on affordable housing and residential investment including: rise in rents far outpacing rise in wages, rise in property values, tax policies, land use controls which limit the development of more housing units, zoning ordinances that limit multifamily housing developments, building codes, development fees and charges, growth limits and policies that affect the return on residential investment. Most of the available land in the Consortium region is zoned for single family dwellings or mobile homes and there is limited space for multifamily development. There are also large amounts of land protected as natural habitats or farmland, or that are in areas like flood plains that can make development challenging. Finally, there is overall insufficient funding for affordable housing and what funding is available is very complicated especially for small rural communities.

The State's taxation system, that does not tax personal income, creates a strong reliance on other forms of taxation such as sales tax, real property tax, and special fees and assessments which tend to fluctuate much more. It is difficult to predict program budgets and available funding. Local governments have limited discretion regarding this system, and as a result, little ability to change the system to remove any barriers to affordable housing.

One option provided by the State to local governments is the multiple-unit dwellings in urban center property tax exemption. (Chapter 84.14 RCW) This provision allows for special valuations for residential development in urban centers and provides an extra four-year incentive (12 years vs. 8 years) if the development includes an affordable housing component. What we have seen over the recent years with these tax incentives is that they are overcomplicated and underutilized due to other exemptions or restrictions.

Washington State's property tax system also limits the municipalities' increase property taxes collected to no more than 1% per year plus new construction. As needs or costs increase, the ability to pay for those needs is diminished. To collect more property tax for low-income housing needs, Washington laws (Chapter 84.52.052 and 84.52.105 RCW) allow ballot measures that ask voters to consider a property tax "levy lid lift" in order to collect additional property taxes that can be used for housing-related programs and projects.

The Consortium municipalities must work within the framework of state planning and building requirements. Washington State's Growth Management Act (GMA) requires counties and their cities to plan for a variety of housing needs within the community, as well as planning for employment, public facilities, and services. GMA also requires planning to protect critical areas, such as wetlands, geologic hazard areas, fish and wildlife habitat, and floodplains.

Many municipalities charge development "impact fees" on new development. Impact fees can be charged for schools, parks, fire, and transportation. Impact fees, along with utility system hook-up fees, represent a formidable hurdle for low-income housing development projects. Until 2012, Washington State allowed waiver of impact fees for affordable housing only when the fees were paid from public

funds other than impact fee accounts. In 2012, Washington State amended the law (EHB 1398.SL) that allows governments to grant either a partial exemption of not more than 80% of impact fees or provide a full waiver where the remaining 20% are paid from public funds other than impact fee accounts. School districts that receive school impact fees must approve any exemption for their fees.

Introduction

This section of the Consolidated Plan is not relevant to the HOME Consortium, as the Consortium is not a CDBG entitlement grantee.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	0	0	0
Total	0	0	--	--	--

Table 41 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 42 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

Table 43 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 44 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 45 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 46 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 47 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

N/A

Describe the workforce and infrastructure needs of the business community:

N/A

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

N/A

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

N/A

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

N/A

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Skagit County CEDS report was conducted in 2003 and last updated by Skagit Council of Governments in 2013. Economic plans have interrelated goals as the HOME Consolidated plan. Skagit County needs more affordable housing units for all income levels to keep up with the pace of population growth. The Consortium region overall needs more diverse housing options in the local community to support the diverse workforce. Professionals in all employment and service sectors need housing options close to their work. Our region has high rates of commuters because of the low vacancy rates. Lack of affordable housing and growing populations have negative implications on the infrastructure and the environment.

Whatcom County economic development strategies were last updated in 2021 and have an emphasis on redeveloping governmentally owned properties or other vacant structures into mixed use development including new housing units. They hope to expand private sector development and increase both housing and employment opportunities. Consistent with the other Consortium regions, Whatcom County identifies the need for affordable housing and worker housing as a crisis. There are not enough units for a variety of income levels to meet the community needs. They emphasize the importance of mixed-use zoning, creating live-work units, and identify innovative ways to increase available housing.

The economic comprehensive plan in Island County was last updated in 2016. Island County's rural economic development infrastructure investment program aims to improve housing and employment

through local grants to businesses. They strive also to provide more affordable housing that is consistent with wages and hope to retain workforce of people that can live in the County instead of commuting outside of the County for higher paying jobs.

Discussion

All regions of the Consortium have a housing crisis with sorely insufficient affordable housing options. Workforce suffers and all the connected infrastructure of the community suffers because of the housing crisis. Other common concerns in all regions include barriers to childcare, and a need for improved transportation.

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The most common housing problem for low- to moderate-income households in the Consortium region is the low vacancy rate, limited housing market, and severe cost burden. People are spending more money on housing and have less for other basic needs and they are suffering greatly because of this. People are increasingly at risk of losing housing due to rising costs and doubling up thus creating overcrowded violations of occupancy lease agreements. Substandard housing is a concern across the Consortium region but especially in more rural areas and flood plain areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines racial/ethnic concentration areas as a non-white population of 50% or more, and poverty concentration with 40% or more individuals living under the poverty line. We do see areas of East Skagit County with roughly 74% of families with children living below poverty lines and a total of the general population around about 22% living below poverty lines. The Consortium is aware that more housing issues can result from higher rates of poverty which we find in the more rural areas of Eastern Skagit County as well as some parts of Central Skagit, as identified in the map below in the darker shaded areas. We identify these areas in SP-10 as a higher geographical priority where more resources are needed.

*see uploaded document

What are the characteristics of the market in these areas/neighborhoods?

Characteristics in these areas include lower income households, more substandard housing and poor living conditions, inadequate supply of affordable housing, overcrowded living, and insufficient supportive services for basic needs.

Are there any community assets in these areas/neighborhoods?

Resources are expanding in these regions and a community needs assessment was completed in 2022 to get a better understanding of what that specific community wants and needs. Concrete, WA has a local community center, food bank, a church with a facility to provide severe weather shelter, and a Community Action agency providing financial supports through other basic need programs. Outreach teams are also starting to expand their services out to the more rural parts of the East County. Volunteer groups including MRC and CERT are an asset to this rural area.

Are there other strategic opportunities in any of these areas?

Skagit County continues to look for ways to support East County and expand partnerships and resources out to this community as well as other pockets of higher density poverty areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Data shows that broadband is available to parts of Island, Whatcom, and Skagit County residents. Rural areas do have more issues with speed and network connections, and we estimate there are more people without access or with limited and slow connection speed than reported in the data. It's recorded that 97% of Island County has access to Broadband but Island County Commissioners state this to be inaccurate and that broadband access is not adequate across the County. Whatcom County also reports about 97% of broadband access. An online tool: *broadbandmap.fcc.gov* will allow residents to check an address to see whether their location will have access to fixed or mobile broadband internet services.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are multiple private companies which offer Internet services such as Comcast Xfinity, T-Mobile, Zply, and Century Link.

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Each County has its own specific hazard mitigation plan, and the Consortium works closely with the various departments of emergency management and planning. The Natural Hazards Mitigation plans address potential hazards including flooding, wildfires, smoke and air quality, extreme heat/cold, and other disasters such as storms and avalanches. The overall goals of the mitigation plan are to protect and preserve life, property, and become disaster-resistant through sustainable hazard mitigation. Each County has plans to expand public awareness to improve preparedness on the individual level to build overall community resiliency.

Climate change is impacting all communities and the various kinds of hazards we may face. For some examples, extreme heat and wildfires cause poor air quality, potential drought, and potential flooding. More extreme weather and severe storms are also occurring due to climate change. The three Counties address global warming and the potential impacts of climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-and-moderate income households and homeless communities are at greater risk of negative impacts of natural hazards. The Consortium regions are working towards strengthening partnerships to respond more effectively in times of emergencies or when severe weather is a threat to human lives. For example, multiple communities are working towards expanding severe weather shelters in times not only of cold and winter storms but also for extreme heat and poor air quality. Low-income seniors are especially at high risk during severe weather, even those that are housed but lack sufficient air purifiers or AC units.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the portion of the Consolidated Plan that outlines the priority needs/goals and anticipated resources for the investment of HOME funds for the Fiscal Years 2023-2027. We expect to continue receiving HOME and CHG funds as well as other local funding that can be used towards shelter and housing.

The needs identified are influenced by the results of the information gathered through the Needs Assessment, the Market Analysis, citizen participation and program eligibility requirements. The Strategic Plan was developed in consideration of the following statutory goals, principally for extremely-low-, low-, and moderate-income residents and includes the voices of those vulnerable and minority communities that utilize the housing systems currently in place.

Overall, the priority goal in our strategic plan is to provide more stock of affordable and decent housing. Priorities identified include assisting homeless persons to obtain affordable housing; assisting persons at risk of becoming homeless; retaining the affordable housing stock; increasing the availability of affordable permanent housing, particularly to members of disadvantaged minorities; and providing affordable housing that is accessible to job opportunities, childcare, and transportation. We aim to strengthen the workforce and expand economic growth opportunities and overall community wellbeing so that everyone is thriving, and everyone has access to affordable housing.

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Consortium region
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Island County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	Skagit County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	4	Area Name:
Area Type:		Local Target area
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		
Other Revital Description:		
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?		

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

We have identified East Skagit County as a high priority area for various resources, but the Consortium does not target specific areas in this Consolidated plan because we do not have specific projects identified at this time. The need for affordable housing is widespread in the three-county area and similar conditions exist in all the counties. Non-CHDO funds are allocated to each county by a population and demographic-based formula. A competitive process across all three counties will be used as needed to review applications for funding CHDO set-aside projects.

Geographic priority areas include the East County of Skagit including the cities of Hamilton, Lyman, Concrete, Rockport, and Marblemount. Concrete, WA school district reports 74% of the families qualify for free and reduced lunch, which is about 3 out of 4 students. According to the US Census data, more than 22% of East County residents are below the poverty line. The East County area median income is at \$63,225 which is about 80% of the overall Skagit County AMI which is at \$75,308. Focus group discussions with East County residents included a discussion of the increase in homeless encampments, condemned housing, unsanitary and substandard homes, unsafe mobile homes, unsafe RVs, and an increase of people living in cars. There is a great need of low-income homeowner repairs and support for all community infrastructure as the resources are more limited in this region of Skagit County. There is interest in cottage communities in this area rather than large apartment complexes, or the acquisition of abandoned structures such as schools or motels to create more housing and shelter units. Because of the proximity to the National Park, many people in this region value the natural habitat and resources rather than large development projects, thus making it difficult to identify competitive projects to invest in.

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Consortium region
	Associated Goals	Affordable Housing Development Administration and Planning
	Description	Increasing the stock of decent and affordable housing through rental and homeownership development, acquisition, and rehabilitation projects.
	Basis for Relative Priority	Priority need is high based on community engagement, survey results, and low vacancy rates.
	2	Priority Need Name
Priority Level		High

Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
Geographic Areas Affected	Consortium region
Associated Goals	Administration and Planning
Description	Tenant based rental assistance is medium to high priority- while the Consortium prioritizes affordable housing development, we still value the importance of rental assistance to bridge affordability gaps.
Basis for Relative Priority	Priority is medium to high based on community engagement and survey results.
3 Priority Need Name	Increase diversity of housing options
Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly
Geographic Areas Affected	Consortium region
Associated Goals	Affordable Housing Development End Homelessness Administration and Planning Build CHDO Capacity
Description	The Consortium should invest in diverse housing options to meet diverse needs of the community. We should explore creative partnerships and innovative ways to bring more housing stock to the community.
Basis for Relative Priority	Priority is high based on community engagement and survey results.

Narrative (Optional)

Increasing the diversity of housing options for different income levels as well as housing for chronically homeless. Larger multifamily housing, senior and disabled housing, mixed income communities, cottage communities, and farm worker housing should be considered.

LOW: CHDO Development

LOW: Down payment assistance.

LOW: Affordable homeownership.

Other priorities that will utilize other funding sources:

HIGH: Investment in ending homelessness. Increasing emergency shelter with beds immediately available and no waitlists and longer stay shelters, with transitional or supportive housing options available when exiting.

HIGH: Investment in supportive Services for vulnerable communities such as domestic violence, substance use disorder, mental and behavioral health, respite beds, and chronically homeless.

MEDIUM: Investment in other basic needs including workforce training and education, childcare, and transportation to support community infrastructure and overall improved advancement.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Available inventory, market rate, FMR, and AMI
TBRA for Non-Homeless Special Needs	Available inventory, market rate, FMR, and AMI
New Unit Production	Construction costs, land availability, financial pieces, and tax credit priorities
Rehabilitation	Contractors, supplies, and financing
Acquisition, including preservation	

Table 50 – Influence of Market Conditions

	Population	Households	Median Income
Skagit County	129,523	50,540	\$ 75,308
Whatcom County (less Bellingham)	135,365	49,212	\$ 89,865
Island County	86,857	35,102	\$ 75,628
Total	351,745	134,854	\$ 80,704
Source 2021 Census American Community Survey			

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium anticipates approximately \$1,001,160 in funding for 2023. The estimate total funding over the 5 years 2023-2027 is around \$5,005,800.

Activities will be funded on a percentage basis as follows:

- 149.** Affordable Housing Development: 44%
- 150.** CHDO Development: 15%
- 151.** Administration and Planning: 10%
- 152.** TBRA 31%Skagit TBRA 13%Whatcom TBRA 11%Island TBRA 8%

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	The Cities of Mount Vernon and Anacortes administer CDBG.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,001,160	0	0	1,001,160	4,004,640	Funds can be used for development, acquisition, or rehabilitation of affordable rentals or homeownership units. Funds can be used for down payment assistance, and tenant based rental assistance. Funds can be used for CDDO capacity building and administration costs.
Housing Trust Fund	public - state	Homebuyer assistance	333,333	0	0	333,333	666,667	Funding available to eligible low-income first-time home buyers for down payment assistance
Other	public - local	Acquisition Housing Multifamily rental new construction Public Services	250,290	0	0	250,290	1,001,160	Funding available for acquisition, development, and rehabilitation of affordable homeownership and rentals. Funding operations and maintenance costs of new units and supportive housing.

Table 51 - Anticipated Resources

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-ARPA 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

The Consortium regions and participating local governments are evaluating available public lands and strive to look for new opportunities for development of new affordable rentals and home ownership projects.

Discussion

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

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SKAGIT COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
ISLAND COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Whatcom County	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mount Vernon	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Anacortes	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The organizations and leadership groups within the Consortium area are supportive of the HOME funding and priority areas that we have identified in this plan. Government and institutional agencies are consistently engaged with each other on process improvement at the structural level and working towards a more collaborative and unified region.

The HOME Consortium was formed in 2014 and is now comprised of 3 Counties and 17 Municipalities. The Consortium steering committee meets regularly to engage around HOME project concerns and plans. The Consortium is led by Skagit County who works with Whatcom and Island Counties around our unified strategic plans. Although each region is unique and may have slightly differing priorities, we become aware of those differences and align those next steps at Consortium meetings. Over the years key staff from the Consortium Counties have developed stronger working relationships and often work together on other Non-HOME strategies as well.

Gaps to institutional delivery system are consistent with statewide issues. Widespread issues include insufficient funding, staffing shortages, and policy barriers which cause obstacles in achieving strategic

plans. Homelessness continues to increase and the effects of the COVID 19 pandemic, inflation, and increased mental and behavioral health concerns create a much more vulnerable community that is suffering in this housing crisis. Across the region we continue to strive for innovation and collaboration in system delivery.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Consortium Region has a robust group of service providers implementing strategies to rapidly rehouse and support homeless families, Veterans, youth, and chronically homeless people. Most programs are accessible through the streamlined coordinated entry systems, although specific populations including youth and domestic violence survivors may have unique accessibility points. There are a variety of services offered by the following agencies:

Health and Mental Health

153. Telecare of Skagit
154. Sunrise Community Mental Health
155. Consejo Counseling
156. Sea Mar
157. Shifa Health
158. Compass Health
159. Catholic Community Services
160. Sunrise Services
161. Bryant Detox
162. Skagit Detox
163. Skagit Community Detox
164. Skagit Regional Hospital
165. Peace Health
166. Unity Care NW
167. Mental Health Ombuds Services
168. Northsound BHO
169. A New Tomorrow Therapy
170. Island Psychiatry and Behavioral Health
171. Whidbey Island Counseling
172. Whidbey Island Therapy Center
173. Island Hospital
174. Didgwalic
175. Ituha Stabilization Facility
176. SeaMar Oak Harbor
177. Island County Human Services
178. True North Therapy and Wellness
179. Soundview Wellness
180. Whatcom Counseling and Psychiatric Clinic
181. Whatcom Community Detox
182. Ideal Option
183. King Health Associates
184. Fairhaven Behavioral Health and Wellness
185. Free Range Mental Health
186. A Behavioral Practice
187. Lutheran Counseling Network
188. Lake Whatcom Residential
189. Eden Health
190. Planned Parenthood

Employment

191. Worksource Island

- 192. Worksource Skagit
- 193. Worksource Whatcom
- 194. Whatcom Homeless Service Center
- 195. Opportunity Council
- 196. Community Action
- 197. Unity Village
- 198. Work Opportunities
- 199. Goodwill
- 200. YES Whatcom
- 201. Skagit Valley College

Homeless Services

- 202. Community Action of Skagit County
- 203. Opportunity Place
- 204. Catholic Housing Services
- 205. Mercy Housing
- 206. Pioneer Human Services
- 207. Didgwalic
- 208. VETS Connect
- 209. Family Promise
- 210. Samish Indian Nation
- 211. CCS, Farmworkers Center
- 212. Friendship House
- 213. New Earth Recovery Housing
- 214. Kulshan Landtrust
- 215. Home Trust of Skagit
- 216. Habitat for Humanity
- 217. Northwest Youth Services
- 218. YMCA
- 219. Anacortes Family Center
- 220. Welcome Home Skagit
- 221. Marjies House
- 222. The Haven
- 223. Lighthouse Missions
- 224. Lydia Place
- 225. Road2Home
- 226. Sean Humphry House
- 227. Sun Community Services
- 228. Interfaith Coalition
- 229. Homes NOW
- 230. Agape Home
- 231. United Way
- 232. Lummi Tribal Housing Authority Transitional Housing Recovery

- 233. Volunteers of America
- 234. New Way Ministries
- 235. Ryans House
- 236. Lake Whatcom Residential Treatment

Veterans

- 237. Skagit County VETS Connect
- 238. Island County Veteran Services
- 239. Human Services Island County
- 240. WDVA
- 241. Skagit County Veterans Services
- 242. Whatcom County Veterans Services
- 243. Justice of the Peace

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are many strengths in the Consortium’s service delivery system, but also many gaps. A great strength to highlight is that all three regions have work groups that are consistently engaged on service delivery improvements. Providers across the regions are invested in the people they serve and strive to meet people where they are with supportive services that are equitable and accessible.

All three regions have expanded mobile outreach support with local community-based organizations as well as with social workers embedded in law enforcement or fire departments. Throughout the data collection process, we heard from multiple regional partners that both government leaders and community-based organizations find the outreach system extremely effective for engaging with people who are highly vulnerable and would otherwise not seek support. Outreach staff then work closely with other care coordinators and other program staff which results in a more cohesive wrap-around approach to supporting individual’s unique needs.

Our communities offer a variety of shelter programs which serve specific demographics such as youth and DV shelters. They also offer rental assistance and housing search support. The resources are limited and not sufficient to meet the needs of the community. Waitlists are too long for all housing support. There are not enough shelter beds, not enough low barrier drops in services, and not enough rental assistance or affordable housing options. We consistently heard through our community engagement that programs are too short, from shelter stays to rental assistance the timelines to receive support are not long enough. People are really struggling in the current systems, and we need more funding to better meet the needs.

The available services cannot meet the high demand of the most vulnerable. There are not enough permanent supportive housing units for disabled and mentally ill people. There are not enough affordable units for seniors and people on fixed incomes, not enough ADA units which are accessible. There are not enough respite beds and often people are released from hospitals to homelessness, which is not a safe place to recover from traumatic health conditions. There are not enough recovery programs or severe mental health treatment facilities. The needs are far outpacing the available resources.

Other gaps that we hear about through community feedback included challenges with public transit, childcare, car maintenance care, and being able to keep up financially with other living costs because housing is so expensive. Low-income homeowners often struggle to pay taxes or pay for home repairs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Gaps for Shelter

There is more need for shelter than current number of beds. Even just accounting for children and not adults—there are 1,440 homeless students and only 534 beds of shelter for households with children. Similarly, the DSHS estimate is 2,868 homeless persons, while our region only has 1,160 beds of shelter.

All three Consortium Counties have passed an additional 1/10 of 1% sales tax for housing that can also be used to overcome institutional and funding gaps.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2023	2027	Affordable Housing Public Housing Homeless	Consortium region	Affordable Housing Development Increase diversity of housing options	CDBG: \$0 HOME: \$2,177,527 Housing Trust Fund: \$1,000,000 Local Sales Tax: \$1,251,450	Rental units constructed: 25 Household Housing Unit
2	End Homelessness	2023	2027	Homeless	Consortium region Island County Skagit County Whatcom County	Increase diversity of housing options	HOME: \$1,576,823	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
3	Administration and Planning	2023	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Consortium region	Affordable Housing Development Tenant Based Rental Assistance Increase diversity of housing options	CDBG: \$0 HOME: \$500,580	Other: 0 Other
4	Build CHDO Capacity	2023	2027	Affordable Housing	Consortium region	Increase diversity of housing options	CDBG: \$0 HOME: \$750,870	Rental units constructed: 10 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Increasing supply of affordable housing through both rental and homeownership construction, rehabilitation, and acquisition of available units. Affordable housing and permanent supportive housing options are needed to prevent homelessness, a solution when exiting shelters and outflow from coordinated entry systems.
2	Goal Name	End Homelessness
	Goal Description	Tenant based rental assistance to assist homeless households from coordinated entry systems move into permanent housing solutions.
3	Goal Name	Administration and Planning
	Goal Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
4	Goal Name	Build CHDO Capacity
	Goal Description	Build CHDO capacity, identify new CHDO opportunities and support development of programs and affordable housing.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

- 244. At least 200 households served with TBRA.
- 245. Through development and acquisition of new units we will aim to serve more households however without specific projects in the works, it's difficult to exactly estimate the number.
- 246. At least 35 new affordable housing units

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

Anacortes Housing Authority: Has a Resident Advisory Board. They are constantly working to involve tenants. Holds an election annually for a resident council and engages residents with newsletters and notices. As part of the annual plan, the Housing Authority meets with the resident advisory board

Housing Authority of Skagit County: Operates a strong family self-sufficiency program to encourage residents to move into homeownership opportunities and become self-sufficient.

Island County Housing Authority: Has vouchers for homeownership for Section 8 HCV participants and households are enrolled in family self-sufficiency programming.

Sedro-Woolley Housing Authority: Has informal and formal opportunities for residents to informally speak with management staff.

Whatcom County Housing Authority: Assures that residents representing the Bellingham/ Whatcom County Public Housing developments participate in the established Resident Advisory Board (RAB). The BHA encourages residents to participate in meetings and to provide input to the BHA management by setting meetings in public housing facilities to discuss issues affecting residents.

Whatcom Housing Authority offers housing assistance to residents of public and assisted housing offering self-sufficiency achievement programs. They leverage public-and private-sector resources to offer services to residents enrolled in the Family Self-sufficiency (FSS) Program, which is designed to help residents achieve economic independence by setting individual goals for residents and helping them to access the resources that will allow them to meet those goals.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

Barriers to Affordable Housing

There are many negative effects of public policies on affordable housing and residential investment including: rise in rents far outpacing rise in wages, rise in property values, tax policies, land use controls which limit the development of more housing units, zoning ordinances that limit multifamily housing developments, building codes, development fees and charges, growth limits and policies that affect the return on residential investment. Most of the available land in the Consortium region is zoned for single family dwellings or mobile homes and there is limited space for multifamily development. There are also large amounts of land protected as natural habitats or farmland, or that are in areas like flood plains that can make development challenging. Finally, there is overall insufficient funding for affordable housing and what funding is available is very complicated especially for small rural communities.

The State's taxation system, that does not tax personal income, creates a strong reliance on other forms of taxation such as sales tax, real property tax, and special fees and assessments which tend to fluctuate much more. It is difficult to predict program budgets and available funding. Local governments have limited discretion regarding this system, and as a result, little ability to change the system to remove any barriers to affordable housing.

One option provided by the State to local governments is the multiple-unit dwellings in urban center property tax exemption. (Chapter 84.14 RCW) This provision allows for special valuations for residential development in urban centers and provides an extra four-year incentive (12 years vs. 8 years) if the development includes an affordable housing component. What we have seen over the recent years with these tax incentives is that they are overcomplicated and underutilized due to other exemptions or restrictions.

Washington State's property tax system also limits the municipalities to increase property taxes collected to no more than 1% per year plus new construction. As needs or costs increase, the ability to pay for those needs is diminished. To collect more property tax for low-income housing needs, Washington laws (Chapter 84.52.052 and 84.52.105 RCW) allow ballot measures that ask voters to consider a property tax levy in order to collect additional property taxes that can be used for housing-related programs and projects.

The Consortium municipalities must work within the framework of state planning and building requirements. Washington State's Growth Management Act (GMA) requires counties and their cities to plan for a variety of housing needs within the community, as well as planning for employment, public facilities, and services. GMA also requires planning to protect critical areas, such as wetlands, geologic hazard areas, fish and wildlife habitat, and floodplains.

Many municipalities charge development "impact fees" on new development. Impact fees can be charged for schools, parks, fire, and transportation. Impact fees, along with utility system hook-up fees, represent a formidable hurdle for low-income housing development projects. Until 2012, Washington State allowed waiver of impact fees for affordable housing only when the fees were paid from public funds other than impact fee accounts. In 2012, Washington State amended the law (EHB 1398.SL) that

allows governments to grant either a partial exemption of not more than 80% of impact fees or provide a full waiver where the remaining 20% are paid from public funds other than impact fee accounts. School districts that receive school impact fees must approve any exemption for their fees.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following are strategies the consortium will focus on to remove or ameliorate barriers to affordable housing:

- 247. Increase the supply of affordable housing through development, acquisition, rehabilitation, and preservation of affordable rental and home ownership units.
- 248. Identify land and opportunities for more housing development or conversion of vacant structures into new housing.
- 249. Identify ways to reduce construction and permit costs.
- 250. Strengthen collaboration across the Consortium with the participating counties and cities and their leadership to further advancement of affordable housing strategies.
- 251. Support CHDO development and strengthen relationships with housing developers to further identify creative housing solutions to increase multifamily housing, mixed income level housing, options at multiple income levels, and create more diverse housing unit type options.
- 252. Reduce community stigma through education and more community involvement.

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Each of the three regions of our HOME Consortium have their own strategies towards ending homelessness. Consortium staff regularly engage with service provider groups and outreach teams that work directly with the unhoused community. Consortium staff assist with annual Point in Time Counts and continuous improvement of these intricate systems which serve homeless communities. The Consortium region has prioritized the expansion of mobile outreach in all three regions.

Addressing the emergency and transitional housing needs of homeless persons

Needs of these vulnerable communities are complex and specific to each individual. Services across the three regions have various target populations such as survivors of domestic violence and families with children. Services are streamlined through a central access point by coordinated entry. Programs strive towards a housing first service model which includes harm reduction and trauma informed care response. The overall goal is for homelessness to be rare, brief, and one time and people should be quickly re-housed.

The region lacks sufficient emergency shelter and transitional housing, and what limited capacity we offer people, they generally need more time to utilize the support services, heal from trauma, and work towards individual goals. We also fall short of mental and behavioral health beds. These issues are not unique to our region as funding, capacity, and staffing shortages are common across the Nation.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Consortium has multiple agencies that meet the needs of specific populations. After obtaining housing, people still may need support such as those with mental and behavioral health challenges or people that were chronically homeless. But these resources often fall behind prioritizing the waitlists of people in homeless crisis and staff must quickly move on to enrolling new families. Generally, programs see more placements to permanent housing from transitional units than from emergency shelter. Housing providers often utilize other community supports to provide stronger wrap around services to encourage long term housing stability. The region offers multiple Veteran Service Agencies that coordinated support of homeless veterans and assist with move in support and ongoing engagement to foster continued stability.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Consortium Region has specific agencies that support with jail and treatment facility transitions and other publicly funding institutions to assist specific populations with transitions and housing stability.

Feedback from discharge institutions includes a need for more transitional housing programs to assist with re-entry, more affordable rental stock, and more permanent supportive housing for the more vulnerable people. Our region needs transitional housing resources for people who come out of jail or inpatient rehab (whether for SUD or MH) be able to go into a temporary housing unit with assistance and support and then move into affordable housing when they are stable and ready to move into the community. There is a growing segment of our population that needs on-going supports to be able to maintain their housing and not be in a revolving door of acceptance, eviction, and homelessness.

Actions to address LBP hazards and increase access to housing without LBP hazards

The HOME Consortium and CDBG entitlement cities will continue to implement federal and state rules regarding lead-based paint hazards. All renovation or rehabilitation work for structures built before 1978 will include the required evaluations and/or risk assessments to determine the extent of the lead-based paint hazard. Known, or suspected hazards, will be controlled or abated as required by federal and state regulations. Depending on the kind of housing program and type of household enrolled in a program, units may not be approved for subsidy unless lead paint concerns are remedied. Public awareness and education are also important mitigation strategies. Multifamily HUD funded structures are routinely inspected. The Consortium follows strict requirements and process to uphold the safety of our community members.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to US Census data, we estimate at least 71,048 housing units (out of a total of 198,397) are older than 1978 across the three Consortium regions including the City of Bellingham and those structures could be a risk of lead-based paint. Housing providers across the Consortium regions are trained and required to practice lead paint inspections and follow specific processes related to inspections and remedies to reduce any risk of exposure to lead paint.

How are the actions listed above integrated into housing policies and procedures?

All housing built prior to 1978 undergoes extensive lead-based paint inspection processes. All federally funded multifamily building structures built prior to 1978 undergo routine inspection processes and have required processes to take with visual paint deterioration.

Washington State implemented the Renovation Repair and Repainting rule on March 16, 2011 regarding lead-based paint. For more information, go to <http://apps.leg.wa.gov/WAC/default.aspx?cite=365-230&full=true>. These state rules, in addition to the CDBG and HOME program rules, ensure that the actions the HOME Consortium and CDBG entitlement cities take regarding lead-based paint hazards are integrated into the city's housing policies and procedures.

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Each region and participating service providers have unique strategies towards anti-poverty goals. Strengthening education, workforce training, and basic life skills are offered through variety of programs such as goodwill training, higher education, and work source programs to name a few. We know that poverty and trauma especially from early childhood can lead to negative impacts on brain development and perpetuates poverty through generations. It is critical to invest in poverty reducing wrap around services. Although we strive to reduce poverty rates, we understand that more robust affordable housing stock is the key to reducing rates of homelessness.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The local jurisdictions work closely with planning departments, local government, and local service providers to coordinate mutual goals of reducing poverty, moving homeless and high-risk vulnerable people into affordable housing as quickly as we can within the limited supply of housing that we have available. Supportive services available in the community may not be housing focused but support the efforts of reducing recidivism.

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Skagit County is responsible for monitoring the HOME Consortium program subrecipients. The cities of Anacortes and Mount Vernon are responsible for CDBG program subrecipients. All are responsible to ensure compliance with all federal, state, and local rules, regulations, and laws. This is accomplished through phone conversations, email correspondence, desk monitoring, and on-site monitoring visits. Technical assistance and training opportunities are offered throughout the year, both to new subrecipients and existing subrecipients.

The Consortium's HOME and CDBG programs are audited by HUD and the State under the Single Audit Act on an as-needed basis based on risk assessments. This audit verifies that the Consortium jurisdictions responsible for monitoring meet all statutory requirements and that information reported is correct and complete.

Housing projects funded by CDBG or HOME Programs may be made as grants or loans documented by covenants, recorded deeds of trust, promissory notes, and/or other contractual loan agreements. These documents establish the obligations for compliance with CDBG or HOME regulations. All housing projects are required to secure building permits and comply with zoning and building code requirements. Housing units are inspected, and corrections are required to meet building codes as part of the permitting process. HOME-funded projects to provide rent assistance or purchase existing units receive an on-site housing quality standards inspection and visual paint inspection. Specific language is in the written contractual agreement, covenants, and/or Deeds of Trust to assure the assisted unit complies with affordability requirements.

Construction or acquisition projects will be monitored as they progress in order to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

Expected Resources

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

Introduction

The Consortium anticipates approximately \$1,001,160 in funding for 2023. The estimate total funding over the 5 years 2023-2027 is around \$5,005,800.

Activities will be funded on a percentage basis as follows:

- 253.** Affordable Housing Development: 44%
- 254.** CHDO Development: 15%
- 255.** Administration and Planning: 10%
- 256.** TBRA 31%Skagit TBRA 13%Whatcom TBRA 11%Island TBRA 8%

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	The Cities of Mount Vernon and Anacortes administer CDBG.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,001,160	0	0	1,001,160	4,004,640	Funds can be used for development, acquisition, or rehabilitation of affordable rentals or homeownership units. Funds can be used for down payment assistance, and tenant based rental assistance. Funds can be used for CDDO capacity building and administration costs.
Housing Trust Fund	public - state	Homebuyer assistance	333,333	0	0	333,333	666,667	Funding available to eligible low-income first-time home buyers for down payment assistance
Other	public - local	Acquisition Housing Multifamily rental new construction Public Services	250,290	0	0	250,290	1,001,160	Funding available for acquisition, development, and rehabilitation of affordable homeownership and rentals. Funding operations and maintenance costs of new units and supportive housing.

Table 55 - Expected Resources – Priority Table

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-ARPA 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

The Consortium regions and participating local governments are evaluating available public lands and strive to look for new opportunities for development of new affordable rentals and home ownership projects.

Discussion

The Consortium will coordinate with nonprofit developers, CHDOs, homeless service agencies, and other public funders to line up 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)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2023	2027	Affordable Housing Public Housing Homeless	Consortium region	Affordable Housing Development Increase diversity of housing options	HOME: \$575,668	Rental units constructed: 5 Household Housing Unit
2	End Homelessness	2023	2027	Homeless	Consortium region	Tenant Based Rental Assistance	HOME: \$175,202	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
3	Administration and Planning	2023	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Consortium region	Affordable Housing Development Tenant Based Rental Assistance Increase diversity of housing options	HOME: \$100,116	Other: 0 Other
4	Build CHDO Capacity	2023	2027	Affordable Housing	Consortium region	Affordable Housing Development Increase diversity of housing options	HOME: \$150,174	Homeowner Housing Added: 2 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Development of affordable housing units is top priority for our Home Consortium in 2023. By having more housing units available online other programs will be more successful and rates of homelessness will decrease. It's evident from the data collected and the stakeholder feedback that funding in year 2023 should prioritize development, acquisition, and rehabilitation of affordable units.
2	Goal Name	End Homelessness
	Goal Description	Tenant Based Rental Assistance (TBRA) for at least 40 households that are currently or at high risk of becoming homeless across the Consortium region.
3	Goal Name	Administration and Planning
	Goal Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
4	Goal Name	Build CHDO Capacity
	Goal Description	

Introduction

Consortium: The 2023 Action Plan continues existing activities and adds the development of affordable rental housing, with funding being allocated generally among projects in these program areas:

- 257.** Administration and Planning
- 258.** Tenant Based Rental Assistance
- 259.** Affordable Housing Development
- 260.** Community Housing Development Organization (CHDO) Set-Aside Housing Development

#	Project Name
1	Administration and Planning
2	Affordable Housing Development
3	CHDO Housing Development
4	Skagit County TBRA
5	Whatcom County TBRA
6	Island County TBRA

Table 57 – 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 in both the rental and ownership markets and that the highest need occurs in the rental market and for those with the lowest household income who are the most vulnerability in the community. Recognizing that lack of housing inventory across all three regions is detrimental to our communities we prioritize funding for development and acquisition projects. Participants of rental assistance programs such as TBRA and Section 8 struggle to find units causing programs to fall short of goals. The increasing rate of homelessness is a serious problem in all three counties causing strain on the available limited resources. The remaining money is allocated to support the Consortium-wide goal to increase the affordable housing supply, which will increase efficiencies of tenant-based rental assistance programs in the long run.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration and Planning
	Target Area	Consortium region
	Goals Supported	Affordable Housing Development End Homelessness Administration and Planning Build CHDO Capacity
	Needs Addressed	Affordable Housing Development Tenant Based Rental Assistance Increase diversity of housing options
	Funding	HOME: \$100,116
	Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	We estimate at least 47 families will benefit from HOME funded projects over FY2023, administration and planning will support these efforts.
	Location Description	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.
	Planned Activities	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
2	Project Name	Affordable Housing Development
	Target Area	Consortium region
	Goals Supported	Affordable Housing Development
	Needs Addressed	Affordable Housing Development Increase diversity of housing options
	Funding	HOME: \$575,668 Housing Trust Fund: \$333,333 Local Sales Tax: \$250,290

Description	Provide funding for the development (new construction or acquisition) of rental and/or homebuyer housing. Housing development and acquisition activities may take place throughout the Consortium area. Specific information related to location and description will be included with Activity information as funds are committed to activities identified during a competitive NOFA process. A development NOFA is planned for Summer 2023 to identify eligible projects which will include FY2023 funds as well as any unallocated previous year development funding.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	5 HOME restricted units assisting 5 qualified households. HOME funds will leverage additional funding to support the development of affordable housing. The Consortium aims to support 12-20 total units of affordable housing with the investment of FY2023 Housing Development & Acquisition funds.
Location Description	Agencies across the Consortium region will be able to compete for Housing Development & Acquisition funds.
Planned Activities	NOFA for FY2023 Housing Development & Acquisition funds
3 Project Name	CHDO Housing Development
Target Area	Consortium region
Goals Supported	Affordable Housing Development Build CHDO Capacity
Needs Addressed	Affordable Housing Development Increase diversity of housing options
Funding	HOME: \$150,174
Description	Support the acquisition or new construction of rental housing and/or affordable homeownership housing by qualified Community Housing Development Organizations (CHDOs) within the Consortium region. A development NOFA is planned for Summer 2023 to identify eligible projects which will include FY2023 funds as well as any unallocated previous year development funding.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	2 HOME restricted units assisting 2 qualified households. HOME funds will leverage additional funding to support the development of affordable housing. The Consortium aims to support 6-12 total units of affordable housing with the investment of FY2023 CHDO Development funds.
Location Description	Qualified CHDO(s) across the Consortium region will be able to compete for CHDO Development funds.

	Planned Activities	The Consortium will complete a formal project solicitation process to determine which agency(s) and development activities will receive funds under this project.
4	Project Name	Skagit County TBRA
	Target Area	Skagit County
	Goals Supported	End Homelessness
	Needs Addressed	Tenant Based Rental Assistance
	Funding	HOME: \$72,415
	Description	Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified though the coordinated entry system in each jurisdiction covered by the Consortium.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	15
	Location Description	Skagit County
	Planned Activities	Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified though the coordinated entry system in each jurisdiction covered by the Consortium.
5	Project Name	Whatcom County TBRA
	Target Area	Whatcom County
	Goals Supported	End Homelessness
	Needs Addressed	Tenant Based Rental Assistance
	Funding	HOME: \$59,765
	Description	Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified though the coordinated entry system in each jurisdiction covered by the Consortium.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	15
	Location Description	Whatcom County

Planned Activities	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.
6 Project Name	Island County TBRA
Target Area	Island County
Goals Supported	End Homelessness
Needs Addressed	Tenant Based Rental Assistance
Funding	HOME: \$43,022
Description	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.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	10
Location Description	Island County
Planned Activities	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.

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

Target Area	Percentage of Funds
Consortium region	100

Table 58 - 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. FY2023 TBRA will be funded at half of its typical allocation as TBRA providers are still spending remaining FY2021 and FY2022 TBRA funds.

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

69% Consortium wide

13% Skagit

11% Whatcom

8% Island

Affordable Housing

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

Introduction

Through development and acquisition of new units we will aim to serve more households and affordable housing NOFA will be released and available to all three counties in 2023.

One Year Goals for the Number of Households to be Supported	
Homeless	45
Non-Homeless	2
Special-Needs	0
Total	47

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	7
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	47

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Consortium Region includes the following public Housing Authorities:

Anacortes Housing Authority (AHA): owns and/or manages 183 units of housing in Anacortes.

Housing Authority of Island County: manages 148 units of affordable housing within Island County and also administers the HUD Section 8 rental assistance program, and a HOME/TBRA program via Washington State Department of Commerce.

Housing Authority of Skagit County (HASC): owns and manages 263 units of housing, including farmworker housing. HASC also manages the Housing Choice Voucher Program for all of Skagit County including VASH and non-elderly disabled programs.

Sedro-Woolley Housing Authority: The Sedro-Woolley Housing Authority manages 80 units of subsidized housing.

Whatcom County Housing Authority: assists households with the Housing Choice Voucher Program (HCV) including project-based units and tenant based rental assistance. Included are VASH tenant- and project-based vouchers, mainstream vouchers for households with disabilities and non-elderly disabled households. The Housing Authority also administers funding for the Shelter Plus Care Program to provide rental assistance and supports. The Housing Authority also manages approximately 600 units of Public Housing overall.

Actions planned during the next year to address the needs to public housing

PHA's in the region are looking towards completing capital needs assessments.

Anacortes Housing Authority is planning to develop additional units in a new preservation project with some combined retail space.

Sedro Woolley will continue to renovate units at a rate of 2-3 units per year and is examining the possibility of converting 4 units to fully accessible ADA units.

Housing Authority of Skagit County will begin leasing a new construction in 2023 of 50 additional affordable housing. 38 units are specifically for farmworkers and 12 are for people with disabilities.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

PHA's in the region will continue resident engagement on planning priorities for public housing communities and increase streamlined ways to provide feedback, comments, and maintenance requests

through online platforms. PHA's are also working towards increased collaboration with supportive services for ongoing housing stability. Whatcom Housing Authority and Housing Authority of Skagit County have Family Self-Sufficient programs which helps families achieve economic independence by setting individual goals for residents and helping them access resources they need to achieve goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Introduction

Homelessness is increasing in all three regions of the Consortium. Based on community engagement, the consortium prioritizes affordable housing resources for families with children and people experiencing homelessness. Most homeless and special needs activities are carried out by other, partnering organizations that are coordinated through each county's Continuum of Care.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Consortium service providers are expanding outreach teams and wrap around services integration across the supportive services. Service providers are developing ways to conduct more extensive assessments in the field to increase the engagement levels of the hardest to reach people. All three counties operate and manage Coordinated Entry systems and have individualized assessment processes to identify appropriate support and resources available.

Addressing the emergency shelter and transitional housing needs of homeless persons

All three regions are looking to expand shelter resources including severe weather shelters and day shelters. Government entities are seeking more creative partnerships with churches and community-based organizations to leverage the collaboration of providers and host facilities to create more opportunity with less funding. The consortium is continuing to provide motel vouchers for high risk and family households that may be better suited for non-congregate shelter settings. The regions will look to utilize HOME ARP and other funding sources to increase congregate and non-congregate shelter capacity.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Consortium will prioritize prevention support resources and engage families early on with available community resources to assist with basic needs and supportive resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Consortium will support efforts of cross sector institutions and service provider collaboration on referral systems and wrap around service plans. We will look for new opportunities to collaborate and ways to improve communications with innovative technology and software systems when possible. TBRA programs will also be available for people discharging from institutions.

Discussion

Introduction

The Consortium is committed to addressing barriers and inequities to accessing affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

All three regions are working towards innovative partnerships and supporting CHDO or other local non-profits in housing development to increase the affordable housing inventory. For examples: Both Skagit and Island are looking towards the possibility of new CHDO partnership opportunities. The Consortium will also continue examining local zoning laws and restrictions as well as identify new opportunities for incentives for development. With new funding for down payment assistance the local regions will attempt to prioritize historically marginalized groups to enroll in those programs to become first time home buyers. Both Skagit County and Island County have undertaken formal processes to develop affordable housing action plans, with an emphasis on land use and zoning issues. The Consortium will use the resulting set of strategies and those strategies that participating jurisdictions have proposed in their comprehensive plans. All three regions are also committed to increasing legal aid, community education and awareness, and improving understanding of fair housing and legal rights.

Discussion

Introduction

All three regions are engaged with local coordinated entry systems and streamlined service improvement processes. Whatcom and Skagit Counties are looking to strengthen overnight emergency shelters and day service drop-in programs to support the unhoused and high-risk vulnerable people with better ways to access coordinated entry and housing services. All three regions are expanding mobile outreach with creative ways to engage with the unhoused community members are hardest to serve.

Actions planned to address obstacles to meeting underserved needs

In FY 2018, the Consortium updated its affirmative marketing standards and guidance prior to funding the construction of new rental housing. As recommended by HUD, these policies are incorporated into the Consortium's Policies and Procedures.

The Consortium will encourage the support of local service providers that are currently working with the underserved in the region. This includes the network of organizations that comprise each county's Continuum of Care. Areas of focus include:

1. Improve coordinated entry
2. Increase drop in shelter/day services which will improve coordinated entry and housing interest list processes with more ongoing client engagement
3. Increase outreach services
4. Improve collaboration with outreach, law enforcement, medical, and housing service providers.

Actions planned to foster and maintain affordable housing

Based on community engagement, the Consortium prioritizes affordable housing development while also continuing with tenant based rental assistance programs to bridge affordability gaps. A development NOFA will be released in 2023 and available to applicants across the Consortium region.

Actions planned to reduce lead-based paint hazards

The following is an outline of the strategies the Consortium will institute in accordance with Federal guidelines and the Consortium's commitment to helping combat the danger of lead poisoning in children:

5. Lead-based paint risk assessments, reductions and abatements, as outlined in Federal legislation, will be required by all those participating in the HOME program or utilizing HOME program funds;
6. Provide information, education and outreach activities on LBP hazard reduction through workshops and technical assistance to CHDOs and other recipient of HOME funds;
7. Continue to notify residents and owners of all houses receiving HOME assistance of the hazards

- of LBP;
8. Continue to notify residents and owners of all houses receiving HOME assistance of the hazards of LBP.

Actions planned to reduce the number of poverty-level families

Initiatives in the Consortium region aim to reduce the number of persons living in poverty. The emphasis is to help people rise out of poverty, rather than merely easing their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided, the thrust of the policy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term. Two key components of helping people attain self-sufficiency are employment and housing. The Consortium supports the agencies that serve and support those families in poverty and will continue to use HOME funding to improve the housing conditions of those who are living in poverty. The Consortium will continue supporting increased collaboration across programs and resources and improve targeting of prevention strategies.

Actions planned to develop institutional structure

In 2019, the Consortium substantially updated its Policies and Procedures Manual to ensure that it addresses the full range of HUD requirements, that local administrative processes conform with HUD regulations and incorporate promising practices from other jurisdictions, and that contracts, IGAs and the Policies and Procedures Manual contain are consistent with one another.

The Consortium staff will continue to coordinate with various service agencies, government departments, businesses, local municipalities, and special needs boards and commissions to find opportunities to better serve the citizens of region. These relationships are integral to streamlining the implementation of HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The Consortium staff will continue to foster these relationships to improve the success rate of the HOME program. Increased program efficiency and streamlined referral systems to appropriate resources is a key focus, we aim to improve communication tools for institutions and providers.

Actions planned to enhance coordination between public and private housing and social service agencies

Programs in the Consortium are looking to develop roles such as Landlord Liaison and Community Engagement roles to improve private sector relationships. We also focus on more community events to share resources, learn, and promote general education and partnership building across the regions.

Discussion

We know that homelessness is increasing in many communities across the Nation, we are not facing a unique challenge. The priority needs identified by our community are reflected in our plans. The increase in resources resulting from the Pandemic were essential to our efforts at decreasing poverty

and increasing affordable housing resources, it is a challenge to see those resources diminish. The Consortium is optimistic that with a larger Development NOFA in 2023 we can increase available affordable housing inventory towards long term housing solutions. The consultations and coordination that led to the formation of this HOME Consortium has resulted in new relationships and heightened awareness of the housing affordability problem, its breadth and depth in all communities throughout the region.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Skagit County operates a HOME entitlement program and complies with all program-specific requirements. The City of Mount Vernon and Anacortes operate CDBG entitlement programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consortium does not intend to use any other forms of investment other than those described in

Section 92.205 nor intend to use any HOME funds to refinance any existing debt as described in 92.206(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Skagit County Consortium has selected a “resale” method that complies with HOME statutory and regulatory requirements when it’s Homeownership Assistance Program and Homeownership Development Program is funded with HOME funds or HOME program income.

Resale provisions will be consistent with applicable HOME regulations, including 92.254(a)(5)(i), to ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and ensures that the housing will remain affordable to a reasonable range of low-income homebuyers.

The consortium may use deed restrictions, covenants running with the land, or other similar mechanisms as the mechanism to impose the resale requirements.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Consortium will utilize a monitoring policy and procedure to ensure affordability of units acquired with HOME funds. Annual notices will be provided to the owners of HOME-funded properties, with pertinent information regarding applicable resale provisions, new income determinations, and other pertinent information. The Consortium will compile annual reports on changes in ownership, if any, owner-occupancy, and notice to homeowners.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not intend to use any other forms of investment other than those described in Section 92.205 nor intend to use any HOME funds to refinance any existing debt as described in 92.206(b).

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and

services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Attachments

Citizen Participation Comments

PUBLIC COMMENTS RECEIVED

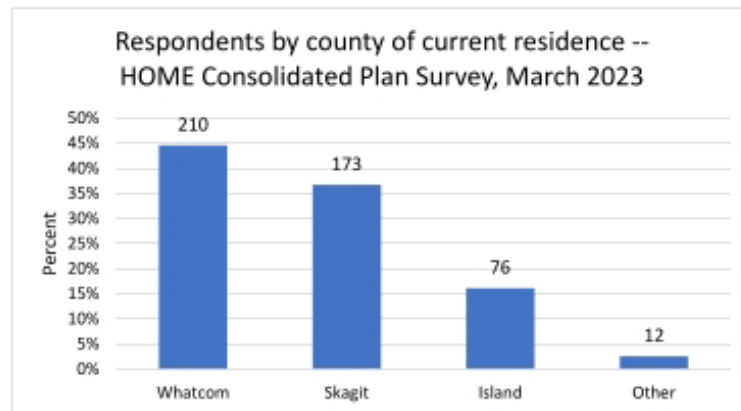
Public Hearing April 25th, 2023

- 1) Jodi Dean of Skagit Home Trust- more than 30 people now served with first-time low-income home buyer program in Skagit which is really a huge success. When families move into home ownership, they leave empty rental units waiting for new families. The home funds are extremely important for development of affordable housing and the families that benefit.
- 2) Will Rice of Catholic Housing Services- the HOME funds are very important, but we need more funding. We need to look for additional funding to meet the need. The multi-county Consortium was a brilliant idea and very successful together. 70 chronically homeless and disabled people are getting ready to move into Martha's Place, permanent supportive housing soon and this is a building made possible in part with HOME funds.
- 3) Kirk Pearson of Volunteers of America- still looking for property to build, previous locations identified have not worked out. There is a serious need for housing. The vacancy rate in this area is bad and VOA wants to be a part of the solution.

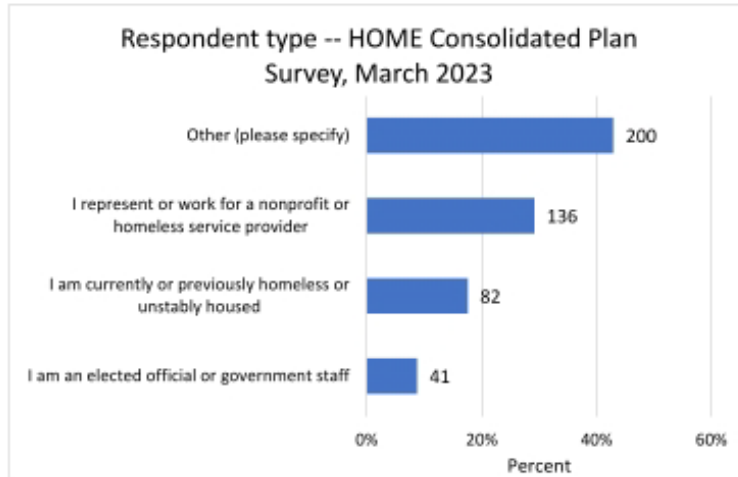
2023-2027 SKAGIT COUNTY HOME CONSORTIUM CONSOLIDATED PLAN

SUMMARY OF COMMUNITY SURVEY RESULTS

The HOME Consolidated Plan Survey was distributed throughout the Consortium area of Skagit, Island, and Whatcom counties and open to the submission of responses from February 7, 2023 to March 28, 2023. A total of 471 responses were received, with the following proportion of responses from each county in the Consortium area:

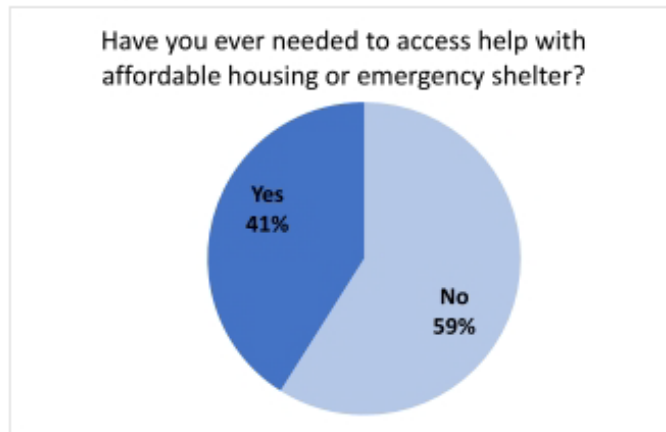


Survey respondents represent a wide array of community stakeholders:



Those specifying "other" include homeowners; law enforcement and first responders; teachers and school district staff; nonprofit volunteers; and community members who fit into multiple categories of respondent type.

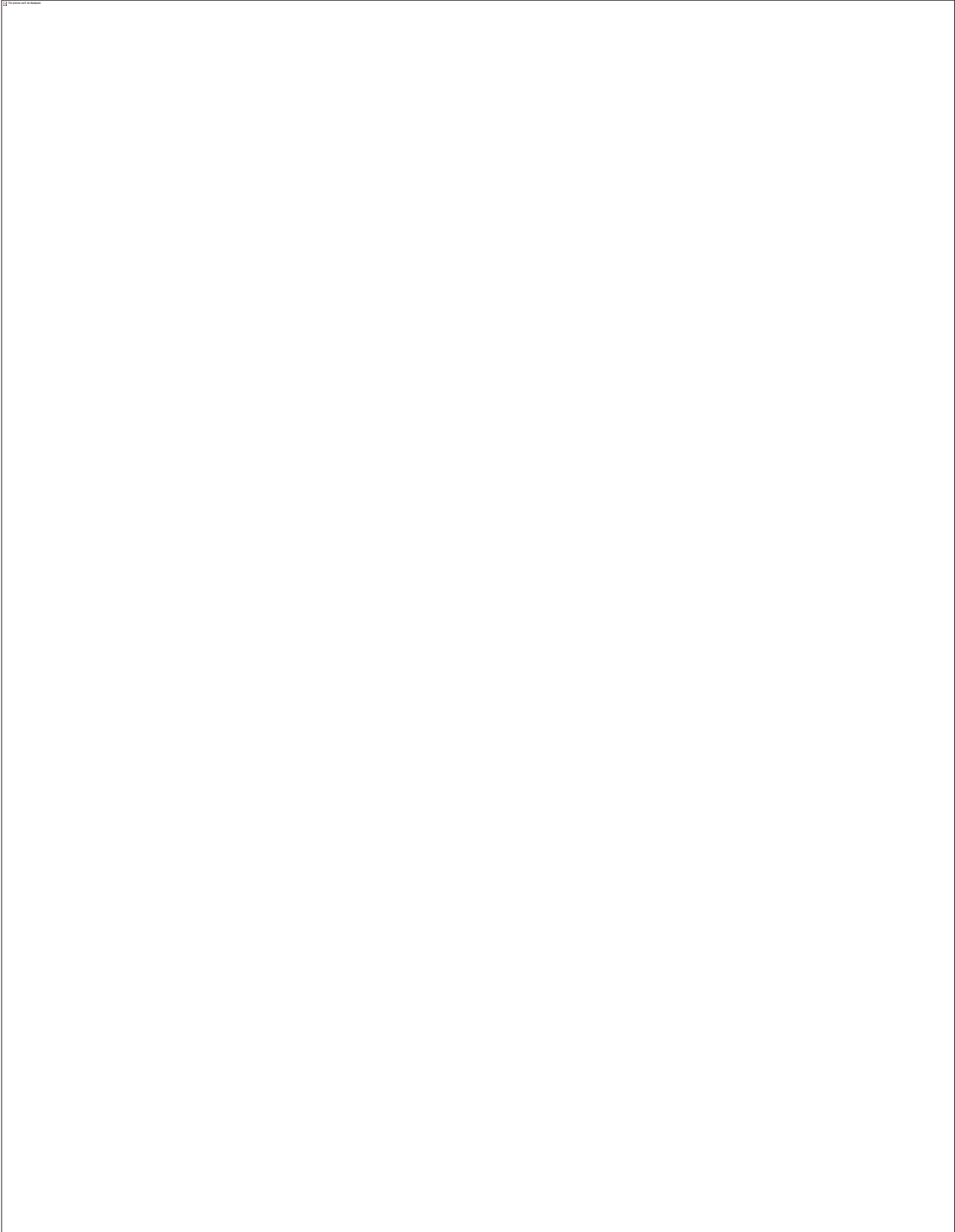
The third and fourth survey questions asked about the experience of community members trying to access housing and shelter resources.



152 short answer responses provided specific insight into individual experiences accessing housing and shelter. Many described long wait lists; lack of affordable housing options; lack of emergency shelter; confusing program eligibility rules; and emergency shelter stays prolonged by lack of access to affordable housing. Community members also shared success stories of emergency shelter access; nonprofit programs assisting with a path to permanent housing; and pathways to affordable homeownership.

The survey also asked respondents to describe the affordable housing needs in their community in a short answer response. Common themes in these responses include the following, with the most common themes listed first:

- Broad lack of housing availability throughout the Consortium area
- Lack of available and affordable rental units
 - Diversity of units sizes and units that can meet ADA and accommodation needs are particularly lacking
 - Barriers to development need to be addressed
 - Lowest income households, including seniors & those with disabilities on a fixed income, are particularly vulnerable and struggling to stay housed or find housing
- Significant need for increased emergency shelter capacity
- Increased capacity for supportive services in the behavioral health and homeless response system
- Significant barriers to homeownership due to rising costs and lack of affordable inventory
- Many households are forced to accept crowded, unhealthy, and substandard housing conditions due to the lack of choice and high cost in our regional housing stock





1215 Anderson Road • Mount Vernon • WA • 98274 • t: 360.424.3251 • f: 360.424.5300

Michael Distelhorst, Publisher

Affidavit of Publication in the matter of SVH-338050

*In the Superior Court of the State of
Washington in and For Skagit County*

STATE OF WASHINGTON
County of Skagit ss

The undersigned, being first duly sworn on oath deposes that he/she is principal clerk of the Skagit Valley Herald, a daily newspaper. That said newspaper has been approved as a legal newspaper by the Superior Court of Skagit County and is now and has been for more than six months prior to the publication hereinafter referred to, published in the English language continually as a daily newspaper in Skagit County, Washington, and it is now and during all of said time was printed at an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of an advertisement, with publication dates, as it was published in regular issues (and not in supplemental form) of said newspaper commencing with the issue of February 28, 2023 and ending with the issue of February 28, 2023.

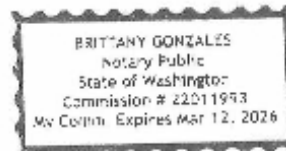
That such newspaper was regularly distributed to its subscribers during all of said period and the full amount of the fee charged for the foregoing is the sum of \$209.82.

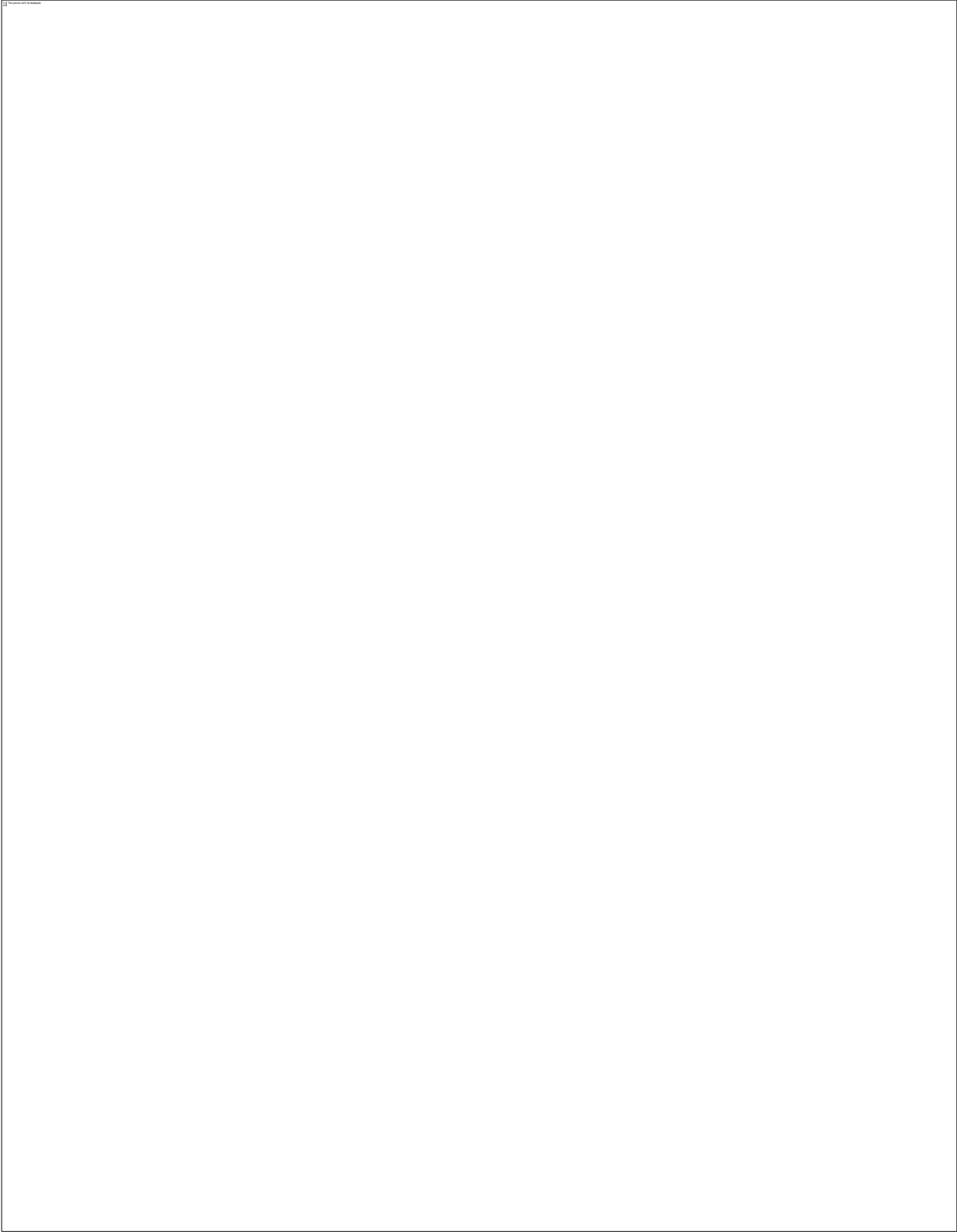
Cora Stewart
Clerk

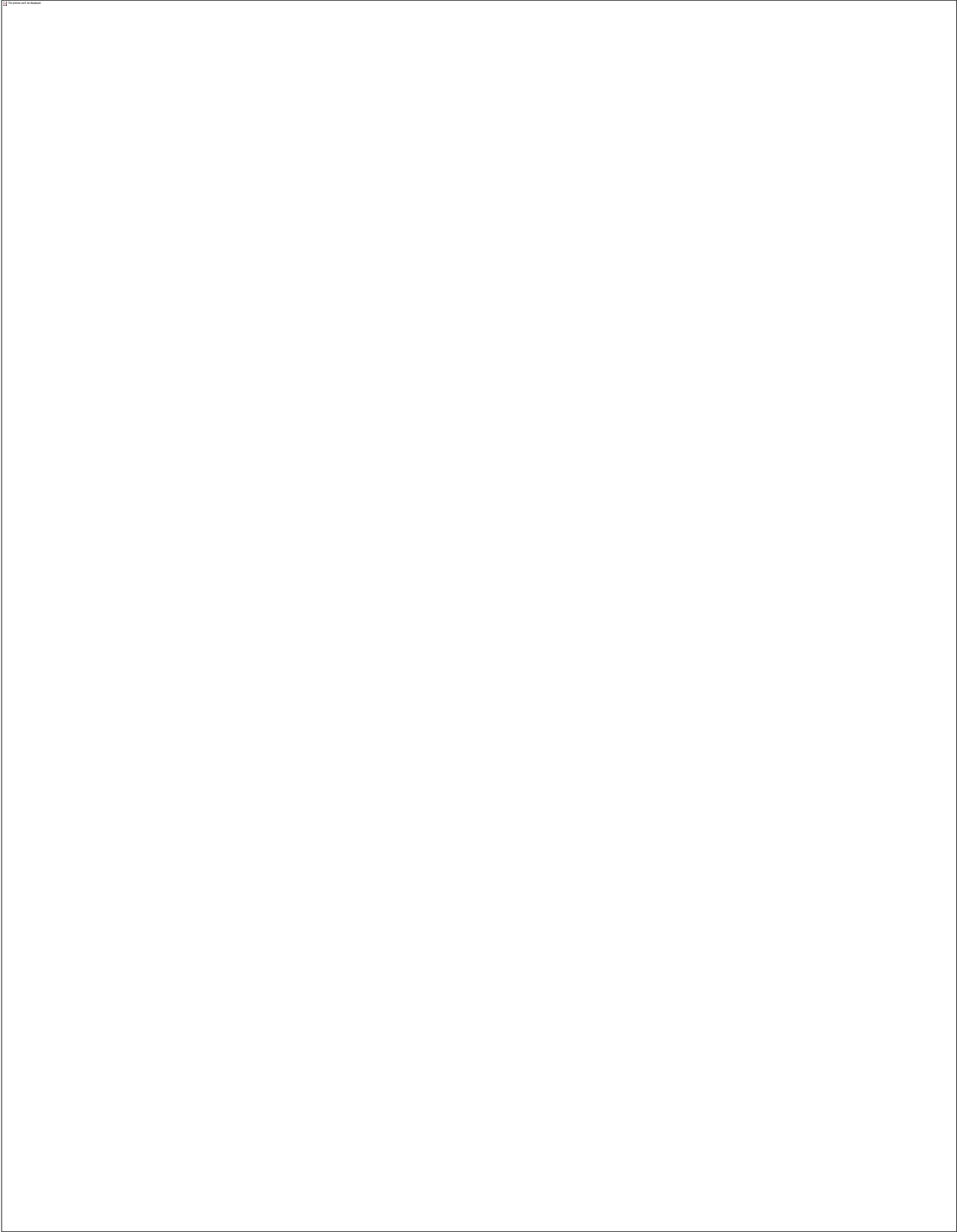
Date: February 28, 2023

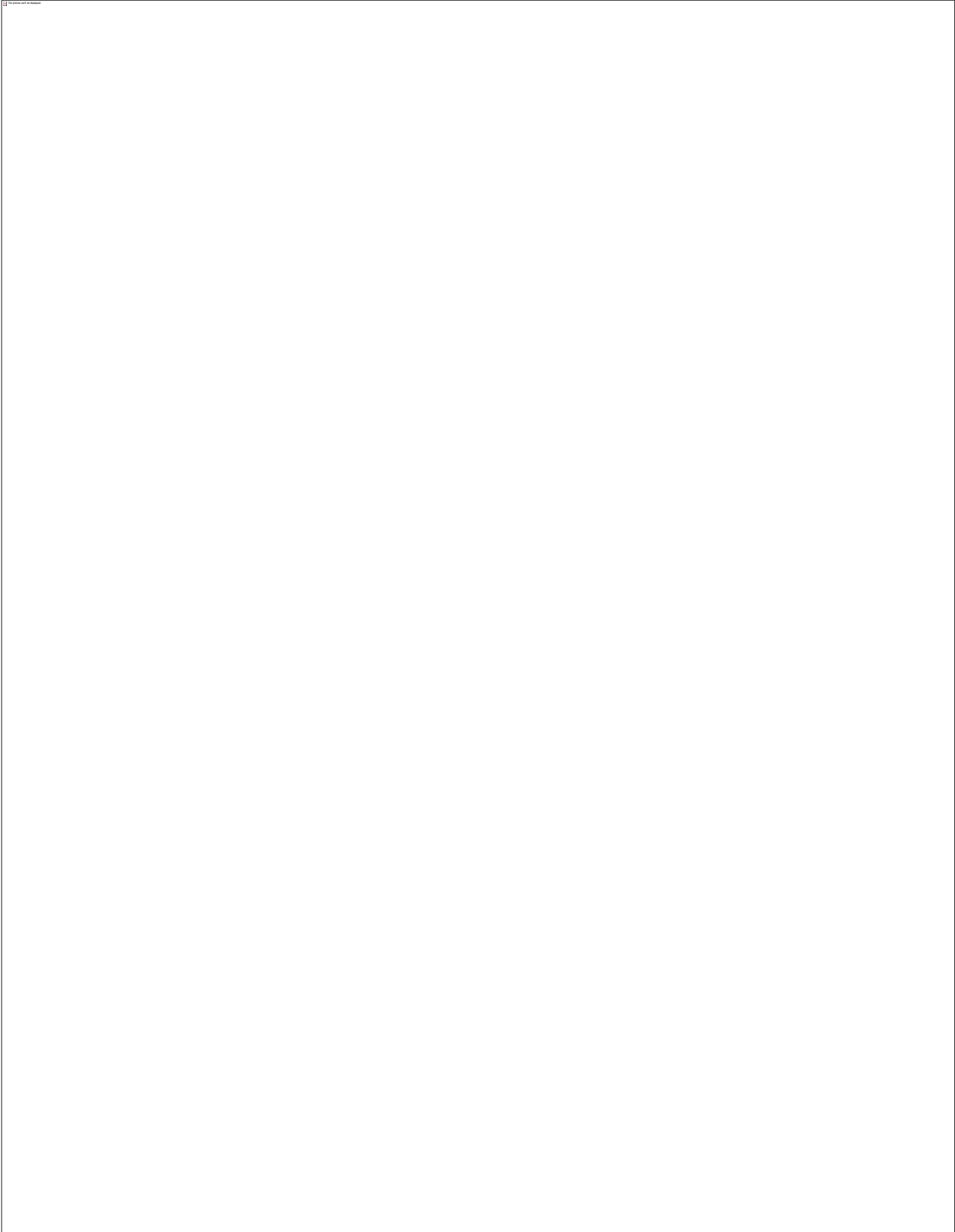
Brittany Gonzales
Subscribed and sworn to before me this

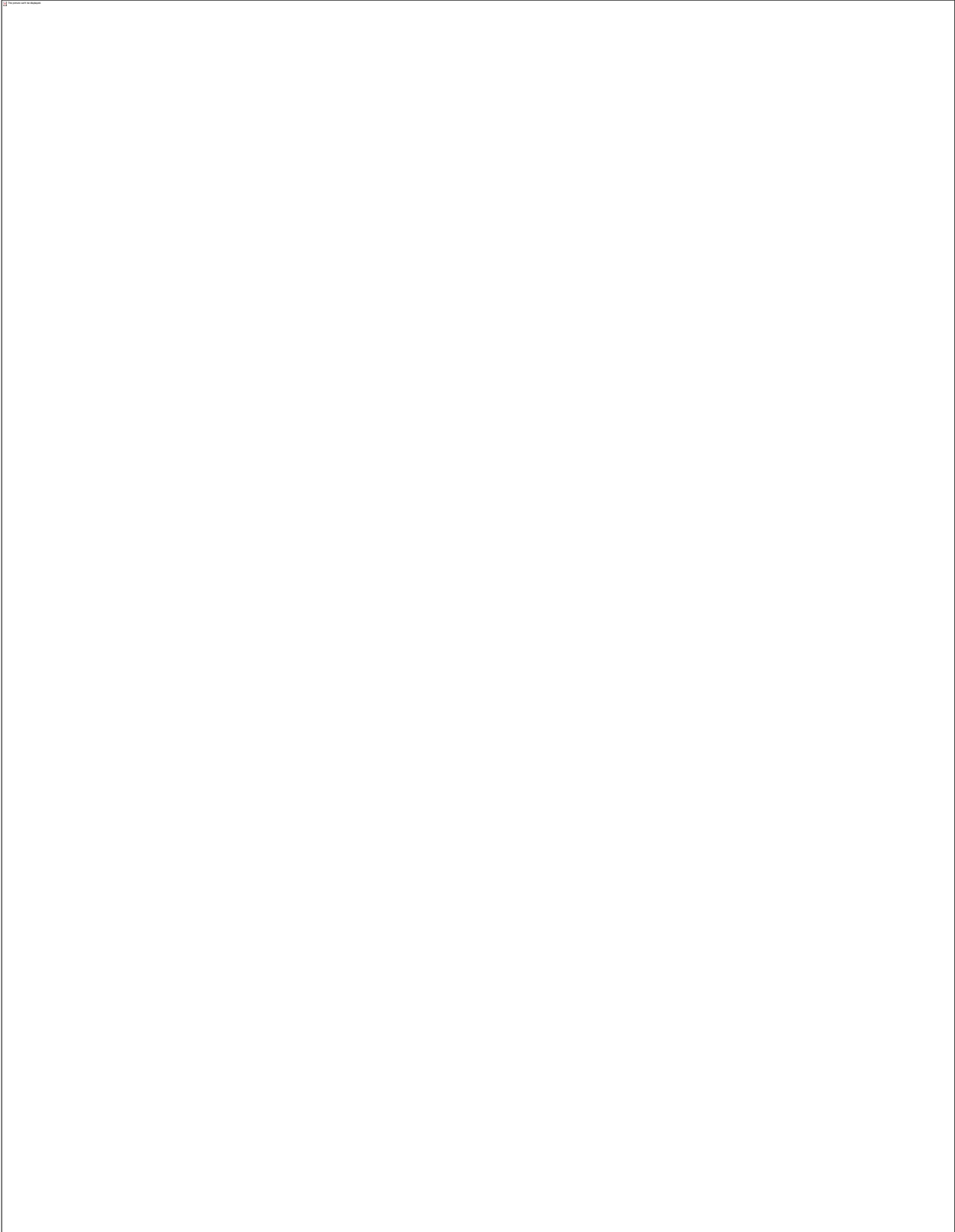
28th day of February, 2023
Notary Public and for the State of Washington
Clerk's filing stamp

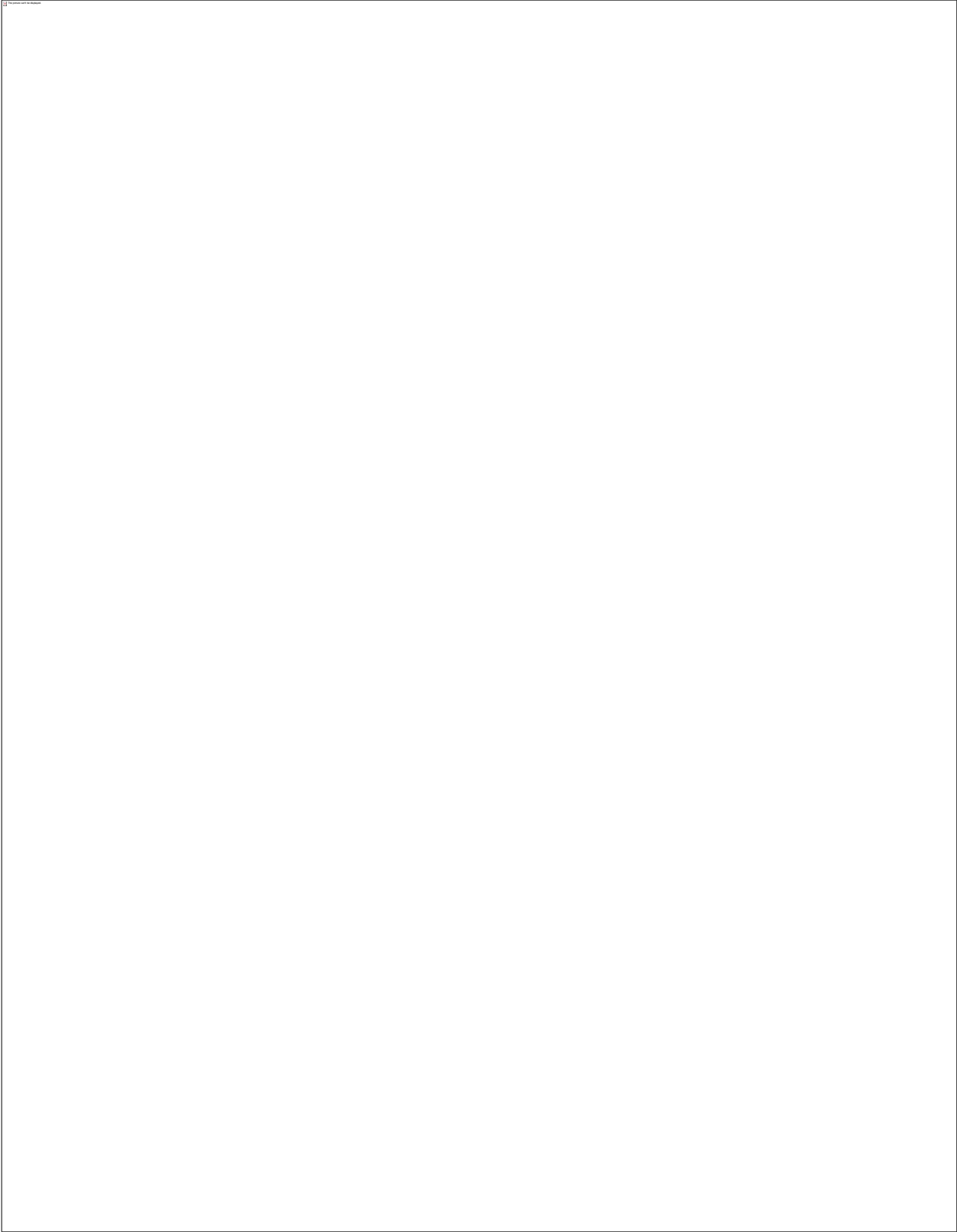


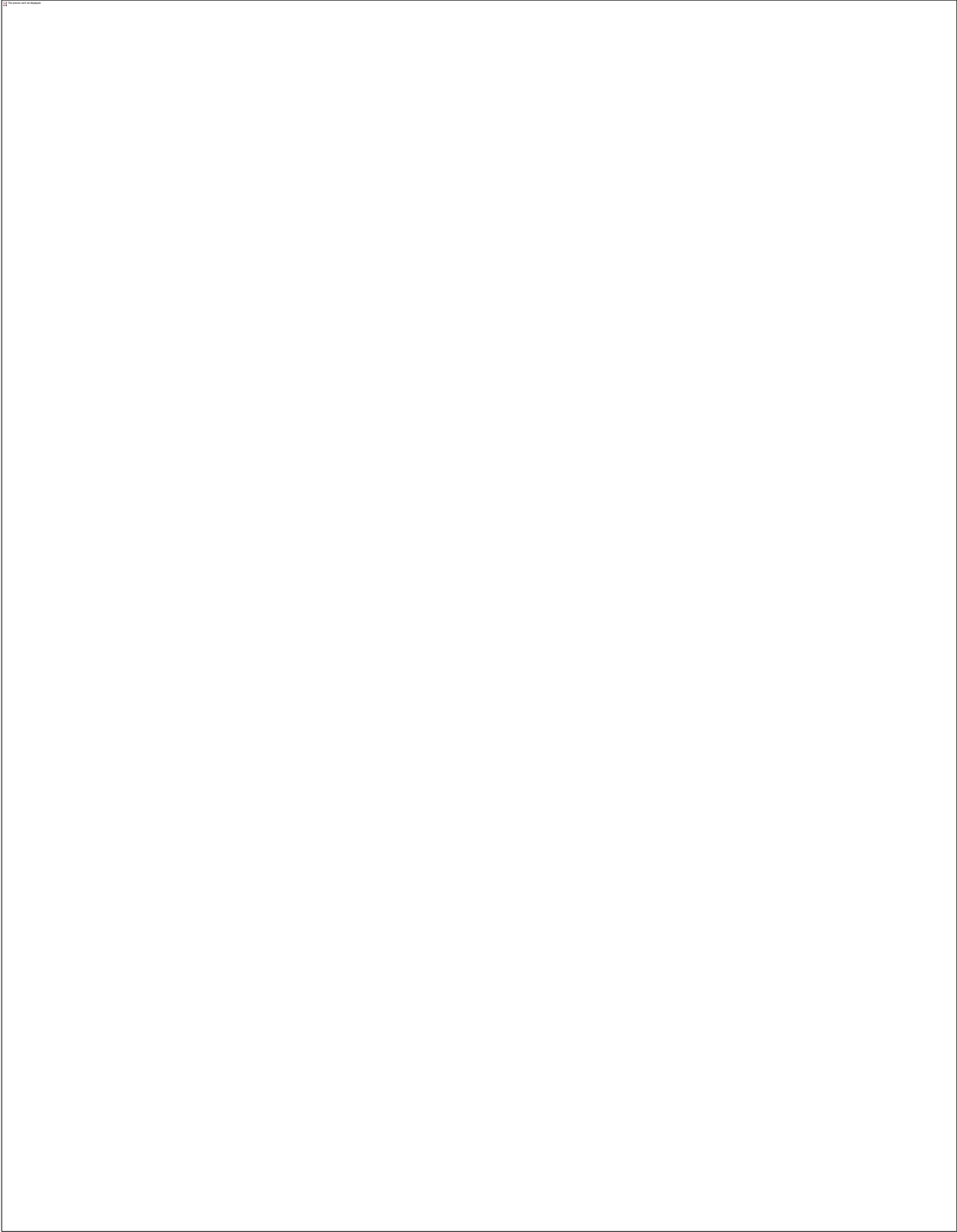








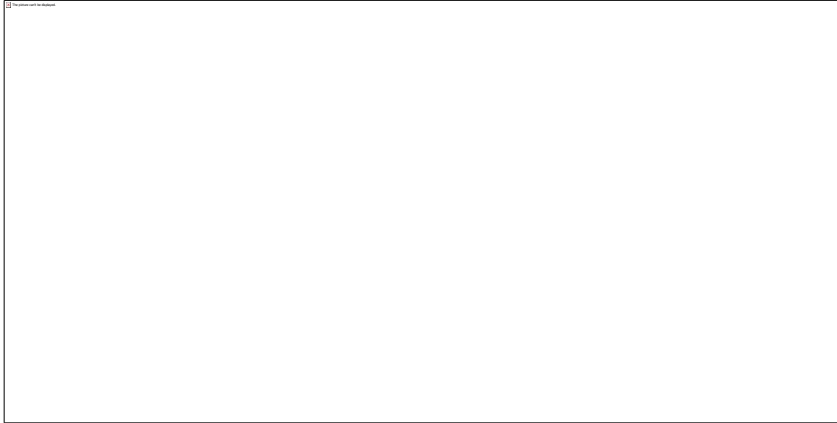




Grantee Unique Appendices

NA-30 Disproportionately Greater Need: Discussion- 91.205 (b)(2)

According to the US Census data, there are pockets for Whatcom, Island, and Skagit Counties where more Hispanic communities are living, see below Map, the brown areas indicate greater numbers of Hispanic people.

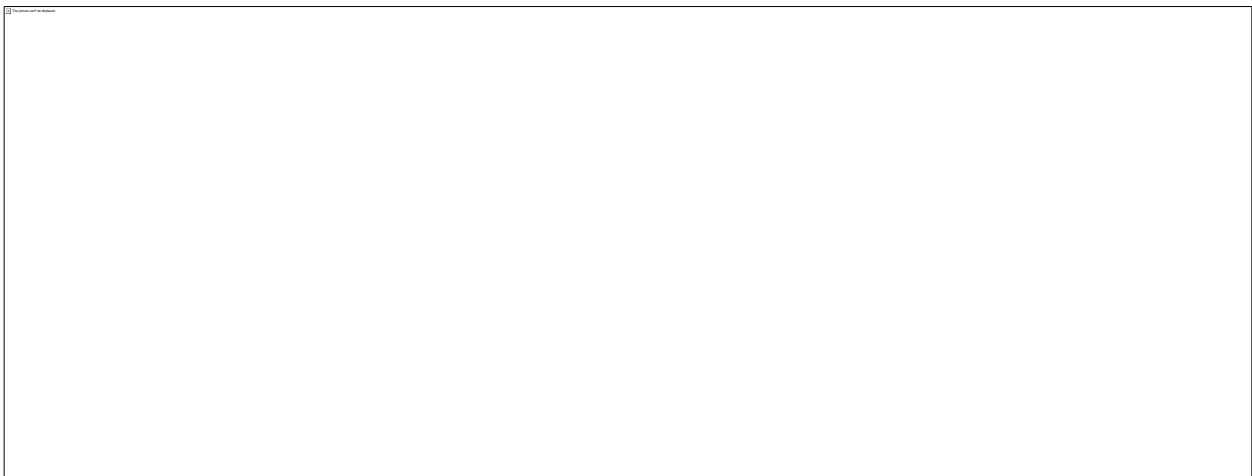


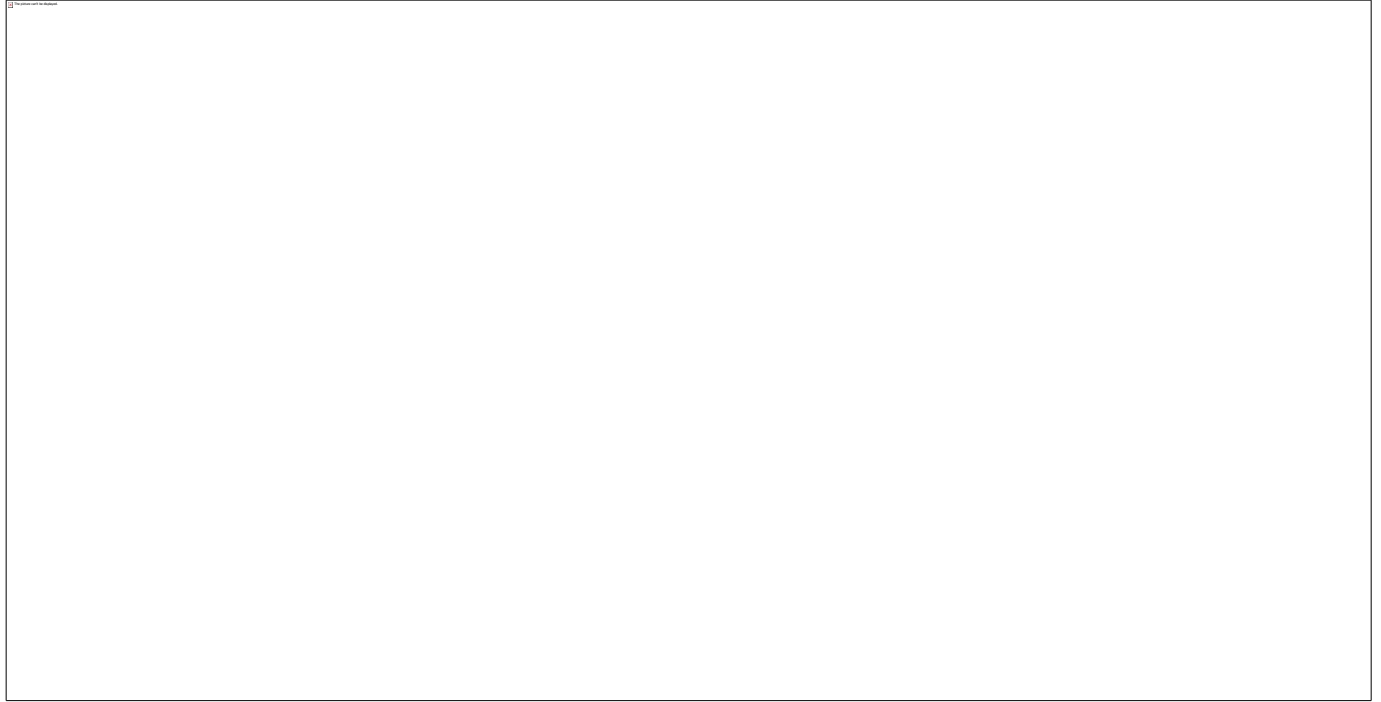
Data: <https://depts.washington.edu/labhist/maps-race-washington-counties.shtml>

MA-20 Housing Market Analysis Condition of Housing - 91.410, 91.210(a)

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

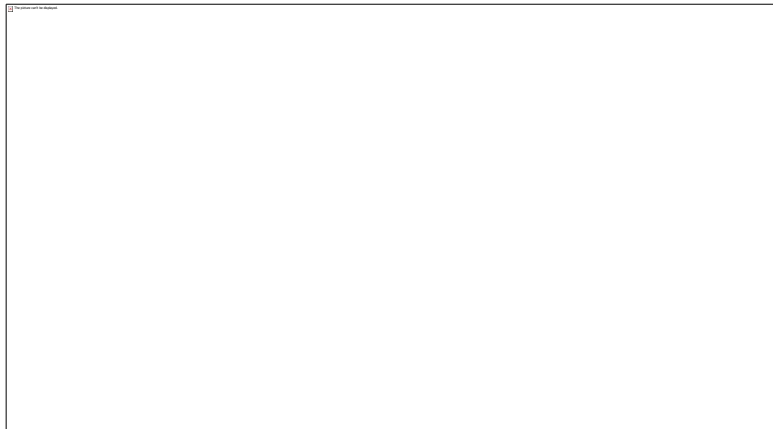
Percentage of Blood Lead Tests with Results $\geq 5\mu\text{g}/\text{dL}$ Per Year for Children <72 Months of Age | Washington Tracking Network (WTN)





MA-50 Needs and Market Analysis Discussion

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

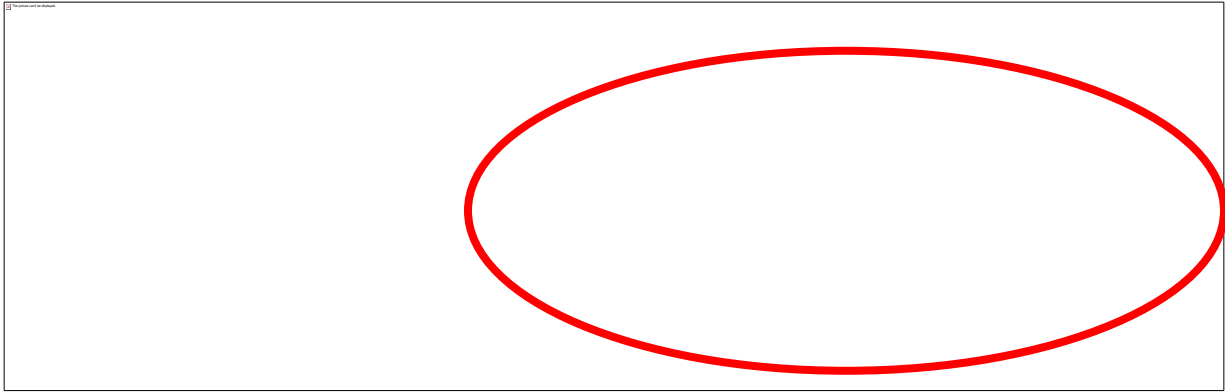


Data: <https://www.huduser.gov/portal/maps/rad/home.html>

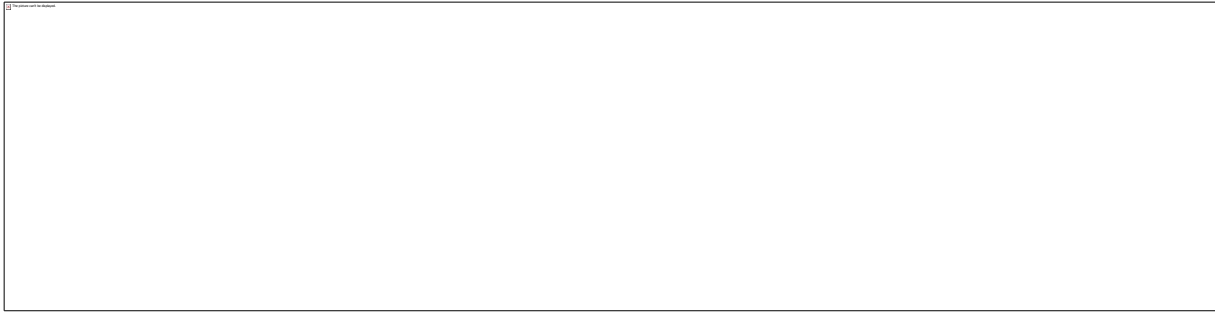
SP-10 Geographic Priorities- 91.415, 91.215 (a)(1)

Geographic Area

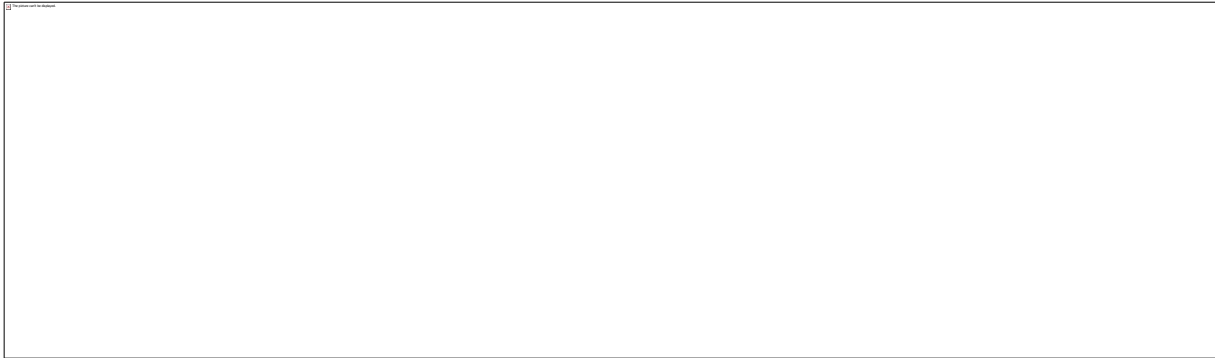
Table 61 - Geographic Priority Areas



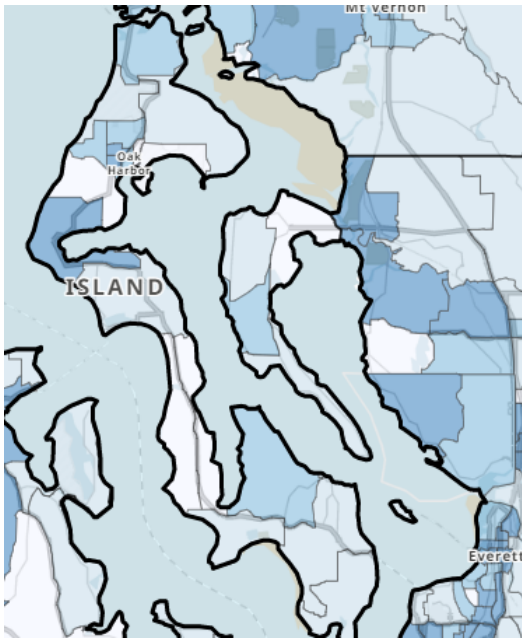
Whatcom (Housing Type and Transportation)



Skagit



Island



SP-40 Institutional Delivery Structure- 91.415, 91.215 (k)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The following table identifies beds and units available in the homelessness system. The summary is for the three-county region and includes properties within the City of Bellingham.

Type of housing (from HIC)	Household w/Child		Child Only		Adults only		Total Beds	Total Units
	Beds	Units	Beds	Units	Beds	Units		
Emergency Shelter	534	156	18	11	608	260	1160	427
Transitional Housing	273	97	-	-	86	73	359	170
Rapid Rehousing	593	206	-	-	261	260	854	466
Permanent Supportive Housing	120	38	-	-	436	414	556	452
Totals	1520	497	18	11	1391	1007	2929	1515

Gaps for Shelter

As the table below shows, there is more need for shelter than current number of beds. Even just accounting for children and not adults—there are 1,440 homeless students and only 534 beds of shelter for households with children. Similarly, the DSHS estimate is 2,868 homeless persons, while our region only has 1,160 beds of shelter.

Shelter Available			Need Estimates		
Type of housing	Total Beds	Total Units	PIT estimate homeless	DSHS estimate Homeless Persons	Homeless students
Emergency Shelter total	1,160	427	1,050	2,868	
Emergency Shelter (available for households with children)	534	156			1,440

Grantee SF-424's and Certification(s)

RESALE POLICY

The Skagit HOME Consortium has elected to use a resale methodology for ensuring compliance with HUD homebuyer affordability requirements. The Consortium's resale policies and guidelines ensure that the HOME-assisted homes remain affordable and owner-occupied over the entire affordability period. Before each HOME-assisted home purchase, the resale restrictions and affordability period are set forth in a funding agreement and restrictive covenant. Upon sale of the property by the initial homebuyer during the period of affordability, the subsequent homebuyer must be an income-qualified household that will occupy the property as their principal residence. The initial homebuyer must receive net proceeds from the sale that represent a fair return on their investment.

The Consortium has two types of homeownership programs to assist income-qualified homeowners or homebuyers:

1. Homeownership Assistance Program is designed to provide deferred loans and grants in projects that will lower the homebuyer's down payment and/or mortgage principal and/or monthly cost of homeownership for income-qualified households. The HOME financial assistance is a direct benefit to the homeowner household, where Consortium funding will assist a homebuyer's purchase of a home.
2. Homeownership Development Program is designed to provide financial assistance to a developer who agrees to sell homes to income-qualified homebuyers, resulting in a direct benefit to the homeowner households. In this case, HOME funding, known as "Development Subsidy," is provided directly to a developer to assist with or reduce development costs, when the developer agrees to sell homes to income-qualified homebuyers under terms that make the monthly cost of the home affordable to the homebuyer. These funds are not provided directly to the homebuyer, but are a "development subsidy" that enables the homes to be affordable to a low-income homebuyer. This includes HOME assistance that helps to close the gap between the cost of producing the home and the market value of the property (i.e., the development subsidy where the cost of development is higher than that market price of the home), but excludes any additional public funds that will reduce the purchase price from fair market value to an affordable price. When HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be the HOME subsidy.

Enforcement of Resale Provisions

The resale policy is enforced through the use of a Written Agreement and Restrictive Covenant signed by the homebuyer, and developer if applicable, at or before the closing of escrow account for the sale of the home. The Written Agreement and Restrictive Covenant will specify:

1. Affordability Period. The resale policy is enforced for the affordability period and is based on the total amount of HOME funds invested in the home. The typical affordability period for HOME-assisted home purchases is ten years (\$15,000 to \$40,000 of HOME funds) but may be five years if less than \$15,000 or fifteen years if more than \$40,000. If more than one type of funding is used to assist the

homebuyer, the home may be subject to multiple affordability periods. Where multiple affordability periods exist in a home, resale of the home will be restricted to the longest period set forth in the Funding Agreement and Restrictive Covenant.

2. Initial Homebuyer Requirement. The initial homebuyer must occupy the home as their principal residence, and permanent sublease or renting is not allowable.
3. Subsequent Homebuyer Requirements and Reasonable Range of Low-Income Homebuyers. When sold, the home must be made affordable to a reasonable range of low-income households. Affordable is defined as a monthly housing cost for mortgage principal, interest, taxes and insurance of not more than 38% of the gross monthly income for a household between sixty percent (60%) and eighty percent (80%) percent of the area median income, adjusted for household size.

The initial homebuyer may not sell the home during the affordability period except in a manner that results in a subsequent homeowner who will occupy the home as their principal residence and whose household income is between sixty (60%) and eighty percent (80%) of area median income, adjusted for household size. To accomplish this, proceeds from the sale that exceed the fair return on investment will be returned to the HOME account to be used to make the unit affordable for a subsequent homebuyer.

The Consortium will verify the subsequent buyer's income eligibility. To determine maximum purchase price paid by the subsequent homebuyer, the Consortium intends to use the HOME affordable homeownership limits for the area provided by HUD in accordance with 24 CFR 92.254(a)(2)(i).

4. Security. Any HOME funds invested in housing that does not meet the affordability and resale requirements must be repaid to the Consortium. The Consortium will secure its financial interest in the affordability requirements through a recorded Restrictive Covenant, a Recoverable Grant Agreement, a Deed of Trust and/or Promissory Note that will ensure repayment in the event that the affordability requirements are not met.

The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability.

In the event of foreclosure, the Consortium may be at risk of losing its HOME investment in the home and may be required to repay the funds to the HOME Investment Trust Fund Treasury account or the local Consortium account. In order to minimize the Consortium's

risk for repayment in the event of foreclosure, the Consortium will adhere to the following policies:

- a. If the Consortium's HOME investment is a development subsidy, the Consortium will require the developer to provide other suitable security or assurance that the funds will be repaid to the Consortium.
- b. If the Consortium's HOME investment assists a homebuyer on property leased from a community land trust, the Consortium will require the community land trust to secure the HOME investment with a recorded Restrictive Covenant, Recoverable Grant Agreement, Deed of Trust and/or Promissory secured against the leased land.
- c. If the Consortium's HOME investment assists a homebuyer on property not leased from a community land trust, the Consortium will require the homebuyer to secure the HOME investment with a recorded Restrictive Covenant, Recoverable Grant Agreement, Deed of Trust and/or Promissory secured against the land.

In the event that the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the housing can be made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as the family's principal residence.

C. Fair Return to Initial Buyer. A homeowner that sells a HOME-assisted home is provided a fair return on her/his investment. The homeowner that sells a home may receive from sale proceeds their original contribution (down payment), plus amounts paid towards mortgage principal, plus the value of any credit-eligible improvements or replacements paid by homeowner plus/less any agreed-upon appreciation/depreciation. The calculation is further described below:

1. Cash downpayment. The amount of cash paid by the homebuyer to acquire the property.
2. Amount paid to principal. The amount of cash paid by the homebuyer that is credited to principal on a mortgage on the property.
3. Capital improvements. The addition of livable space (bedroom, bathroom, finished basement, finished attic space, porch or deck, the addition of a garage (either attached or detached)) shall be considered a Qualified Capital Improvement. In order to receive credit for a Qualified Capital Improvement, the homebuyer must submit to the Consortium (or leaseholder if a community land trust), prior to commencing construction, detailed plans, itemization of expected costs and permits for the proposed construction. The Consortium (and leaseholder if a community land trust) may agree to the scope of the proposed construction and timeline for completion, in addition to

the future affordability of the improvements for subsequent resale to qualified low-income homebuyers. Fifty percent of the value of the qualified Capital Improvements that is agreed to in advance by the Consortium (or community land trust) shall qualify as Capital Improvement Credit.

4. Capital Systems Replacement. For the purpose of qualifying as a Capital Systems Replacement, the roof, plumbing (excluding fixtures), foundation, electrical (excluding fixtures), heating, sewer line, insulation, or windows, shall be considered Capital Systems if at least fifty percent of the Capital System is replaced and the new Capital System has an expected life-span of at least thirty years. The addition of alternative energy production system(s) shall qualify for credit under this passage. In order to receive a credit for Capital Systems Replacement, the homeowner must consult with the Consortium (or community land trust) prior to replacing a Capital System, and an agreement must be reached between the homeowner and Consortium (or community land trust) regarding the scope and cost of the proposed replacement. The intention of this credit is to encourage and create incentives for homeowners to maintain the functionality of these systems and to increase the quality of energy efficiency, durability and ease of maintenance over time while simultaneously maintaining affordability. Provided all conditions of this paragraph and the agreement between the Consortium (or community land trust) and homeowner described herein are met, the following payment schedule shall apply:

If the home sale is less than 10 years from Capital System Replacement, 100 percent of the cost can be credited. If the home sale is between 10 and 20 years from Capital System Replacement, 50 percent of the cost can be credited. Replacement of less than fifty percent of any Capital System will be considered repair and the cost of such a repair will not be eligible for credit under this section.

5. Appreciation/Depreciation. Skagit County uses the housing price index (HPI) calculator, provided by the Federal Housing Finance Agency, to achieve its dual goals of providing a fair return to the original homeowner/seller at resale and ensuring an affordable price to the incoming, low-income homebuyer. The calculator can be accessed at <https://www.fhfa.gov/datatools/tools/pages/hpi-calculator.aspx> using the Mount Vernon-Anacortes, WA MSA.

The resale formula stipulates that the homeowner, should they choose to sell, will be able to sell the home for the original price paid (not including the HOME subsidy at the time of purchase) plus 25% of any increase in the combined value of the home and land based on the HPI during the time of ownership. Additionally, at resale, the homeowner is allowed to receive an equity "credit" for qualified capital improvements made, as follows: 100% of the increase in appraised value attributable to the addition of one (1) or more bedroom and one (1) or more bathroom and 50% of the actual cost for the work of other qualified capital improvements.

6. Fair Return at Resale Example. Following is an example of how the resale formula is designed to work, using hypothetical market conditions.

At initial purchase:

205,000.00	Market value of land and improvements, as determined by appraisal at initial purchase
<u>25,000.00</u>	HOME development subsidy
<u>180,000.00</u>	Purchase price of home paid by homebuyer

At resale, five (5) years later:

292,000.00	Market value of land and improvements, based on HPI calculator at time of resale
87,000.00	Increase in value of land and improvements from initial purchase to resale
0.25	Homeowner's percentage share of appreciation in value
21,750.00	Homeowner's dollar value of appreciation per resale formula (\$87,000 x 25%=\$21,750)
2,500.00	Homeowner's initial cash downpayment
4,500.00	Amount of principle paid by homeowner
7,500.00	Capital improvements (addition of garage after receiving prior approval)
<u>1,400.00</u>	Capital system replacement—replace water heater in the past year
<u>37,650.00</u>	Homeowner Fair Return on Investment

Sale to next buyer:

292,000.00	Value of land and improvements, based on HPI calculator at time of resale
<u>(65,250.00)</u>	Less reinvestment of increase in value of land and improvements from initial purchase to resale
<u>226,750.00</u>	Calculated purchase price paid by incoming low-income homebuyer benefiting from reinvestment appreciation

In this example, the home is sold to an income-eligible household—a property that now has a Housing Price Index-calculated market value of \$292,000.00—for an affordable price of \$226,750.

By using a market rate appraisal conducted by an independent, state-licensed appraiser to establish the value of the property prior to the initial purchase of the home, Skagit County

follow the standard practice for all real estate purchase transactions. By using the Housing Price Index to determine the value, upon notice of intent to sell by the homeowner, Skagit County ensures that the previous and prospective homeowners and the public have a transparent method of determining the home price. In this way, the market values are easily measured, professionally determined, and publicly accessible. No subjective judgments are made by Skagit County or the homeowner as to what constitutes value and how value is determined.

- D. Resale Process.** The homebuyer must notify the Consortium prior to offering the home for sale. The homebuyer will need to provide the Consortium with documentation of principal paid, capital improvements made, and capital systems replaced in order to help determine the homebuyer's fair return on investment. Within thirty days, the Consortium will provide a written response regarding the homeowner's fair return on investment.

Proceeds from the sale that exceed the fair return on investment will be returned to the Home Trust CHDO's HOME account to be used to make the unit affordable for a subsequent homebuyer.

Call For Approval of Submission of The HOME INVESTMENT PARTNERSHIPS PROGRAM 2023-2027 Consolidated Plan, 2023 Annual Action Plan, and Application for Federal Assistance SF-424

WHEREAS, the region comprising Skagit County, Whatcom County, and Island County has a shortage of homes which lower-wage workers and other low-income people can afford; and

WHEREAS, cooperation among local governments supports existing local efforts aimed at reducing homelessness and increasing the supply of homes lower-wage workers and others can afford to lease or own; and

WHEREAS, the federal government offers funding and technical assistance aimed at increasing the supply of decent, safe, and affordable housing available to low-income and very low-income families, including offers from the HOME Investment Partnerships Program (HOME Program) created in the National Affordable Housing Act of 1990; and

WHEREAS, a HOME Consortium of Skagit, Island, and Whatcom Counties has been awarded funding from the federal Department of Housing and Urban Development for HOME program funding; and

WHEREAS, THE home Consortium of Skagit, Island, and Whatcom Counties has developed a Consolidated Plan outlining Consortium priorities and objectives for the use of HOME funds, including an Annual Action Plan for FY 2023, and an application for Federal Assistance as required by the U.S. Department of Housing and Urban Development; and

WHEREAS, this Home Consortium seeks approval for submission of these documents; and

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY ORDERED, that the Board of Skagit County Commissioners hereby approves submission of the 2023-2027 Consolidated Plan, 2023 Annual Action Plan, Application for Federal Assistance SF-424, and Additional Requirements as attached hereto and incorporated herein and designates Commissioner Lisa Janicki as the authorized representative to sign the agreement.

PASSED this 1 day of May, 2023.

RESOLUTION



BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

RECUSED

Ron Wesen, Chair



Lisa Janicki, Commissioner

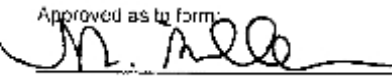


Peter Browning, Commissioner


Attest



Amber Epps
Clerk of the Board

Approved as to form:


Civil Deputy Prosecuting Attorney

Approved as to Content:


Department Head

RESOLUTION

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan to the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.

Alisa Janich
Signature of Authorized Official

5/1/2023
Date

Commissioner
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD

Use of Funds -- It has complied with the following criteria.

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 20001d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

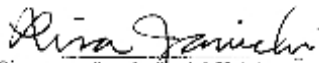
5/1/2023
Date

Commissioner
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 5/1/2023
Signature of Authorized Official Date

Commissioner

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

 5/1/2023
Signature of Authorized Official Date

Commissioner
Title _____

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.


Signature of Authorized Official

5/1/2023
Date

Commissioner
Title _____

APPENDIX TO CERTIFICATIONS

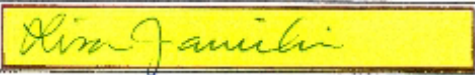
INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424		
*1. Type of Submission:	*2. Type of Application:	*3. If New, select appropriate date(s):
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	_____
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	* Other (Specify):
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	_____
*3. Date Received:	4. Applicant Identifier:	
_____	_____	
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
_____	_____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
d. APPLICANT INFORMATION:		
*a. Legal Name: <u>Skagit County, WA</u>		
*b. Employer/Taxpayer Identification Number (EIN/TIN):	*c. UEI:	
<u>91-3081361</u>	<u>LJ2209F2X130</u>	
d. Address:		
* Street 1:	<u>1200 Constitution Place</u>	
* Street 2:	_____	
* City:	<u>Skagit, WA</u>	
* County/Parish:	_____	
* State:	<u>WA, Washington</u>	
* Province:	_____	
* Country:	<u>USA: UNITED STATES</u>	
* Zip / Postal Code:	<u>98722-5674</u>	
e. Organizational Unit:		
Department Name:	Division Name:	
<u>Public Health</u>	<u>Community Services</u>	
f. Name and contact information of person to be contacted on matters involving this application:		
* Title:	* First Name:	
<u>Working Resource Coordinator</u>	<u>Madeline</u>	
Middle Name:	_____	
* Last Name:	<u>Wardley</u>	
Suffix:	_____	
* Title:	_____	
Organizational Affiliation:		
<u>Skagit County Public Health</u>		
* Telephone Number:	* Fax Number:	
<u>360-426-2014</u>	_____	
* Email:	_____	
<u>madeline@skagitcounty.gov</u>	_____	

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1. Select Applicant Type: <input type="text" value="County Government"/>	
Type of Applicant 2. Select Applicant type: <input type="text"/>	
Type of Applicant 3. Select Applicant type: <input type="text"/>	
* Other (Specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.215"/> CFDA Title: <input type="text" value="HOME Investment Partnerships Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="14.215"/> * Title: <input type="text" value="HOME Investment Partnerships Program"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Equester Society Development"/>	
Attach supporting documents as specified in agency instructions <input type="button" value="Add Attachments"/> <input type="button" value="Cancel Add Attachments"/> <input type="button" value="Cancel Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a Applicant: MA-090	* b Program/Project: 41-1600
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a Start Date: 01/01/2023	* b End Date: 06/30/2024
18. Estimated Funding (\$):	
* a Federal	1,001,000.00
* b Applicant	0.00
* c State	411,111.00
* d Local	250,000.00
* e Other	0.00
* f Program Income	0.00
* g TOTAL	1,662,111.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on: <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> -- I AGREE	
** The list of certifications and assurances, or an internal site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Ma.	* First Name: Lisa
Middle Name: <input type="text"/>	
* Last Name: Curlock	
Suffix: <input type="text"/>	
* Title: Commissioner	
* Telephone Number: 150-410-1330	* Fax Number: <input type="text"/>
* Email: <input type="text"/>	
* Signature of Authorized Representative:	* Date Signed: 5/1/2023
	

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

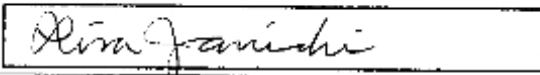
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will report the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4765) relating to prescribed standards of merit systems for programs funded under one of the 13 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900-Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VII of the Civil Rights Act of 1964 (P.L. 86-362) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Control and Treatment Act of 1972 (P.L. 92-205), as amended (relating to nondiscrimination on the basis of drug abuse); (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-615), as amended (relating to nondiscrimination on the basis of alcohol abuse or alcoholism); (g) §§523 and 527 of the Public Health Service Act of 1944 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended (relating to confidentiality of alcohol and drug abuse patient records); (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424-D (Rev. 7-87)
Prescribed by GMB Circular A-105

11. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§275a (a), 278a-1), the Copeland Act (40 U.S.C. §276c and 15 U.S.C. §674), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327.333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of food hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (15 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11663 (identification and protection of historic properties), and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. §§466a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		Local Director	
APPLICANT ORGANIZATION		DATE SUBMITTED	
State of Florida		5/1/2023	

SF-421D (Rev. 7-97) Back

HOME-ARP



Skagit County HOME Consortium

HOME ARP Plan
October 28th, 2022

Introduction

The Skagit/Island/Whatcom County HOME Consortium will receive \$3,591,066 in Home Investment Partnership American Rescue Plan (HOME-ARP) funds from the U.S. Department of Housing and Urban Development (HUD). This supplemental funding was allocated by formula under the HOME entitlement program and must primarily benefit individuals and families who are experiencing homelessness, at risk of homelessness, or in other vulnerable populations at greatest risk of housing instability.

This plan includes:

- A summary of the consultation and public participation processes undertaken by the Consortium;
- An assessment of the needs of qualifying populations and gaps in local housing and services systems;
- A Plan for uses of HOME-ARP funds for eligible activities.

Consultation

This HOME-ARP allocation plan was prepared in consultation with a broad group of stakeholders whose constituents includes HOME-ARP qualifying populations. We fielded an electronic survey, and we held 5 virtual consultation sessions. Our Consortium specifically sought consultation with agencies serving qualifying populations, including nonprofit agencies, housing authorities, local governments, continuum of care agencies, and victims supports agencies. A list of organizations consulted is included as Appendix A.

Survey Feedback

We received 14 responses to the online survey. Not all respondents answered every question, but the narrative below summarizes the results and key themes raised.

Geographic Area Represented

- Skagit County -4
- Whatcom - 7
- Island - 2
- All of the above - 1

Gaps that should be prioritized

- There is not enough affordable housing for very low income and/or homeless individuals. People are on waiting lists for years.
- Should prioritize families between 60-80% AMI
- Supportive services are our biggest need and gap (in Whatcom). Rental development is also an enormous gap, but the requirement for 70% of units to serve ARP populations will be challenging for larger developments. I have concerns about TBRA with a time-limited fund source.

- Truly homeless and those fleeing domestic violence and human trafficking
- It would be helpful to have these funds deployed in a way that does not create a large need for ongoing services—either by subsidizing rentals for low-income households or by adding a relatively small number of additional supportive housing units. If supportive housing units are added, some of the funding should go towards an operating reserve.
- Needs: TBRA, non-profit operating and capacity building, and supportive services, acquisition & development of non-congregate shelter
- Acquisition and Development of non-congregate Shelter. i.e. single-room dormitory-style.
- Supportive services that include intensive case management and psychiatric care.
- Priority should be given to Nonprofit Operating & Capacity Building Assistance & Rental housing development, if any development were to come to completion, I would also suggest Supportive Services to the property(s) in increase project success.
- Look for the greatest (population) need.
- I think the biggest gaps are the number of available, affordable rental units, and also supports for families with children who do not screen into housing services because they are not literally homeless, but who are highly vulnerable and need intervention and support to mitigate childhood trauma and improve outcomes so those children in our community are not at risk of becoming our next generation of people experiencing homelessness.
- Not making a family live in their car or on the street before they can access assistance.
- People who can't afford market rate housing but do not qualify for housing assistance
- People experiencing homelessness
- Acquisition & Development of Non Congregate Shelter
- Supportive Services (defined by McKinney-Vento and ESG)
- Rental housing development
- Non-congregate shelter development/acquisition in 1 or 2 small cities of Whatcom County, in collaboration with feasibility work being done.
- Supportive services for families experiencing homelessness.
- Operating/capacity support in conjunction with any of the above projects.

Needs that should be prioritized

- Affordable housing and low or no income small group housing.
- Construction of new housing.
- Actual housing (physical buildings), we can issue vouchers all day but the lack of rentals is very troubling in Island County.
- Emergency shelter for families with children, long-term affordability for low-income households, supportive services for people with history of chronic homelessness, other specialty shelters for individuals not well served by large congregate facilities.
- Immediately available shelter
- Safe migrant worker housing
- Intensive case management
- Coordinated medical and psychiatric care. General immediate medical care and coordination
- I would suggest prioritizing a blend of People experiencing Homelessness and other groups experiencing housing instability.

- People experiencing homelessness, families at risk of homelessness. Fleeing DV I feel like is a priority, but also already included in both of those groups/definitions.
- Support services so individuals don't have homelessness as a cycle they fall back into.
- Affordable rental housing development. Use the minimum wage at 30 hours per week as the standard for what makes housing affordable. Most people earning minimum wage are not full time because those jobs are deliberately part time so that employers have no responsibility for paying benefits. No one should need to work multiple jobs just to afford housing.
- Acquisition & Development of Non Congregate Shelter
- Helping the high number of homeless families with children get sheltered, stabilized, housing ready, and permanently housed.

Do you think our HOME Consortium should prioritize one of the qualifying populations or subgroups within them ahead of others? If yes, which one(s) and why?

67% No

33% Yes

Ranking Uses of ARPA funds

The survey asked respondents to rank the possible uses of funds. The highest ranking use was affordable housing development and lowest ranking was non-congregate shelter. The survey included an opportunity for respondents to explain their choices.

Under affordable housing development, comments included:

- We are sorely lacking in affordable rentals;
- Ultimately, more affordable rental units is really what is going to impact the community the most and help us get upstream of the problem, rather than continuing to spend money to fund short-term band-aid solutions.

Another two respondents noted that all of the areas of funding were needed.

Feedback provided in Consultation Sessions or 1x1 meetings

The most consistent theme shared during the consultation session was the shortage of affordable rental housing units. Attendees sometimes referenced low rental vacancy rates or challenges finding housing for the clients they serve.

Attendees also referenced that services funding is needed to support homeless and at-risk populations. Several subpopulations of need were referenced:

- Seniors
- Families with Children
- Farmworkers
- DV and sex trafficking victims (can have different needs and outreach)
- People living in mobile homes

Other feedback received:

- We should consider a focus on prevention and that we have some local diversion programs that have good results.
- We should act with urgency and support immediate needs in the community—the era of tents and RV housing needs to come to an end.
- The pandemic has negatively impacted many nonprofits, this could be an opportunity to address some of the gaps in capacity that have resulted (through operating and capacity building)
- Rehabilitation and predevelopment funds are needed.

Public Participation/Hearing

The Consortium held a public comment period on its draft HOME-ARP plan/2021 Substantial Action Plan Amendment. The comment period began on September 1, 2022 and closed on September 29, 2022.

The Consortium held a public hearing on September 19, 2022 at 1:00 p.m. in the Skagit County Commissioners Hearing Room to receive feedback on the plan. The public hearing was advertised twice in the Skagit Valley Herald, on September 1st and September 8th in both English and Spanish, and the advertisement included detailed information about accommodations for people with disabilities and special needs. The draft plan was posted on the Skagit County Public Health website on September 1st 2022. Notification of the public hearing and an invitation to provide feedback was distributed to all Consortium members and via an email listserve that has 3,900+ subscribers.

The Consortium did not receive any written feedback on the plan outside of its initial consultation period, and no one attended the public hearing.

In terms of broadening public participation, our Consortium provided flexible ways for people to provide feedback. During the consultation process we held online meetings, used an electronic survey, and met with people 1x1 and accepted email feedback for people who could not attend the session. For the public hearing, our public hearing was available in person and online, and we accepted feedback through email, written correspondence and phone calls.

Needs Assessments and Gaps Analysis

HOME-ARP funds must be used to primarily benefit individuals or families that are:

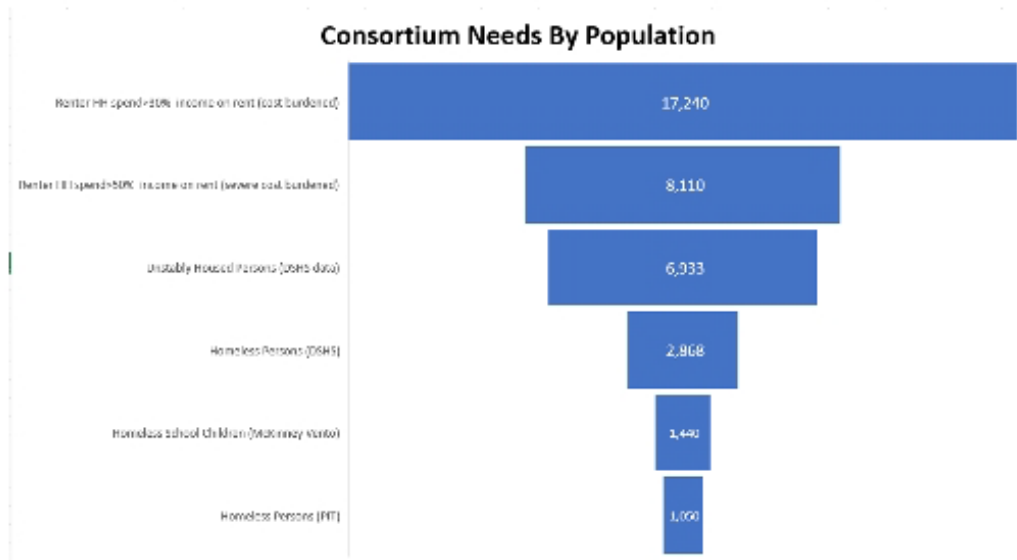
- Homeless (Section 103 or McKinney-Vento definition)
- At risk of homelessness
- Fleeing domestic violence, human trafficking
- Other groups experiencing housing instability
- Veterans meeting these criteria

A complicating factor to understanding the true picture of homelessness is that there is no single definition of homelessness in the United States and as a result there are varying numbers of homelessness reported. For HOME-ARP, the definition of homelessness does not mean someone has to literally be living outside. The definition of homelessness includes people who lack a fixed, regular, and adequate nighttime residence; who are sleeping in places not designed for human habitation (ex. cars, parks, abandoned buildings, camp grounds; people in other temporary living arrangements, including hotels and motels paid for by government programs or nonprofits); people living in shelters; people who

will imminently lose their housing, have a 14-day eviction notice or would otherwise lose their housing within 14 days.

Size and Composition of Qualifying Populations

The table below shows a range of need estimates based on different data sources and definitions of need.



Unstably Housed/At Risk of Homelessness

According to HUD Comprehensive Housing Affordability Strategy (CHAS) data, 17,240 renter households in the three County Consortium (not including Bellingham) spend more than 30% of their gross monthly income on their rent. A total of 8,110 households spend more than 50% of their income on rent. Another estimate for unstably housed comes from Washington State DSHS estimates that compiles data from 4 client database systems. That system identifies 6,933 unstably housed people (individuals, not households) in the region. The average household size in our region is 2.5 people, so it is possible to translate estimates between individual and household estimates.

Overall, no matter which data source you examine, there are many thousands of individuals and households that are unstably housed in our region.

Homelessness Estimates

Each year, Continuums of Care (CoCs) are required by HUD to conduct a count of who is experiencing homelessness. In addition to counting anyone staying in an emergency shelter on that night, outreach is conducted to identify persons spending the night outdoors or in places not meant for human habitation.

The Point-in-Time (PIT) count identifies the number of people who were homeless on that particular night.

By itself, the PIT Count is not a reliable predictor of how many people will be homeless or receive housing resources in a year. In total, the 2020 PIT count identified 1,050 sheltered and unsheltered people in 2020. We chose to reference 2020 PIT data because an unsheltered count was not conducted in 2021 due to the Coronavirus Pandemic. Data from the 2022 count is not yet complete. Another reference point for homelessness is DSHS data, which showed that there are 2,868 homeless individuals in the Consortium Area.

Because the HOME-ARP definition of homelessness is quite broad, the PIT and DSHS estimates are likely a significant undercount, because they do not include people that will lose their housing within 14 days or who lack a fixed, regular, and adequate nighttime residence (often called "couch surfing").

One more way to estimate the number of homeless people in the Consortium region is to look at school district data for homeless students. An advantage of this data is that school districts use the McKinney-Vento definition of homelessness, which matches up to the HOME-ARP definition. A disadvantage of the data is that it only includes the student, and not any adult household members. The table below shows that the most recent school district identified 1,440 homeless students in the Consortium area (including Bellingham).

2021 Homeless Student Data (McKinney-Vento)	Total
Coupeville School District	54
Oak Harbor School District	173
South Whidbey School District	85
Island County Total	312
Anacortes School District	46
Burlington-Edison School District	110
Concrete School District	14
Conway School District	9
ESD 189 acting as a school district	0
La Conner School District	25
Mount Vernon School District	143
Sedro-Woolley School District	205
Skagit County Total	552
Bellingham School District	283
Blaine School District	34
Ferndale School District	58
Lummi Tribal Agency	0
Lynden School District	34
Meridian School District	26
Mount Baker School District	86
Nooksack Valley School District	55
Whatcom County Total	576
Total for Three Counties	1,440

Fleeing, or attempting to flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

It is similarly challenging to identify a firm estimate of the number of people that are currently fleeing, or attempting to flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking. Many of the data sources referenced earlier, including the school district McKinney Vento statistics, and DSHS data do not track domestic violence statistics. And as previously referenced the PIT Count is not a complete estimate either. Compounding this challenge is the fact that an estimated 50% of DV victims do not report their perpetrators' crimes to the police. Setting these data limitations aside, we do know that:

- According to the National Intimate Partner and Sexual Violence Survey, an estimated 32% of women will be victims of physical violence, and 16% will be victims of sexual violence in their lifetimes;
- National estimates are that roughly 80% of homeless mothers with children have previously experienced domestic violence.
- Households headed by a female and with children are at higher risk of experiencing domestic violence
- Using PIT count data alone, we would estimate that 200 individuals in the Consortium region that are currently homeless have experienced domestic violence.
- The PIT count is likely a significant undercount of need—in 2020 DVSAS fielded 930 calls for assistance from people experiencing domestic violence.

Populations at Greatest Risk of Housing Instability

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability (e.g., moving two or more times during the last 60 days due to economic reasons). The table below shows that there are 7,025 households below 30% AMI, but only 4,520 units affordable at that level, implying a gap of 2,505 units. Furthermore, there are 5,155 renter households that earn <30% AMI and have one or more severe housing problems.

Total Consortium Area (does not include Bellingham)	Current Inventory	Level of Need	Gap Analysis
Total Rental Units	38,815		
Rental Units Affordable to HH at 30% AMI (At risk of Homelessness)	4,520	7,025	2,505
Rental units affordable to HH at 30-50% AMI	4,845	6,140	1,295
0-30% AMI Renter HH with 1/ or more severe housing problems (at risk of homelessness)		5,155	
30-50% AMI renter HH w/1 or more sever housing problems (other populations)		5,105	

Gaps within the current shelter, housing, and service delivery systems

The following table identifies beds and units available in the homelessness system. The summary is for the three county region, and includes properties within the City of Bellingham.

Type of housing (from HIC)	Household w/Child		Child Only		Adults only		Total Beds	Total Units
	Beds	Units	Beds	Units	Beds	Units		
Emergency Shelter	534	156	18	11	608	260	1160	427
Transitional Housing	273	97	-	-	86	73	359	170
Rapid Rehousing	593	206	-	-	261	260	854	466
Permanent Supportive Housing	120	38	-	-	436	414	556	452
Totals	1520	497	18	11	1391	1007	2929	1515

Gaps for Shelter

As the table below shows, there is more need for shelter than current number of beds. Even just accounting for children and not adults—there are 1,440 homeless students and only 534 beds of shelter for households with children. Similarly, the DSHS estimate is 2,868 homeless persons, while our region only has 1,160 beds of shelter. It is important to note that many of these beds are mats in shared congregate shelter spaces.

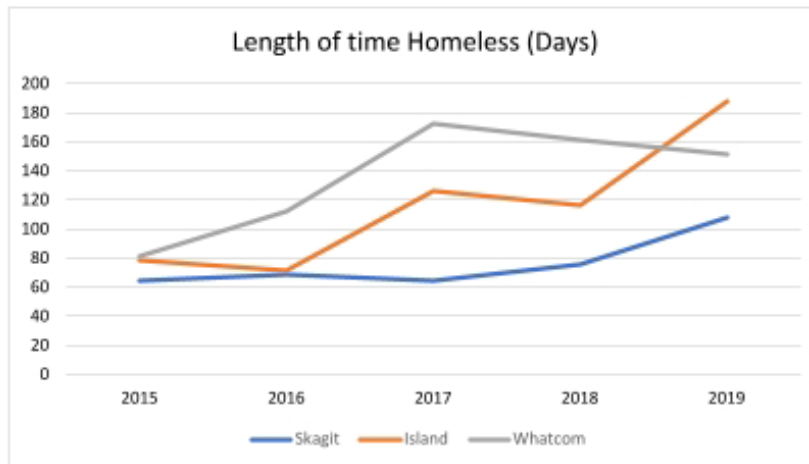
Shelter Available			Need Estimates		
Type of housing	Total Beds	Total Units	PIT estimate homeless	DSHS estimate Homeless Persons	Homeless students
Emergency Shelter total	1160	427	1050	2,868	
Emergency Shelter (available for households with children)	534	156			1,440

For many years our region has recognized that there is a need for additional low-barrier shelter. One of the biggest challenges in planning shelter needs regionally is that capacity depends on the amount of time it takes to obtain housing for those who enter shelter. If there are transitional or permanent housing resources available, those who enter shelter are quickly connected to housing and fewer emergency shelter beds are needed on an ongoing basis. However, our shelter providers can experience bottlenecks as there is not affordable housing for shelter residents to move into.

Gaps for Transitional and Affordable Housing

In addition to shelter needs, there are significant gaps for transitional or permanent housing. According to data from the Washington State Homeless System Performance Report Cards, people accessing our housing systems are spending more than 100 days homeless, and many are not able to successfully exit to permanent supportive housing. Unfortunately the length of time homeless has been increasing for all three counties over the last several years.

	Total Entries	Length of time homeless	Exits to Permanent Housing
Skagit County	1,260	108	43%
Island County	806	188	80%
Whatcom County	1,901	151	61%



Domestic Violence Service Capacity

Our Consortium Region has several programs and providers that serve people fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking. They include shelter, rapid rehousing, transitional housing, and prevention services. A major challenge for these programs is availability of permanent housing supply.

	2021
Households served during year	224
Households exited from programs	198
Households exited to temporary housing	110 (56%)
Households exited to Permanent Housing	57 (29%)

Source: WA State Commerce 2021 Golden Report

Gaps for Other Populations

For other populations at greatest risk of housing stability, there is a gap of thousands of affordable units, as evidenced by the table below. There are an estimated 5,155 renter households that earn <30% AMI and have one or more severe housing problems, which would qualify them for the “at risk of homelessness” category of housing.

Total Consortium Area (does not include Bellingham)	Current Inventory	Level of Need	Gap Analysis
Total Rental Units	38,815		
Rental Units Affordable to HH at 30% AMI (At risk of Homelessness)	4,520	7,025	2,505
Rental units affordable to HH at 30-50% AMI	4,845	6,140	1,295

Information from Consortium 5 Year Plans

Each county within the HOME Consortium submitted 5 Year Homeless Housing Plans to the State Department of Commerce, and provide annual updates on the plans. The plans provide valuable insight into the needs and gaps in each community. Highlights from those plans are included below:

Island County

- Limited Capacity in all types of housing stock and with Housing Providers' capacity to scale services to meet the need
- Deficient amount of funding and funding restrictions
- Lack of cross system collaboration

More specific gaps were identified within the Homeless Crisis Response System:

- Housing and services for homeless individuals entering the community from jails, correctional facilities, foster care, hospital, treatment facilities, mental institutions, and those who are chronically unsheltered
- Low Barrier/Housing First-Harm Reduction Housing (for chronically unsheltered and other high-needs populations)
- Integration of planning across systems serving homeless populations
- Support for those struggling with addictions
- Need Units/beds of Medical Respite Care to provide medical oversight for sick and injured homeless individuals.
- Additional units of affordable housing when homeless households are ready to reenter mainstream.
- Need to continue to improve case management and coordination between housing providers and other systems of care to meet needs of the most vulnerable
- Transportation when Island Transit not available
- Regulations not supporting certain types of housing
- Emergency shelter with shower, laundry and acceptance of pets

Skagit County

System Gaps & Opportunities:

- Transportation: There is a significant lack of transportation options for people without access to a personal vehicle in Skagit County.
- Childcare: Free or low-cost childcare is a scarce resource in Skagit County.

- Medical and behavioral health services: Regular health care becomes especially difficult to access without a stable living environment.
- Day services/drop-in centers: Drop-in service centers that offer basic human dignities, such as restroom, shower, laundry and storage access for people experiencing homelessness are virtually nonexistent in Skagit County.
- Emergency Night-by-Night Shelter: As noted earlier, a low-barrier nightly shelter would greatly impact the safety and dignity of people experiencing homelessness in our community (since the report was published a Pallet/tiny cabin shelter was created)
- Permanent Supportive Housing: PSH projects are one of the most effective and beneficial services for the most vulnerable people experiencing homelessness in our community.

Whatcom County Strategic Plan to End Homelessness

Community Challenges Identified:

- Affordability and Availability of Housing Units: planners have estimated the need for an additional 11,000 affordable housing units
- Population Growth: in the five years following 2013, the population of Whatcom County grew by 19,578 people, but housing units only increased by 5,457 units
- Health Services for Housing Stability: Although mental illness and substance abuse rates have remained relatively steady and are not the leading causes of homelessness, a shortage of treatment options for those struggling with substance use disorder and/or poor mental health is an enormous challenge for people experiencing homelessness.

Seven Evidence-Based Strategies were included in the plan:

1. Centralized Point of Entry
2. Rapid Re-Housing
3. Permanent Supportive Housing
4. Increase the Supply of Affordable Housing
5. Homelessness Prevention and Diversion
6. Interim Housing (Both emergency shelters and transitional housing)
7. Economic Security (Income, employment, and financial stability)

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The HOME-ARP notice defines “other populations” as populations who do not meet the criteria as established in the previous populations (homeless individuals, individuals at-risk of homelessness, individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking) as such:

- (1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness is defined as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance,

including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.

(2) At Greatest Risk of Housing Instability is defined as household who meets either paragraph

(i) or (ii) below:

(i) has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs);

(ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the "At risk of homelessness" definition established at 24 CFR 91.5:

For the purposes of this allocation plan, this PJ will consider "other populations" households at greatest risk of housing instability (meaning households in the community making less than or equal to 50% AMI and still rent burdened).

Identify priority needs for qualifying populations:

Skagit and Island Counties plans to prioritize the creation of new units of affordable housing opportunities for qualified populations where possible. Whatcom County plans to prioritize the creation of new units of non-congregate shelter.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The level of need and gaps have been determined through consultation with local service providers, local area data, reports, and studies referenced in the previous section. The data and reports highlight that the most pressing need in our community is the production of additional units of affordable housing, including shelter.

Plan for Use of HOME ARP Funds

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The Consortium plans to select affordable housing and shelter projects through a competitive funding opportunity (NOFA) process similar to how it has historically selected projects. For affordable rental housing projects, the Consortium plans to use the State Combined Funders application, which includes information about the project, population served and financial information. For shelter project applications, the Consortium will develop a similar NOFA process. Applications are reviewed and scored by the Skagit County HOME Consortium Executive Advisory Committee.

Describe whether the PJ will administer eligible activities directly:

No, the PJ will not administer activities directly.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No funds have been provided to a subrecipient or contractor prior to HUD's acceptance of the HOME ARP allocation plan.

Use of HOME ARP Funding

	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$0	0	
Acquisition & Development of Non Congregate Shelters (Whatcom County)	\$1,051,716.64	29%	
Development of Affordable Rental Housing (Island County)	\$710,157.26	20%	
Tenant Based Rental Assistance (TBRA)	\$0	0%	
Development of Affordable Rental Housing (Skagit County)	\$1,541,906.81	43%	
Non-profit Operating	\$0	\$0	5%
Non-Profit Capacity Building	\$0	\$0	5%
Admin & Planning	\$287,285.28	8%	15%
Total	\$3,591,066 .00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

As the table above illustrates, the Consortium plans to allocate its funding to the development of affordable rental housing development and acquisition and development of non-congregate shelters. To maintain geographic equity, the plan allocates HOME ARP funding using geographic targets by participating county. The allocation percentages are in line with the HOME ARP allocation formula used by HUD.

Although HUD would allow the Consortium to take a 15% admin rate, the PJ believes that the program can be administered at an 8% admin rate. If projects are delayed or are more complex than anticipated, it is possible that the Consortium may need to amend this plan to take a larger admin expense to complete the projects.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:



It is possible that development projects, including shelters will be designed to serve specific qualifying populations. For example, shelter projects would prioritize homeless populations instead of serving unstably housed people that do not need shelter. It is possible that development projects, including shelters will be designed to serve specific qualifying populations. For example, shelter projects would prioritize homeless populations instead of serving unstably housed people that do not need shelter.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

By aligning its project scoring with the Washington State Housing Trust Fund to prioritize high need populations, the Consortium increases the chances that its development projects will be able to secure the funding leverage needed to move forward. With limited resource available, leveraging state and other funding will maximize the impact of the HOME ARP funds and the number of new units that are ultimately created. Prioritizing high needs populations is also consistent with local housing plans and reports that were referenced earlier in this action plan.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

There are three different Coordinated Entry (CE) systems in the Consortium region (Whatcom, Island, Skagit). Because none of the CE systems serve all of the qualifying populations for HOME ARP, the Consortium will not be able to use CE systems for referral to HOME ARP-funded projects. Instead, each project will develop its own referral methods and lists. Consistent with the practice of our CE system, and in alignment with housing best practices and fair housing law and regulations, we would expect projects will prioritize entry to services based on vulnerability. Each county already uses a vulnerability assessment to serve the highest need members of our community first. The Consortium expects that priority would be given to higher need populations, including households with incomes at or below 30% AMI, projects that serve persons with special needs, including persons with disabilities and homeless persons and farmworkers.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Not Applicable

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Not Applicable

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not Applicable

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The Consortium does not intend to implement any limitations at this time. It is possible that development projects, including shelters may be designed to serve specific qualifying populations. For example, shelter projects may prioritize homeless populations ahead of serving unstably housed people.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not Applicable

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

· Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

The Consortium does not intend to use HOME ARP to refinance existing debt.

· Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

Not Applicable

· *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

Not Applicable

· *Specify the required compliance period, whether it is the minimum 15 years or longer.*

Not Applicable

· *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

Not Applicable

· *Other requirements in the PJ's guidelines, if applicable:*

Not Applicable

Appendix A. List of Agencies Specifically Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Skagit DVSA	DV Services providers, homeless service provider	1x1 meeting
Beacon Development Group	Affordable Housing Development Consultant	Meeting/Information Session
Washington State office of Public Defense	Public agency that addresses needs of QP (all)	Meeting/Information Session
Volunteers of America	Private agency that addresses needs of QP (all); veteran service organization;	Meeting/Information Session
Community Action of Skagit County	Private agency that addresses needs of QP (all); veteran service organization; homeless service provider	Meeting/Information Session, Online Survey
City of Anacortes	Public Agency that address the needs of the QP (all)	Meeting/Information Session
Skagit Goodwill Job Training & Education Center	Private organization that address fair housing, civil rights, and needs of people with disabilities	Meeting/Information Session
Whatcom County Health Department	CoC serving the jurisdiction	Meeting/Information Session, Online Survey
Opportunity Council	Private agency that addresses needs of QP (all); homeless service provider	Meeting/Information Session, Online Survey
Housing Authority of Skagit County	PHA	1x1 meeting
Family Promise	Homeless service provider, Private agency that addresses needs of QP (all)	Meeting/Information Session
Whatcom County Housing Advisory Committee	PHA,; CoC serving the jurisdiction, DV Service providers, Homeless Service Providers	Meeting/Information Session
Anacortes Housing Authority	PHA	Online Survey
Bellingham & Whatcom Housing Authority	PHA	Online Survey, meeting/information session
City of Sedro-Woolley	City, governing entity of contracted PHA (operated by KCHA)	Online Survey
City of Burlington	City	e-mail feedback
City of Bellingham	Public agency that addresses need of QP (all)	Online Survey
YWCA of Bellingham	Homeless Service Provider	Online Survey
Lydia's Place	Homeless Service Provider	Online Survey

Skagit County Public Health	CoC serving the jurisdiction, Public agency that addresses need of QP (all), veteran service provider	Meeting/Information Session/1x1 meeting
Sedro Woolley School District	Public agency that addresses need of QP (school age)	Online Survey
Brigid Collins Family Support Center	Private organization that address fair housing, civil rights, and needs of people with disabilities	Online Survey
Skagit County Legal Aid	Private organization that address fair housing, civil rights, and needs of people with disabilities	Meeting/Information Session
Island County Human Services	CoC serving the jurisdiction; public agency that address needs of the QP (all)	Meeting/Information Session
Island County Housing Authority	PHA	Online Survey

RESOLUTION NO.

**RESOLUTION APPROVING HOME INVESTMENT PARTNERSHIPS AMERICAN RESCUE PLAN
(HOME ARP) GRANT APPLICATION AND CERTIFICATIONS**

WHEREAS the American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021.

WHEREAS a HOME Consortium of Skagit, Island and Whatcom Counties has been awarded \$3,591,066 in HOME ARP funding from the federal Department of Housing and Urban Development (HUD) for a HOME Investment Partnerships Program, and

WHEREAS, HOME ARP funding will support much needed affordable housing and rental assistance for residents of the three county region of Skagit, Island and Whatcom Counties,

WHEREAS, Skagit County, as the lead entity for the HOME Consortium, has completed the required planning and public consultation process to develop an action plan outlining Consortium priorities and objectives for use of HOME funds.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY ORDERED, that the Board of Skagit County Commissioners hereby approves the Application for Federal Assistance and Certifications as attached hereto and incorporated herein between Skagit County and HUD, and designates Peter Browning, Chair as the authorized representative to sign the application agreements

PASSED this 24 day of October, 2022.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Peter Browning
Peter Browning, Chair

Ron Wesen
Ron Wesen, Commissioner

Lisa Janicki
Lisa Janicki, Commissioner

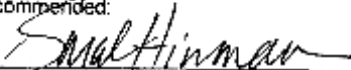
Attest:

[Signature]
Clerk of the Board

RESOLUTION
Page 1 of 2

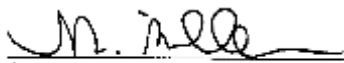
For contracts under \$5,000:
Authorization per Resolution R20030146

Recommended:

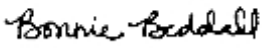

Department Head

County Administrator

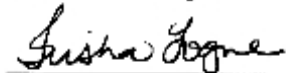
Approved as to form


Civil Deputy Prosecuting Attorney

Approved as to indemnification:


Risk Manager

Approved as to budget:


Budget & Finance Director

RESOLUTION
Page 2 of 2

Application for Federal Assistance SF-424		
*1 Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2 Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revis on, select appropriate letter(s): _____ * Other (Specify): _____
*3 Date Received: _____	4. Applicant Identifier: _____	
aa. Federal Entry Identifier: _____	bb. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
B. APPLICANT INFORMATION:		
* a. Legal Name: <u>County of Washington, MS</u>		
* b. Employer/Expayer Identification Number (EIN/TIN): <u>91-1901161</u>	* c. Organizational OUNS: <u>0018734933000</u>	
d. Address:		
* Street1: <u>1800 Industrial Place</u>	Street2: _____	
* City: <u>Mount Vernon</u>	County/Parish: _____	
* State: <u>MS: Washington</u>	Province: _____	
* Country: <u>USA: UNITED STATES</u>	* Zip / Postal Code: <u>39073-5625</u>	
e. Organizational Unit:		
Department Name: <u>Public Health</u>	Division Name: <u>Community Development</u>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <u>M-</u>	* First Name: <u>George</u>	Middle Name: _____
* Last Name: <u>Boswell</u>	Suffix: _____	
Title: <u>Public Health Analyst</u>		
Organizational Affiliation: <u>County of Washington Public Health</u>		
* Telephone Number: <u>662-416-1147</u>	Fax Number: <u>662-416-1101</u>	
* Email: <u>george@washington.ms.us</u>		

Application for Federal Assistance SF-424		
* 8. Type of Applicant 1: Select Applicant Type: <input type="text" value="Local Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="US Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.210"/> CFDA Title: <input type="text" value="Economic Investment Partnership Program"/>		
* 12. Funding Opportunity Number: <input type="text" value="817"/> * Title: <input type="text" value="Economic Investment Partnership Program (EIP)"/>		
13. Connection Identification Number: <input type="text"/> Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> Add Attachment Delete Attachment View Attachment </div>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Economic Investment Partnership Program (EIP)"/>		
Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> Add Attachments Delete Attachments View Attachments </div>		

Application for Federal Assistance SF-424

16. Congressional District Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="3,541,065.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="3,541,065.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review

c. Program is not covered by E.O. 12372

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:


* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.J., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction –The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 –It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification –It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

Chair

Title

10-29-2022
Date

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management, and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4783) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-615), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 ca 3 and 290 ca-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles I and II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7524-7526) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction on subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523), and; (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in ensuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (19 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 105(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Chair, Board of Commissioners
APPLICANT ORGANIZATION	DATE SUBMITTED
Berkshire County	10-24-2022

Standard Form 424B (Rev. 7-87) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0039
 Expiration Date: 03/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

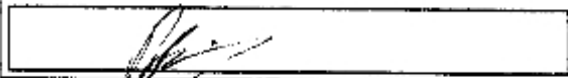
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4730) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1683, and 1686-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
 Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Process Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1506 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514, (b) notification of violating facilities pursuant to EO 11738, (c) protection of wetlands pursuant to EO 11980, (d) evaluation of food hazards in floodplains in accordance with EO 11988, (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.), (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.), (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (16 U.S.C. §523), and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-203).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11503 (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director, Department of Transportation
APPLICANT ORGANIZATION	DATE SUBMITTED
Frank County	10-24-2022

SF-124D (Rev. 7/97) Back

RESOLUTION NO.

**CALL FOR PUBLIC HEARING REGARDING
THE HOME AMERICAN RESCUE PLAN (HOME-ARP) 2021 SUBSTANTIAL AMENDMENT**

WHEREAS the region comprising Skagit County, Whatcom County, and Island County has a shortage of homes which lower-wage workers and other low-income people can afford; and

WHEREAS cooperation among local governments supports existing local efforts aimed at reducing homelessness and increasing the supply of homes lower wage workers and others can afford to lease or own; and

WHEREAS the federal government offers funding and technical assistance aimed at increasing the supply of decent, safe and affordable housing available to low-income and very low-income families, including offers from the HOME Investment Partnerships Program (HOME Program) created in the National Affordable Housing Act of 1990; and

WHEREAS, the American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021; and

WHEREAS, a HOME Consortium of Skagit, Island and Whatcom Counties has been awarded \$3,591,066 in HOME-ARP funding from the federal Department of Housing and Urban Development (HUD) for a HOME Investment Partnerships Program; and

WHEREAS, this HOME Consortium seeks public guidance regarding its HOME-ARP plan which will be submitted to HUD through a 2021 Substantial Action Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED AND NOTICE IS HEREBY GIVEN that a public hearing to receive comments on the HOME ARP Action Plan shall be held on Monday, September 19, 2022 at 1:00 pm, or as soon thereafter as possible in the Commissioners Hearing Room in the County Administration Building, 1800 Continental Place, Mount Vernon, Washington.

PASSED this 29 day of August, 2022.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Peter Broering, Chair

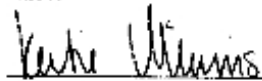
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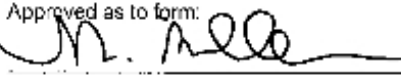
Ron Wesen, Commissioner

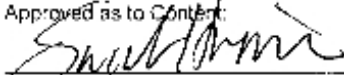
Lisa Janicki, Commissioner



Attest


Clerk of the Board

Approved as to form:

Prosecuting Attorney

Approved as to Content:

Department Head

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Skagit County Board of Commissioners will hold a public hearing on September 19, 2022 at 1:00 p.m. in the Skagit County Commissioners Hearing Room to receive comment on its Home Investment Partnership Program (HOME) American Rescue Plan (ARP) plan. Attendance will be in person or remote by computer, tablet, or smartphone, and will be broadcast on Comcast Skagit 21 Television. Once the public hearing is opened, those who signed up will be called on one-at-a-time to provide public testimony for up to 3 minutes.

The purpose of this hearing is to obtain the views of citizens and other interested parties on the housing development needs of the HOME Consortium service area before a draft HOME ARP Plan is submitted to HUD. The 2021 Annual Action Plan Substantial Amendment is proposed to add the approved allocation of \$3,591,066 specific to Home Investment Partnership Program (HOME) American Rescue Plan (ARP). The public comment period for the HOME ARP plan opens on 8:30 a.m. September 1, 2022, and closes at 4:30 p.m. on September 30, 2022. Copies of the draft plan will be available at Skagit County Public Health, 700 S. 2nd Street Room 301, Mount Vernon, WA, or the documents may be downloaded at <https://www.skagitcounty.net/Departments/HumanServices/HousingMain.htm>. Written comments may be submitted to George Kosovich, Skagit County Public Health, 700 S. Second Street Room 301, Mount Vernon, WA 98273 or georgek@co.skagit.wa.us.

If you are unable to download the draft Action Plan, please contact Skagit County Public Health to request a copy (360-416-1547). Documents can be provided in alternative formats for people with disabilities and may also be translated upon request. Additional arrangements to reasonably accommodate special needs, including accessibility or interpreter, will be made upon receiving three-day advance notice. Contact Linda Hammons at (360) 416-1300, or for Spanish language contact, contact Maria Vivanco at (360) 416-1532.

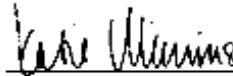
SE DA AVISO A PARTIR DE ESTE MOMENTO de que el Skagit County Board of Commissioners llevará a cabo una audiencia pública el martes, 19 de septiembre a las 1:00 p.m. en 1800 Continental Place, Mount Vernon, Washington. La audiencia pública se transmitirá en línea y el canal de Comcast 21. Para participar en la audiencia pública, se puede participar por computadora. Los que se inscribieron serán llamados uno por uno para dar testimonio público por hasta 3 minutos.

El objetivo de esta audiencia es obtener los puntos de vista de los ciudadanos y otras partes interesadas sobre las necesidades de desarrollo de vivienda del área de servicio del Consorcio HOME antes de presentar un borrador del Plan de Acción Anual a HUD. Este plan incluye \$3,591,066 adicionales específicos para El Plan Rescate Americano (ARP). La hora de comentarios públicos para el Plan de Acción Anual de 2022 se abre a las 8:30 a.m., 1 de septiembre de 2022 y se cierra a las 4:30 p.m. el 30 de septiembre de 2022. Las copias del borrador del plan y los detalles de las enmiendas al plan 2022 estarán disponibles en el Departamento de Salud Pública del Condado de Skagit, 700 S. 2nd Street, Room 301, Mount Vernon, WA, o los documentos se pueden descargar de nuestro sitio web en <https://www.skagitcounty.net/Departments/HumanServices/HousingMain.htm>. Comentarios escritos también se pueden enviar antes de la primera audiencia pública. Enviar comentarios a George Kosovich, al Departamento de Salud Pública, 700 S. Second Street, Room 304, Mount Vernon, WA 98273 o georgek@co.skagit.wa.gov.

Se realizarán arreglos adicionales para acomodar razonablemente las necesidades especiales, incluida la accesibilidad para discapacitados o el intérprete, previa notificación con tres días de anticipación. Comuníquese con Linda Hammons al 360-416-1300 o para comunicarse con el idioma Español, Maria Vivanco al 360-416-1532.

RESOLUTION
Page 1 of 2

NOTICE GIVEN by order of the Skagit County Board of Commissioners this 29 day of August, 2022.



Clerk
Skagit County Board of Commissioners

To be published in the Skagit Valley Herald:

September 1, 2022 and September 8, 2022

RESOLUTION
Page 2 of 2

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Consortium PHA Combined Data</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Skagit County HOME Consortium</p>
	<p>Provide a brief summary of the data set.</p> <p>The Consortium staff/consultant requested the conplan public housing data from each of the four PHA's in the region: Island County, Skagit County, Whatcom County, and Anancortes Housing Authorities.</p>
	<p>What was the purpose for developing this data set?</p> <p>The data populated in the IDIS template did not appear to be correct. For example, it significantly underestimated the number of special purpose vouchers in the region.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>It covers all PHAs in the region.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The current year, 2022/2023 at a point in time when the conplan was being developed (winter and spring of 2022/2023).</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
2	<p>Data Source Name</p> <p>Alternate CHAS data 2015-2019</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing & Urban Development</p>
	<p>Provide a brief summary of the data set.</p> <p>Niether CPD Maps nor IDIS planning suite had been populated with the Consortium boundaries. Therefore, the data in the pre-populated IDIS conplan template tables was very inaccurate and much of it is missing. We used CHAS data from the three counties: Island, Skagit and Whatcom to create these alternative tables and subtracted data from the Cities of Bellingham and Sedro-Woolley. In most cases we show the combined data. For some data, we report each county seperately (e.g. for median income, where it is not possible for us to develop that statistic for the three-county region).</p>
	<p>What was the purpose for developing this data set?</p> <p>See above.</p>

How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
Comprehensive, covering the three-county consortium region.
What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2015-2019
What is the status of the data set (complete, in progress, or planned)?
Complete
3 Data Source Name
2016-2020 American Community Survey (ACS)
List the name of the organization or individual who originated the data set.
US Census Bureau
Provide a brief summary of the data set.
The ACS is a nationwide survey designed to provide communities a fresh look at how they are changing. It is a critical element in the Census Bureau's decennial census program. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data. The CEnsus Bureau releases 5-year estimates of data.
What was the purpose for developing this data set?
Niether CPD Maps nor IDIS planning suite had been populated with the Consortium boundaries. Therefore, the data in the pre-populated IDIS conplan template tables was very inaccurate and much of it is missing. We used ACS data from the three counties: Island, Skagit and Whatcom to create these alternative tables and subtracted data from the Cities of Bellingham and Sedro-Woolley. In most cases we show the combined data. For some data, we report each county seperately (e.g. for median income, where it is not possible for us to develop that statistic for the three-county region).
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
It is a survey that samples across the geography and population.
What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2016-2020. The 2016-2020 data was used to align with the reccomended data set year pre-populated in IDIS.
What is the status of the data set (complete, in progress, or planned)?
Complete
4 Data Source Name
PIC Information Center

<p>List the name of the organization or individual who originated the data set.</p> <p>Madeleine Anthony, Skagit County Public Health</p>
<p>Provide a brief summary of the data set.</p> <p>Totals in Use</p> <p>Table 22 - Public Housing by Program Type</p> <p>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</p>
<p>What was the purpose for developing this data set?</p> <p>To include more recent data from Housing Authority.</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2022</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
<p>5 Data Source Name</p> <p>Combined HIC and PITC</p>
<p>List the name of the organization or individual who originated the data set.</p> <p>Madeleine Anthony, Skagit County</p>
<p>Provide a brief summary of the data set.</p> <p>https://public.tableau.com/app/profile/comhau/viz/DRAFTWashingtonStateHomelessSystemPerformance_CountyReportCardSFY2019/ReportCard</p> <p>https://files.hudexchange.info/reports/published/CoC_HIC_State_WA_2022.pdf</p>
<p>What was the purpose for developing this data set?</p> <p>include more recent data from Department of Housing and Urban Development and Washing State Department of Commerce.</p>

Provide the year (and optionally month, or month and day) for when the data was collected.
2019-2022
Briefly describe the methodology for the data collection.
Pulled Reports.
Describe the total population from which the sample was taken.
N/A
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
N/A
6 Data Source Name
PHA reported data
List the name of the organization or individual who originated the data set.
Madeleine Anthony, Skagit County
Provide a brief summary of the data set.
Self Reported data from each Housing Authority representative.
What was the purpose for developing this data set?
To include more recent data from each public housing authority.
Provide the year (and optionally month, or month and day) for when the data was collected.
2022
Briefly describe the methodology for the data collection.
1:1 data collection requested from each public housing authority.
Describe the total population from which the sample was taken.
N/A
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
N/A
7 Data Source Name
PHA data
List the name of the organization or individual who originated the data set.
Madeleine Anthony, Skagit County
Provide a brief summary of the data set.
1:1 self reported data collected by each public housing authority and submitted to Skagit County for the purpose of completing the HOME Consolidated Plan.

What was the purpose for developing this data set?
To include recent self reported data from each public housing authority.
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
N/A
What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2022
What is the status of the data set (complete, in progress, or planned)?
N/A
8 Data Source Name
HIC/PITC
List the name of the organization or individual who originated the data set.
Madeleine Anthony, Skagit County
Provide a brief summary of the data set.
https://public.tableau.com/app/profile/comhau/viz/DRAFTWashingtonStateHomelessSystemPerformance_CountyReportCardSFY2019/ReportCard
https://files.hudexchange.info/reports/published/CoC_HIC_State_WA_2022.pdf
What was the purpose for developing this data set?
To include more data on homelessness and housing/shelter bed inventory.
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
N/A
What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2019-2022
What is the status of the data set (complete, in progress, or planned)?
N/A

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Mount Vernon receives the Community Development Block Grant (CDBG) annually from the U.S. Department of Housing and Urban Development (HUD) for community development and affordable housing needs. The City is an entitlement community that has received CDBG funds since 2004. CDBG entitlement communities are those that receive direct allocations from HUD by a formula considering factors such as total population, poverty levels, and housing conditions. Periodically, as a condition of receiving this federal financial assistance, the City is required by the U.S. Department of Housing and Urban Development (HUD) to prepare a Consolidated Plan, or strategic plan covering a three- or five-year timeframe. The Consolidated Plan outlines the City's goals and objectives for the CDBG program. The City of Mount Vernon Five-Year Consolidated Plan covers the period from July 1, 2023, through June 30, 2028.

The Plan establishes a strategic course of action for housing and community development in the City of Mt. Vernon. Using the latest available data, this five-year planning document identifies priority housing, homelessness, special populations, public housing, and community development needs. The plan also considers market conditions for a range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing. The plan establishes general strategies for addressing those needs, and integrates the application, planning, and citizen participation requirements for CDBG.

Developed at the commencement of each Consolidated Plan term, the Strategic Plan serves as a guide for developing the Annual Action Plans. The Strategic Plan is designed to help achieve the following National Objectives:

CDBG Objectives

8. Provide decent housing
9. Create suitable living environments
10. Expand economic opportunities

National Objectives

11. Benefit low-income* persons
12. Aid in the prevention or elimination of slums or blight
13. Meet a need having a particular urgency

**For the purposes of the Strategic Plan, the term "low-/ moderate income" includes those households with income at or below 80 percent of the area median income, adjusted for household size, as published annually by HUD.*

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The five-year plan goals include (A) increasing the supply of affordable housing (B) maintaining existing affordable housing stock, (C) supporting public facilities for neighborhood revitalization, (D) increasing

the supply of affordable owner-occupied housing through direct financial assistance to low-income homebuyers, (E) supporting efforts to reduce poverty, and (F) general planning and administration of the City's CDBG program.

3. Evaluation of past performance

The annual Consolidated Annual Performance Evaluation Reports identified the goals and accomplishments for the previous years against the outcomes expected in the 2018-2022 Consolidated Plan. In reviewing activities accomplished with its federal funding the last fiscal year, the City of Mount Vernon advanced its goals of increasing the capacity of housing and human service organizations to serve the homeless and to provide effective support services to priority low-income and homeless populations by conducting a balance of projects. The projects were selected based on consultation with local agencies and in response to the area's countywide Continuum of Care Plan. Along these lines, funds were allocated to public services provided to city residents by Community Action of Skagit County.

In addition, the City chose to focus attention and resources on the revitalization of one of its highest concentration low-income neighborhoods – the downtown area (Census Tract 9525, especially block group 3). Funds were allocated to implementing a flood hazard mitigation project to protect the neighborhood from catastrophic flooding from the adjacent Skagit River. A third focus for the City is the need for land acquisition for new, additional rental housing that can provide supportive housing for people who have experienced homelessness chronically.

4. Summary of citizen participation process and consultation process

PUBLIC HEARING PROCESS: The first public hearing on the Consolidated Plan was held February 8, 2023, following a public notice in the Skagit Valley Herald that was published in English and Spanish. The purpose of the hearing was to obtain the views of citizens and other interested parties on the housing and non-housing community development needs of the City before the draft 2023-2027 Strategic Plan and 2023 Action Plan were prepared.

The draft Consolidated Plan was made available for review and comment by the public between April 11, 2023, and May 11, 2023. The City Council held a second public hearing May 10, 2023 at City Hall. The notice for the public hearing was published April 26, 2023 in a newspaper of general circulation. The draft Plan prior to taking Council. The public was given the opportunity comment on the Consolidated Plan. As a result, the City received over 20 letters/emails expressing support for the City CDBG program and calling for CDBG to be used to support agencies serving the homeless. There was overwhelming support for a dayshelter in Mount Veron.

In addition the City Consulted with agencies through regular participation in HOME consortium meetings and other regional initiatives related to affordable housing, homelessness and other regional needs. The City also reviewed existing studies and recent planning reports to obtain additional information and feedback to inform the goals and objectives of the Consolidated Plan.

5. Summary of public comments

The City received over 20 letters/emails expressing support for the City CDBG program and calling for the City to consider using CDBG funds for continued support for agencies serving the homeless. There was overwhelming support for a day shelter in Mount Vernon.

In addition, the City relied on feedback from other planning and community initiatives as well as feedback from community partners. The City will continue to use CDBG funding to support public facilities, infrastructure improvements, public services, affordable housing and program administration.

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

All feedback was accepted.

7. Summary

The City of Mount Vernon's Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. This Strategic Plan covers Program Years 2023-2027, the period from July 1, 2023, through June 30, 2028.

PRIORITIES: The level of need in a community typically exceeds the limited resources available to help meet those needs. The City uses these priorities and goals as a basis for determining the types of housing and community development programs the City will fund over the next five years with CDBG funds. The City has identified the following general priorities (not in order) for the use of CDBG funding.

Priority 1. Homelessness: The Washington State Legislature required all Counties to develop a ten-year plan to reduce homelessness. The City follows, by reference, Skagit County's Homeless Plan, including its goals and strategies. CDBG funds for public services can be used to address these needs.

Priority 2. Increase affordable housing supply: The cost of rental and homeowner housing is beyond the reach of many Mount Vernon households who are homeless or who are struggling with a severe housing cost burden, putting their future tenancy at risk. The City of Mount Vernon participated in the Skagit County Affordable Housing Advisory Committee process that generated a set of strategies to increase the supply of affordable housing, and the City has been part of the Skagit County Home Consortium since 2015. The City's CDBG program is part of the larger strategy as it relates to housing within Mount Vernon.

Priority 3. Public facilities to support revitalization: The opportunities for Downtown Mount Vernon revitalization are many and they promise to increase safety and create economic development opportunities that will increase employment and housing for LMI area residents. Some of the revitalization activities will require infrastructure upgrades or the development of new infrastructure (e.g. pedestrian mobility improvements, utilities, flood hazard mitigation facilities, etc.).

Priority 4. Preservation: Preservation strategies including home repairs are needed to maintain the stock of existing affordable housing resources.

Priority 5. Assist special needs populations: Public services are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other services.

Priority 6. Administration and planning: Implementation of this consolidated plan requires certain administrative and planning activities including the development of the plan, environmental review of projects, subrecipient monitoring, development of fair housing information, and other activities required by law.

GOALS: Based on the needs, housing market analysis and priorities, the Strategic Plan proposes the following goals over the next five years:

14. Maintain affordable housing stock
15. Support public facilities for revitalization
16. Increase supply of affordable owner-occupied housing
17. Supportive efforts to reduce poverty
18. Administration and planning

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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
Lead Agency	MOUNT VERNON	
CDBG Administrator	MOUNT VERNON	City of Mount Vernon Mayor's Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 62– Responsible Agencies

Narrative

The CDBG program is administered through the City of Mt. Vernon Mayor’s Office, with oversight and Management from the City Special Project Manager.

Consolidated Plan Public Contact Information

Peter Donovan

Project Development Manager

City of Mount Vernon

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Mount Vernon, WA 98273

(360) 336-6211

peterd@mountvernonwa.gov

1. Introduction

As part of this Consolidated Plan development, the City of Mount Vernon, Skagit County, and participating jurisdictions undertook an extensive outreach program to consult and coordinate with nonprofit agencies, affordable housing providers, and government agencies, and other entities. The outreach program is summarized in the Executive Summary and Citizen Participation sections of this 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 Consolidated Plan, the City and County Consortium consulted municipal officials, non-profit agencies, public housing agencies, community housing development organizations, governmental agencies, and the Continuum of Care in all three Consortium counties. The Consortium held two public hearings during the development of the Plan to identify needs and priorities, made the draft of the Plan available for a public review period, and held an additional public hearing during the public review period to review the draft findings and priorities. The City conducted Public Hearings to gain public input for the City’s Plan that is incorporated into the Consortium’s Plan. The Consortium also reviewed several community and regional plans (e.g. 10 Year Plans to End Homelessness; County and City Comprehensive Plans, HOME-ARP Allocation Plan).

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 City and Consortium have incorporated into its Strategic Plan, elements of the local Continuum of Care plans to end homelessness which comprise framework for prioritizing the use of CDBG and HOME funds toward the goals of ending homelessness in the Consortium region. The City also reviewed and incorporated feedback from the Skagit/Island/ Whatcom Consortium HOME ARP Allocation Plan- This special plan was developed through a comprehensive planning process involving critical stakeholders, to establish needs and goals for populations experiencing homelessness or populations at risk of becoming homeless. The process involved direct outreach, surveys, and evaluation of data relative to specific HOME-ARP Qualifying Populations. In addition to gaining input from non-profit stakeholders serving qualified populations (homeless, at risk of homeless, domestic violence, stalking, or human trafficking survivors, other populations at risk of housing instability including veterans) , outreach was made to housing providers, housing authorities, fair housing providers, and organizations serving persons with disabilities.

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

The City and Consortium coordinated with Skagit County Public Health Department, the Skagit County Skagit County Coalition to End Homelessness, and Community Action of Skagit County; Whatcom County Health Department and Whatcom Coalition to End Homelessness, Opportunity Council; and Island County Human Services are the organizations most responsible for using ESG funds and for administering HMIS for service providers who operate in the Consortium region. The Consortium incorporated their goals, strategies, activities, and outcomes in the Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 63– Agencies, groups, organizations who participated

1 Agency/Group/Organization	Community Action of Skagit County
Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with staff and multi-agency meetings. Participated in committees where input was provided. The City of Mount Vernon will continue to use CDBG funding to support public services and affordable housing, to the extent that funding permits, during the FY 2023-2027 Consolidated Plan period.
2 Agency/Group/Organization	SKAGIT COUNTY
Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency Other government - County
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with senior staff and multi-agency meetings. Increased coordination relative to housing and homeless project, particularly due to the application for special HOME funds that became available through the American Rescue Plan. It could result in additional housing units and opportunities in Mount Vernon
3	Agency/Group/Organization	Home Trust of Skagit
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in HOME Consortium Advisory Committee. Meeting staff and board members, and multi-agency meetings. Mt. Vernon will continue to use CDBG funds to support affordable housing initiatives, to the extent funding permits, during the FY 2023-2027 Consolidated Plan period.
4	Agency/Group/Organization	Housing Authority of Skagit County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Farmworker Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in HOME Consortium Meetings. Mount Vernon will continue coordination through the HOME Consortium to further additional affordable housing opportunities.
5	Agency/Group/Organization	Catholic Housing Services of Western Washington
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through participation with the HOME Consortium. The City will continue to support affordable housing initiatives, to the extent funding permits, during the FY 2023-2027 Consolidated Plan Period.
6 Agency/Group/Organization	Friendship House/First Steps
Agency/Group/Organization Type	Services - Housing Services-homeless
What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through meetings with Staff. The City of Mount Vernon will use CDBG funds to support public facilities that serve the homeless, to the extent funding permits, during the FY 2023-2027 Consolidated Plan Period.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Skagit County	The plan calls for the reduction of homelessness within a 10-year period. The City will continue to support organizations and activities that serve the homeless.
Building a Skagit Housing Affordability Strategy	Skagit County Public Health Department	long-term strategy for building a better, coordinated strategy for LMI-affordable homes and related issues
Mount Vernon Downtown Development Strategy	Mount Vernon	This report updates the downtown redevelopment strategy. The City will continue to use CDBG funds to support large infrastructure project through the Section 108 program.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Skagit County HOME-ARP Allocation Plan	Skagit/Island/Whatcom Consortium	The HOME ARP Allocation plan Identifies the need for affordable housing in Skagit County. It also identifies the need for shelter and services for HOME-ARP Qualifying Populations Homeless, At Risk of Homelessness, Domestic Violence, Stalking, Human Trafficking Survivors, Other Populations at Risk of Housing Instability. QPs also include Veterans
Downtown and Waterfront Development Master Plan	Mount Vernon	The Strategic Plan identifies Downtown Mount Vernon as a target area for revitalization and incorporates the major goals of public facilities (infrastructure) improvements.
Low Income Needs Assessment	Community Action of Skagit County	Assessment identified critical needs and concerns regarding poverty within Skagit County. The largest share of participants in the assessment were from Mt. Vernon. The results will help guide the use of CDBG funds for public services.

Table 64– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Mount Vernon and Skagit County coordinated efforts to host public hearings for this planning process with the other two counties in the Consortium and with the participating CDBG entitlement jurisdictions, Mount Vernon, and Anacortes. The development of the Consortium required Skagit County to develop and enter an Interlocal Agreement with all 19 participating jurisdictions as signatories. The local public housing authorities provided input for the Consolidated Plan and will, with continuation of their programs, address some of the identified housing needs in the Consortium area. In addition, member counties, towns and cities of the Consortium shared information and documents to support the planning process (e.g., Comprehensive Plan Housing Elements). Mt. Vernon partners with Skagit County whenever possible to share data, studies, and other relevant resources to ensure a seamless flow of information and services to low- and moderate-income persons in need. There is a recognition of the importance of regional coordination and approaches to addressing complex issues such as affordable housing, homelessness and large-scale infrastructure improvement projects.

Narrative

Consultation is a critical part of the Consolidated Plan Process. The City of Mount Vernon and surrounding communities coordinate regularly, often addressing critical issues relative to affordable housing, homelessness, transportation, economic development and other issues from a collaborative regional perspective. This coordination and collaborative approach is most effective to ensure the best possible outcomes for all communities within the region.

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

Citizen participation efforts included direct outreach to organizations and stakeholder groups, public notices, including notices published in Spanish to accommodate the high percentage of Mount Vernon residents who have limited English Proficiency. In addition, direct contact was made community stakeholders and public services providers. The planned strategies and priorities for the consolidated plan included homeless strategies, affordable housing, and Downtown Mount Vernon redevelopment efforts. The strategies were established through the review of existing plans and public participation efforts, coordination with stakeholders along with the Consolidated Plan participation process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearings were held February 8, 2023, and May 10,2023 at City Hall. The purpose of the hearings was to obtain feedback from the public regarding the Consolidated Plan and Action Plan. The public was given the opportunity to comment before the City Council took any action on the plans	The City received over 20 letters/emails supporting the City CDBG program and calling for the use of CDBG funds to be used to support the homeless. The letters expressed support for a day shelter in Mount Vernon	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public notices were published in the Skagit Valley Herald, a newspaper of general circulation to advise the public about the Consolidated Plan process, associated hearings and request comments from the public. The notices were published January 25, 2023, and April 26,2023	No Comments were received	No Comments were received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public notices and draft Consolidated Plan and Action Plan documents were posted on the City of Mount Vernon website	No Comments were received	No Comments were received	

Table 65– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs assessment overview is based on data from HUD, the US Census Bureau, Skagit County's Homeless Coalition and the annual Point-in-Time Homeless Census, Skagit County HOME-ARP Allocation Plan, Skagit County Affordable Housing Advisory Committee, and University of Washington's Real Estate Research Center.

One of the primary risk factors of homelessness and housing instability is severe housing cost burden, which is defined as a household having to pay 50% or more of total household income for housing costs. According to the HUD CHAS 2015-2019 data Mount Vernon has 3,095 low- to moderate-income (LMI) renter households are cost burdened, devoting more than 30 percent of their income toward housing costs. There are 1,015 severely burdened renters. Of the 1,285 LMI cost burdened owner households, 90 have a severe cost burden. Increased housing costs cause additional strain for lower income households, as they often must choose between housing and other necessities

Altogether, 87% of LMI renters and 72% of LMI owners report having one or more of these severe housing problems: (1) lacks kitchen or complete plumbing, (2) severe overcrowding (>1.5 people per room), or (3) severe cost burden.

Skagit County's annual homeless census identified 321 people who were literally homeless, meaning they were living unsheltered (137) or sheltered in emergency shelter or transitional housing (184); six families with children were unsheltered during this time. A significant number of chronically homeless persons (78) were identified as part of this homeless population, with 73 of them living unsheltered.

Farm workers represent a special housing needs group in Mount Vernon. Farm labor continues to be an important component of the local and regional economy. However, farm workers continue to have a difficult time obtaining adequate and affordable housing due to low-income levels, language barriers, seasonal nature of their work and larger family size.

According the 2021 American Community Survey estimates, approximately 17% of the population in Mount Vernon is age 65 or older. As the population ages it may impact their housing and service needs to ensure they have a good quality of life. In addition to the elderly population, Mount Vernon has a poverty rate of 16.5% percent. The largest share of persons experiencing poverty are children under the age of 18, representing roughly 30% of the persons in poverty.

The Community is recovering from the Pandemic that occurred in 2020. The pandemic highlighted the services needs for the elderly, youth, and homeless persons.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Describe the jurisdiction’s need for Public Facilities:

Public facility needs – as they relate to the priorities of the Consolidated Plan – are described in detail in the City’s Downtown and Waterfront Master Plan. Topping the list of necessary public facilities is the Library Commons Improvement Project. Other public facilities needed include pedestrian and circulation improvements, streetscape improvements, and public restrooms. The City also seeks to support community organizations with the acquisition, rehabilitation, or construction of public facilities with consideration given for those serving the homeless.

How were these needs determined?

The Master Plan was developed to guide the redevelopment that is anticipated after the flood protection measures identified in the Flood Protection Alternatives Environmental Impact Statement (EIS). The Master Planning work also includes a transportation analysis, market analysis, financial feasibility analysis and economic impact study.

This planning process has resulted in the preparation of a coordinated implementation and funding strategy to guide the investment of public and private resources over the next twenty years and will serve as a catalyst for a series of redevelopment activities in the downtown area.

Input from the community has been a key part of the process, and opportunities for public involvement were provided. The waterfront redevelopment and downtown master plan project create a significant opportunity for the City to recreate a vibrant, attractive riverfront and remove a major barrier to investment in the downtown area. A key element of the master planning process was the creation of a Citizen Advisory Group (CAG) comprised of downtown business leaders, property owners, and other local stakeholders. In addition to CAG meetings, the public involvement process included four public meeting/open houses and seven City Council briefings.

The City produced a Downtown Development Strategy to leverage the investments from the Flood Protection Project and to continue work from prior plans and studies, to assess development opportunities in downtown, identify key catalyst sites, and craft a strategy and implementation plan begin development and redevelopment initiatives.

In addition, the City received over 20 letters/email calling for the City to consider using CDBG to support agencies serving the homeless in Mount Vernon.

Describe the jurisdiction’s need for Public Improvements:

- 19. Adequate parking and potentially a downtown structured parking facility(ies)
- 20. Streetscape and sidewalk improvements
- 21. Public art

22. River activities
23. Public restrooms
24. Public dock
25. Improvements of Public facilities to support community agencies

How were these needs determined?

The needs were the result of the Downtown Development Strategy . The Downtown Strategy identified infrastructure improvements as a high priority need. The City of Mt. Vernon has historically used HUD 108 Loans for larger scale infrastructure projects. The City anticipates using a portion of its CDBG funds to repay the most recently received HUD 108 loan. Feedback was also received from the public.

Describe the jurisdiction’s need for Public Services:

The City needs to continue providing public services to benefit low to moderate income persons in Mount Vernon, particularly populations with special needs, including the homeless. The City will fund public services during the FY 2023-2027 Consolidated Plan period.

How were these needs determined?

The needs have been determined through the process of stakeholder consultation, Citizen Participation, and public comment.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household’s relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Mount Vernon provide employment opportunities and some descriptive consideration of education and employment levels.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	100	0	-100
Total	0	0	--	--	--

Table 66 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 67 - Labor Force

Data Source Comments:

Occupations by Sector		Number of People
Management, business and financial	0	
Farming, fisheries and forestry occupations	0	
Service	0	
Sales and office	0	
Construction, extraction, maintenance and repair	0	
Production, transportation and material moving	0	

Table 68 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%

Travel Time	Number	Percentage
60 or More Minutes	0	0%
Total	0	0%

Table 69 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 70 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 71 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 72 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Census Tract 9523 (NE part of City bounded on the south by East Division Street and on the west, primarily, by North Laventure Road) has 43% renter households and 45% have one or more severe housing problems (compared to 35% for the City as a whole); 29% of renter households here have >50% housing cost burden (compared to 23% for the City as a whole). "Concentrated" is defined as 51% or higher. The area of this census tract cataloged as 9523.01 is 67.7% LMI households.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Census Tract 9525 that primarily includes the Downtown neighborhood and bounded on the west by the Skagit River, the south by West Blackburn Road, the north by West Fir Street, and the east by North 8th Street (for the northern part of the tract), South 9th Street (for the central part of the tract), and South 4th Street (for the southern part of the tract). This area has a high concentration of LMI households and the highest concentration of persons over 5 years old who do not speak English at all (15%, compared to only 7% for the City as a whole). This census tract is 57.5% LMI households.

Census Tracts 9522 (NW part of city bounded on the south by East Fir Street and on the east by North Laventure Road) has the highest concentration of persons living below the poverty threshold (22.4% compared to 16.5% for the City as a whole). "Concentrated" is defined as having a higher proportion than the City as a whole. This census tract is 59.6%, the area with the second highest concentration of LMI households.

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 9522 has the highest proportion of renter households (62% compared to only 40% for the whole City), and 48% of households have a housing cost burden. In Census Tract 9525 50% are renter households and 21% of renters have a severe housing cost burden.

Are there any community assets in these areas/neighborhoods?

Low-income, subsidized housing developments are concentrated in Census Tracts 9522 and 9523, providing some relief for low-income families who may otherwise experience severe housing cost burden. Skagit Valley College's main campus is also located in this region of the City.

Census Tract 9525 includes the Downtown neighborhood, a focal point for local commerce, employment, recreation, and an area that has great potential to draw more visitors due to Skagit River waterfront and plans for redevelopment. This neighborhood is also home to several special needs and low-income housing, including Compass Health's permanent supportive housing for people with mental

illness, the Housing Authority of Skagit County's President Apartments, and Friendship House's homeless shelters.

Are there other strategic opportunities in any of these areas?

The Downtown Mount Vernon redevelopment master plan presents many strategic opportunities that are outlined in the master plan document. It summarizes the technical assistance team's findings and suggests an array of strategies and tools that will help the City achieve its Downtown redevelopment goals.

The areas in the northern part of the city also offer strategic opportunities to increase the supply of high-quality farmworker housing, as demonstrated recently by Catholic Housing Services.

Partnerships with Skagit Valley College offer strategic opportunities for workforce development programs and for jail and prison re-entry programs that result in reduced recidivism and improved housing stability for ex-offenders.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission data, the top 10 fixed broadband providers serving Skagit County are Hughes Network Systems, Space Exploration Technologies, Viasat Inc., Northwest Fiber, T-Mobile, Declarations Network Group, Comcast Corporation, Radiate Holdings, Sound Internet Service and Verizon Communications.

Consultation with the local broadband providers was unsuccessful therefore the city used Broadband Data from the FCC to address availability of Broadband.

The Federal Communications Commission data revealed that there is 100% broadband coverage available in Mount Vernon through fixed and mobile broadband services. While the services are available, it is important to point out that access to broadband services may still be challenging for low- and moderate-income households in the community due to cost. To ensure increased access the City should consider having free wi-fi and other resources available at City facilities and community sites. The City should also encourage the provision of access to broadband for affordable housing developments. Area Summary - Fixed | FCC National Broadband Map

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Competition of service providers allows for increased options for consumers and reduction in costs in many cases. The Federal Commission data shows there are 10 different broadband service providers serving Skagit County, this also includes the City of Mt. Vernon. Broadband service fixed and mobile is still needed in the rural portions of the County.

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City of Mt. Vernon is especially susceptible to flooding events due to its location within Flood zones. Significant redevelopment has occurred in Downtown Mt. Vernon to shore up buildings and other resources located downtown. The City must remain vigilant to continue addressing flood and other natural hazard risks. Low- and moderate-income households, especially vulnerable groups, such as the elderly and disabled need specialized services and care. These populations may encounter challenges associated with mobility, transportation, health care, as well as challenges with stocking up and preparing for various storms and severe weather events. The City may need to consider increasing coordination with the County and other regional partners to provide necessary emergency shelter or medical facilities in a flood or storm event.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City must remain vigilant to continue addressing flood and other natural hazard risks. Low- and moderate-income households, especially vulnerable groups, such as the elderly and disabled need specialized services and care. These populations may encounter challenges associated with mobility, transportation, health care, as well as challenges with stocking up and preparing for various storms and severe weather events. The City may need to consider increasing coordination with the County and other regional partners to provide necessary emergency shelter or medical facilities in a flood or storm event.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Mount Vernon's Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. This Strategic Plan covers the period from July 1, 2023, through June 30, 2028.

The City anticipates receiving an annual Community Development Block Grant (CDBG) through HUD during this five-year period.

This Strategic Plan is written to meet the requirements of HUD that provides most of the financial resources to implement the plan. The plan is also designed to align with other, local strategic priorities as set out in the Skagit County 10-Year Plan to End Homelessness, and county-wide plans to increase the supply of affordable housing (based on the Skagit County Affordable Housing Advisory Committee recommendations) and increase the supply of farmworker housing as described in the Skagit Valley Farmworker Housing Trust Advisory Council's 2010 – 2015 Strategic Plan. In addition, the 2022 HOME-ARP Allocation Plan calls for the increase of affordable housing to benefit HOME-ARP Qualified Populations including the homeless, persons at risk of homelessness, person fleeing domestic violence and other populations at great risk of housing instability.

This Strategic Plan builds upon the City's prior community development efforts focused on protecting the low-income downtown neighborhood from the threat of Skagit River flooding. Flood protection improves the suitability of the downtown area for housing and employment opportunities.

HUD Goals

HUD funding sources must primarily benefit low- and moderate-income persons in accordance with three HUD goals:

Provide Decent Housing – assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; retaining the affordable housing stock; increasing the availability of affordable permanent housing, particularly to members of disadvantaged minorities; increasing the supply of supportive housing; and providing affordable housing that is accessible to job opportunities.

Provide a Suitable Living Environment – improving the safety and livability of neighborhoods; eliminating blighting influences and the deterioration of property and facilities; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial deconcentrating of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conserving energy resources and use of renewable energy resources.

Expand Economic Opportunities – job creation and retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Geographic Area

Table 73 - Geographic Priority Areas

1	Area Name:	Census Tract 9522
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	2	Area Name:
Area Type:		Local Target area
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		Comprehensive
Other Revital Description:		
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?		
Area Name:		City of Mount Vernon

3	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	DOWNTOWN MOUNT VERNON
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	7/25/2005
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Mt. Vernon participates in the HUD Section 108 program to maximize its CDBG funding by using the loan to fund large scale improvement projects primarily in the Downtown area of Mount

Vernon. During the last Consolidated Plan period (2018-2022) the City completed improvements to the floodwall. The City seeks to continue infrastructure improvements to the Library Commons during the 2023-2027 Consolidated Plan through the same HUD Section 108 program, using roughly half of its annual allocation to repay the HUD loan for this purpose. The remainder of the City CDBG program funds are slated to be used Citywide for eligible activities.

Priority Needs

Table 74 – Priority Needs Summary

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Mount Vernon
	Associated Goals	Support public facilities for revitalization Supportive efforts to reduce poverty
	Description	The Washington State Legislature required all Counties to develop a ten-year plan to reduce homelessness by 50%. Skagit County's plan was last updated in 2012. The City adopts, by reference, Skagit County's Homeless Plan, including its goals and strategies.
	Basis for Relative Priority	People who are homeless are among the most vulnerable of the City's LMI population. Reducing the number of people who are experiencing homelessness is an urgent priority.
	2	Priority Need Name
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly
Geographic Areas Affected	City of Mount Vernon
Associated Goals	Maintain Affordable Housing Stock Increase supply of affordable housing
Description	The cost of rental and homeowner housing is beyond the reach of many Mount Vernon households who are homeless or who are struggling with a severe housing cost burden, putting their future tenancy at risk. The City of Mount Vernon participated in the Skagit County Affordable Housing Advisory Committee process that generated a set of strategies to increase the supply of affordable housing. The City's CDBG program is part of that larger strategy as it relates to housing within the City of Mount Vernon.
Basis for Relative Priority	Housing affordability is a major problem for many City residents who have a severe housing cost burden. Also, very few units of housing affordable to LMI households have been developed in recent years, making the problem even worse.
3 Priority Need Name	Public Facilities to support Revitalization
Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Victims of Domestic Violence
Geographic Areas Affected	DOWNTOWN MOUNT VERNON City of Mount Vernon
Associated Goals	Support public facilities for revitalization
Description	The opportunities for Downtown Mount Vernon revitalization are many and they promise to increase safety and create economic development opportunities that will increase employment and housing for LMI area residents. Some of the revitalization activities will require upgrades to, or new infrastructure (e.g. pedestrian mobility improvements, utilities, flood hazard mitigation facilities, etc.). Funds will also be used to support the acquisition, construction or rehabilitation of public facilities in Mt. Vernon, with consideration for those facilities serving the homeless.
Basis for Relative Priority	The primary public facility project for which CDBG funding will be invested is the Library Commons Project. Funds will also be used to support the acquisition, construction or rehabilitation of public facilities. Consideration will be made for public facilities serving the homeless.
4 Priority Need Name	Assistance for Special Needs Populations
Priority Level	High

Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	City of Mount Vernon
Associated Goals	Supportive efforts to reduce poverty
Description	Public services are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other important services.
Basis for Relative Priority	Many individuals and families in Mount Vernon need help accessing basic needs, which are often emergency needs when people are seeking assistance.
5 Priority Need Name	Administration and planningImplementation of this
Priority Level	Low
Population	Extremely Low Low Moderate
Geographic Areas Affected	City of Mount Vernon
Associated Goals	Administration and Planning

Description	Implementation of this consolidated plan requires administrative and planning activities including the development of the plan, environmental review of projects, subrecipient monitoring, development of fair housing information, and other activities required by law.
Basis for Relative Priority	CDBG is an administratively intense grant program. The City considers it a high priority to ensure regulatory compliance and to deliver CDBG-funded projects in a cost-effective manner.

Narrative (Optional)

The level of need in a community is always greater than the limited CDBG resources available to help meet those needs. In earlier sections of this Consolidated Plan, information has been presented that helps compare the types and levels of need within our community to support setting priorities, goals and strategies.

The City uses these priorities and goals to form the basis for determining what types of housing and community development programs the City will fund with CDBG over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.

Priority 1. Homelessness

The Washington State Legislature required all Counties to develop a ten-year plan to reduce homelessness by 50%. The City adopts, by reference, Skagit County's Homeless Plan, including its goals and strategies.

Priority 2. Increase affordable housing supply

The cost of rental and homeowner housing is beyond the reach of many Mount Vernon households who are homeless or who are struggling with a severe housing cost burden, putting their future tenancy at risk. The City of Mount Vernon participated in the Skagit County Affordable Housing Advisory Committee process that generated a set of strategies to increase the supply of affordable housing. The City's CDBG program is part of that larger strategy as it relates to housing within the City of Mount Vernon.

Priority 3. Public facilities to support revitalization

The opportunities for Downtown Mount Vernon revitalization are many and they promise to increase safety and create economic development opportunities that will increase employment and housing for LMI area residents. Some of the revitalization activities will require upgrades to, or new infrastructure (e.g. pedestrian mobility improvements, utilities, flood hazard mitigation facilities, etc.). Funds may also be used for the acquisition, construction or rehabilitation of public facilities. Consideration will be given for public facilities serving the homeless.

Priority 4. Preservation

Preservation strategies are needed to maintain the stock of existing affordable housing resources.

Priority 5. Assist special needs populations

Public services are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other important services.

Priority 6. Administration and planning

Implementation of this consolidated plan requires administrative and planning activities including the development of the plan, environmental review of projects, subrecipient monitoring, development of fair housing information, and other activities required by law.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates annual CDBG grant funds of approximately \$332,365 per year. Approximately \$100,000 of each year’s CDBG grant will be used to repay the Section 108 loan principal, plus additional payment for accrued interest. If appropriations are greater or less than anticipated, the following activities are proposed as contingencies: Public Facilities, Homeownership Assistance, Housing Rehabilitation. The City will publish notices and solicit comments for substantial amendments that equal 10% or more of the annual CDBG grant amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	332,365	0	0	332,365	1,329,460	Funds used for acquisition, admin/planning, housing, public facilities, public services

Table 75 - Anticipated Resources

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

Federal funds the City receives through the Community Development Block Grant (CDBG) are used to leverage other federal, state, local and private resources to meet housing and community development needs. While matching funds are not currently required for the City's CDBG program, the City anticipates that most major projects will be funded primarily through non-CDBG resources. For example, new multi-family housing will be funded primarily through low-income housing tax credit program and the WA State Housing Trust Fund, with relatively small local investment of CDBG dollars. The City owns land that was recently used to complete the flood hazard control project in the Downtown neighborhood, and most of the \$30,000,000 floodwall project came from non-CDBG sources.

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

Not applicable.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mount Vernon	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Community Action of Skagit County	Non-profit organizations	Homelessness Non-homeless special needs Planning Rental public services	Region
Housing Authority of Skagit County	PHA	Homelessness Planning Public Housing Rental	Jurisdiction
SKAGIT COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	

Table 76 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system for housing and community development needs is very strong. Partner agencies have a strong track record in providing excellent services that are well coordinated. Gaps are less related to the delivery system than to resources to meet the needs in the community.

As more resources become available for LMI affordable housing development, the agencies that provide housing and services will likely face the challenge of locating suitable building sites over time. It will impact the region as communities continue to develop and become more urbanized.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 77 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Housing Resource Center, a program of Community Action of Skagit County, operates a centralized and coordinated entry homeless housing service center that serves the homeless population in the City of Mount Vernon. This Center serves as a hub for all homeless housing related activity in the

community, including intake and assessment of all homeless households, the coordination of homeless housing service providers. The Center also maintains the local homeless management information system (HMIS) by operating a single-point of entry.

Counseling and advocacy—People who are homeless or at risk of becoming homeless enter the housing system and are assigned case management from an array of partnering, non-profit housing and shelter agencies. Housing counseling and advocacy become a significant part of the case management support provided. More general counseling and advocacy services are also available to low-income people at the Housing Resource Center of Community Action of Skagit County which offers information and referral services to help people seeking a variety of services in addition to housing services.

Legal Assistance—If legal issues are barriers to obtaining or sustaining housing, then case management support addresses these as part of each assisted household’s case plan. Additionally, case managers refer legal assistance to Community Action of Skagit County’s Volunteer Lawyer Program, which is staffed by a panel of local attorneys who volunteer their time to provide free or low-cost civil legal help. *Interpreter services are available. Northwest Justice Project (NJP)*, Washington’s publicly funded legal aid program, has an office in Bellingham. NJP is a not-for-profit statewide law firm that provides free civil legal assistance and representation to low-income people and communities throughout Washington. They are called upon to provide advocacy and support for homeless people and service providers.

Rental assistance—The Housing Resource Center (HRC) administers rental subsidies (using a variety of federal, state and local grants) to homeless and at-risk households and matches the subsidy with case management support provided by one of several partnering, nonprofit housing agencies, including Community Action’s housing staff. Families with children, youth, and veteran households are among the populations that are supported by rental subsidies and case management. Additionally, the HRC administers Supportive Housing Program (SHP) subsidies to people who are chronically homeless. HRC also operates the Supportive Services for Veteran Families program that offers temporary financial assistance and case management to homeless and at-risk veteran households.

The Housing Authority of Skagit County subsidizes low-income households through the Housing Choice Voucher programs. The Housing Authority also administers HUD-VASH vouchers for eligible, chronically homeless veterans, identified by the HRC.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths Service Delivery:

26. Centralized, coordination of providers and their services
27. Strong collaborative partnerships across systems of care through the local homeless coalition (COC), Shelter Provider’s Network, and other collaboratives
28. Increasing capacity to manage and report comprehensive data (especially HMIS), including outcomes data that attract and leverage funds.

29. Many services readily available at a single location through Community Action’s Community Resource, and Housing Resource Centers
30. Affordable and comprehensive primary health care and wrap-around services
31. Continuum of care and care coordination (primary care, hospital, supportive services organizations)
32. Strong client support/advocacy organization

Gaps of Service Delivery:

33. Lack of subsidized and affordable housing units, rental subsidy, case management support, especially for extremely low-income families, seniors, and people with behavioral health and physical disabilities.
34. There is an acute need for more project-based, harm reduction housing for people who are chronically homeless.
35. As is the case nationally, strategies to end youth homelessness are challenging. There is a need to define youth subpopulations more clearly for h specific, evidence-based, or promising practices will be effective housing retention strategies.
36. A small, but significant proportion of the veteran households are not eligible for veteran-specific services due to discharge status.
37. It is hard to identify homeless and at-risk youth.
38. Additional outreach is needed for people who are chronically homeless.
39. Better coordination between health care systems and housing is needed to respond more quickly to people who are homeless and medically fragile, or who are frequent users of emergency health services. The implementation of new Affordable Care Act provisions may present opportunities to improve care coordination.
40. There is a severe shortage of adult dental services for people who are uninsured, poor, and/or homeless.
41. Employment services should be more closely integrated with housing assistance.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

42. Develop a new source of local revenue dedicated to filling the housing gaps identified above. This will be used to leverage new state, federal and private sector investment in low-income housing.
43. Improve coordination of services between healthcare, behavioral health, and housing systems, starting at State level, and including the development of a local accountable care organization (ACO).
44. Develop an approach to better identifying and serving the homeless and at-risk youth population, to include youth outreach workers.
45. Create more affordable housing units, including set asides for permanent supportive housing units that are operated with housing-first or harm reduction principles.

46. Continue to improve and refine data HMIS data management and reporting capabilities to monitor progress toward becoming a high performing community as defined by HUD's HEARTH Act regulations.
47. Expand nutrition services for those living with HIV.
48. Build a peer support program/network for those living with HIV to provide mentoring opportunities for employment readiness, system navigation, etc.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support public facilities for revitalization	2023	2027	Homeless Non-Housing Community Development	DOWNTOWN MOUNT VERNON	Homelessness Public Facilities to support Revitalization	CDBG: \$830,186	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	Supportive efforts to reduce poverty	2023	2027	Homeless Non-Homeless Special Needs	City of Mount Vernon	Homelessness Assistance for Special Needs Populations	CDBG: \$249,274	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	Maintain Affordable Housing Stock	2023	2027	Affordable Housing	DOWNTOWN MOUNT VERNON City of Mount Vernon Census Tract 9523 Census Tract 9522	Increase Supply of Affordable Housing	CDBG: \$50,000	Rental units rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase supply of affordable housing	2023	2027	Affordable Housing	DOWNTOWN MOUNT VERNON City of Mount Vernon Census Tract 9523 Census Tract 9522	Increase Supply of Affordable Housing	CDBG: \$200,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
5	Administration and Planning	2023	2027	Administration	City of Mount Vernon	Administration and planning Implementation of this	CDBG: \$332,365 Other: 5 Other	

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Support public facilities for revitalization
	Goal Description	Invest CDBG funds in public facility projects to revitalize Downtown Mount Vernon, including flood hazard mitigation, pedestrian and utility improvements, and other public facilities that will enhance the living environment of the neighborhood and attract the kinds of development envisioned by the Downtown redevelopment master plan. Funds may also be used to improve or acquire property for public facilities that benefit low- and moderate-income persons.
2	Goal Name	Supportive efforts to reduce poverty
	Goal Description	Public Services for low to moderate income persons

3	Goal Name	Maintain Affordable Housing Stock
	Goal Description	Support projects that rehabilitate affordable housing
4	Goal Name	Increase supply of affordable housing
	Goal Description	Support projects and programs that develop or convert housing for LMI homebuyers, including programs that ensure long-term affordability, such as community land trusts.
5	Goal Name	Administration and Planning
	Goal Description	Program Administration and Planning Activities

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

A total of affordable housing units are estimated for the five-year period of this Strategic Plan. The housing would be provided to the following income targets:

- 49. Extremely low-income (units)
- 50. Very Low-income (units)
- 51. Low-income (units)

During the FY 2023-2027 period, The City of Mt. Vernon anticipates assisting approximately ten (10) low-income homeowners by supporting housing soft costs or providing direct financing assistance for homeownership . In addition, it is estimated that approximately five (5) affordable rental units will be preserved or constructed. All assisted households will have incomes at or below 80% of the area median. The City has traditionally partnered with affordable housing non-profits with a direct mission to serve low-income households. This is often achieved through specialized financing or self-help construction models, combined with special financing. The strategy is available in the Mt. Vernon Consolidated Plan and Action plan, should an eligible project become available.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to implement federal and state rules regarding lead-based paint hazards. All renovation or rehabilitation work for structures built before 1978 will include the required evaluations and/or risk assessments to determine the extent of the lead-based paint hazard. Known, or suspected hazards, will be controlled or abated as required by federal and state regulations.

How are the actions listed above integrated into housing policies and procedures?

Washington State implemented the Renovation Repair and Repainting rule on March 16, 2011, regarding lead-based paint. For more information, go to <http://apps.leg.wa.gov/WAC/default.aspx?cite=365-230&full=true>. These state rules, in addition to the CDBG and HOME program rules, ensure that the actions the city takes regarding lead-based paint hazards are integrated into the city's housing policies and procedures.

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is a function of income, which is related to education, job training and employment. Annually the City provides CDBG funds to public service agencies to assist households below the poverty level with services. Major economic development programs in support of business development and job creation are being undertaken, including efforts to revitalize the Downtown neighborhood. The City continues to have three major priorities for expanding the range of economic development opportunities available to low- and moderate-income residents:

52. Develop new businesses and create new jobs in the target areas,
53. Improve access to employment opportunities within the target areas, and
54. Help residents acquire the skills required for success in today's job market.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As with all the listed goals, programs and policies in this Plan, the City continues to coordinate with all jurisdictional, regional and statewide organizations and agencies through a regular communication process.

Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue other educational or career goals, as well as for other daily necessities.

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's CDBG program is audited by HUD and the State under the Single Audit Act on an as-needed basis based on risk assessments. This audit verifies that the City meets all statutory requirements and that information reported is correct and complete.

The City's Project Development Manager or designee is responsible for monitoring CDBG program sub-recipients. The City staff monitors sub-recipients as needed to ensure all regulatory requirements are met and that the information reported is complete and accurate. The City has adopted subrecipient monitoring standards and procedures as described in *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight*.

Sub-recipients are also monitored semi-annually from written reports submitted by the sub-recipient to the City. Monitoring of the CDBG program is consistent with program regulations. Monitoring consists of both desk and on-site reviews.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

Expected Resources

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

Introduction

The City anticipates annual CDBG grant funds of approximately \$332,365 per year. Approximately \$100,000 of each year’s CDBG grant will be used to repay the Section 108 loan principal, plus additional payment for accrued interest. If appropriations are greater or less than anticipated, the following activities are proposed as contingencies: Public Facilities, Homeownership Assistance, Housing Rehabilitation. The City will publish notices and solicit comments for substantial amendments that equal 10% or more of the annual CDBG grant amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	332,365	0	0	332,365	1,329,460	Funds used for acquisition, admin/planning, housing, public facilities, public services

Table 79 - Expected Resources – Priority Table

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

matching requirements will be satisfied

Federal funds the City receives through the Community Development Block Grant (CDBG) are used to leverage other federal, state, local and private resources to meet housing and community development needs. While matching funds are not currently required for the City's CDBG program, the City anticipates that most major projects will be funded primarily through non-CDBG resources. For example, new multi-family housing will be funded primarily through low-income housing tax credit program and the WA State Housing Trust Fund, with relatively small local investment of CDBG dollars. The City owns land that was recently used to complete the flood hazard control project in the Downtown neighborhood, and most of the \$30,000,000 floodwall project came from non-CDBG sources.

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

Not applicable.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support public facilities for revitalization	2023	2027	Homeless Non-Housing Community Development	DOWNTOWN MOUNT VERNON City of Mount Vernon Census Tract 9523 Census Tract 9522	Homelessness Public Facilities to support Revitalization	CDBG: \$216,038	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
2	Supportive efforts to reduce poverty	2023	2027	Homeless Non-Homeless Special Needs	City of Mount Vernon	Homelessness Assistance for Special Needs Populations	CDBG: \$49,854	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
3	Maintain Affordable Housing Stock	2023	2027	Affordable Housing	DOWNTOWN MOUNT VERNON City of Mount Vernon Census Tract 9523 Census Tract 9522	Increase Supply of Affordable Housing	CDBG: \$0	Rental units rehabilitated: 0 Household Housing Unit
4	Increase supply of affordable housing	2023	2027	Affordable Housing	City of Mount Vernon	Increase Supply of Affordable Housing	CDBG: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration and Planning	2023	2027	Administration	City of Mount Vernon	Administration and planningImplementation of this	CDBG: \$66,473	Other: 1 Other

Table 80 – Goals Summary

Goal Descriptions

1	Goal Name	Support public facilities for revitalization
	Goal Description	Pay the annual payments on the City's Section 108 Loan used to finish the flood hazard mitigation project as a necessary component of the Downtown revitalization strategy. Funds will also be used to support the acquisition of one public facility for the Friendship House to house the homeless and improvement of two (2) public facilities for the benefit of low- and moderate-income people in Mt. Vernon (Gleaners & Community Action Agency).
2	Goal Name	Supportive efforts to reduce poverty
	Goal Description	Public Services for low to moderate income persons
3	Goal Name	Maintain Affordable Housing Stock
	Goal Description	Rehabilitation of low-income rental housing and special needs housing.
4	Goal Name	Increase supply of affordable housing
	Goal Description	Homebuyer Assistance

5 Goal Name	Administration and Planning
Goal Description	Administration and Planning

Introduction

The City of Mount Vernon intends to use FY 2023-2024 CDBG funds for public facility improvements, public services, and program administration. The breakdown of the grant by category and percentage are as follows:

- 55. Public services - 15%
- 56. Public facilities - 65%
- 57. Administration - 20%

#	Project Name
1	Public Facility: Library Commons Improvements
2	Public Services: ASC Basic Needs Services for People Experiencing Homelessness
3	Public Facility : Gleaners Public Facility Improvements
4	Public Facility :Friendship House - Property Acquisition
5	Public Facility : Community Action Public Facility Improvements
6	Administration and Planning
7	Alternate Projects : Affordable Housing

Table 81 – Project Information

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

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management. In addition, community input was strongly considered regarding the service agencies that were selected for funding.

Project Summary Information

1	Project Name	Public Facility: Library Commons Improvements
	Target Area	DOWNTOWN MOUNT VERNON
	Goals Supported	Support public facilities for revitalization
	Needs Addressed	Homelessness Public Facilities to support Revitalization
	Funding	CDBG: \$109,037
	Description	Support Completion of Mt. Vernon Library Commons Repayment of 108 Loan and Interest
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Repayment of 108 Loan and Interest
2	Project Name	Public Services: ASC Basic Needs Services for People Experiencing Homelessness
	Target Area	City of Mount Vernon
	Goals Supported	Supportive efforts to reduce poverty
	Needs Addressed	Homelessness Assistance for Special Needs Populations
	Funding	CDBG: \$49,854
	Description	Funds will be used to provide public services to low income residents of Mount Vernon.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Services for Low to moderate income persons in Mount Vernon.
3	Project Name	Public Facility : Gleaners Public Facility Improvements
	Target Area	City of Mount Vernon
	Goals Supported	Support public facilities for revitalization
	Needs Addressed	Public Facilities to support Revitalization
	Funding	CDBG: \$37,001
	Description	Public Facility: Gleaners Public Facility Improvements
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to improve a public facility benefiting low- and moderate-income persons in Mt. Vernon
4	Project Name	Public Facility :Friendship House - Property Acquisition
	Target Area	City of Mount Vernon
	Goals Supported	Support public facilities for revitalization
	Needs Addressed	Homelessness Public Facilities to support Revitalization
	Funding	CDBG: \$50,000
	Description	Funds will be used to acquire a property that will be used as a public facility for persons experiencing homelessness

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Facility : Friendship House – Property Acquisition
5	Project Name	Public Facility : Community Action Public Facility Improvements
	Target Area	City of Mount Vernon
	Goals Supported	Support public facilities for revitalization
	Needs Addressed	Public Facilities to support Revitalization
	Funding	CDBG: \$20,000
	Description	Funds will be used to make improvements to a public facility for the benefit of low- and moderate-income persons
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to make improvements to a public facility for the benefit of low- and moderate-income persons
6	Project Name	Administration and Planning
	Target Area	City of Mount Vernon
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and planningImplementation of this
	Funding	CDBG: \$66,473
	Description	Funds will be used for program administration and planning

Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Funds will be used for program administration and planning
7 Project Name	Alternate Projects : Affordable Housing
Target Area	City of Mount Vernon
Goals Supported	Maintain Affordable Housing Stock Increase supply of affordable housing
Needs Addressed	Increase Supply of Affordable Housing
Funding	:
Description	Alternate Projects to address affordable housing needs- to be used as alternate in the event of a project cancellation or completion of project below budget.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Alternate Projects to address affordable housing needs- to be used as alternate in the event of a project cancellation or completion of project below budget.

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

Thirty-two 32% of 2023 CDBG funds was directed to public facility improvements in Downtown Mount Vernon; The remainder will be used Citywide.

Geographic Distribution

Target Area	Percentage of Funds
DOWNTOWN MOUNT VERNON	32
City of Mount Vernon	68
Census Tract 9523	
Census Tract 9522	

Table 82 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Mount Vernon devotes 1/3 of its allocation to repay a HUD Section 108 loan for the continued revitalization of the downtown area. The remainder of the funding is available for use for eligible activities Citywide.

Discussion

Downtown Mount Vernon is the only single neighborhood target area. Census Tract 9522 and 9532 have a high proportion of LMI residents. There are a wide variety of other needs and priorities throughout the City.

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will conduct outreach to various community sectors to inform lenders, property managers, and the public about Fair Housing laws; The City will also continue coordination with the HOME Consortium, Skagit County and other community partners to support unmet needs in the Area.

Actions planned to foster and maintain affordable housing

The City will work in partnership with the Housing Authority of Skagit County to secure the resources necessary to provide affordable housing in Mt. Vernon. The City has alternate projects in its 2023-2027 Consolidated Plan and Action Plan to provide affordable housing for rent or homeownership.

Actions planned to reduce lead-based paint hazards

All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards. The City will also provide information to partners regarding projects that may be impacted by Lead Based Paint requirements based on the age of the buildings.

Actions planned to reduce the number of poverty-level families

Poverty is a function of income, which is related to education, job training and employment. Annually the City provides CDBG funds to public service agencies to assist households below the poverty level with services. Major economic development programs in support of business development and job creation are being undertaken, including efforts to revitalize the Downtown neighborhood. The City continues to have three major priorities for expanding the range of economic development opportunities available to low- and moderate-income residents:

58. Develop new businesses and create new jobs in the target areas,
59. Improve access to employment opportunities within the target areas, and
60. Help residents acquire the skills required for success in today's job market.

Actions planned to develop institutional structure

The City will continue participation in the HOME Consortium and other regional groups for continued information sharing and coordination. The City will also use CDBG funds to support affordable housing initiatives, to the extent funding permits, during the FY 2023-2027 consolidated plan period.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City plans to continue coordination with the Continuum of Care to support the goals of their plan to reduce homelessness through their 10 year plan and newer initiatives as they occur. The City also intends to continue active participation with community organizations that serve the residents of Mount vernon through CDBG funding, when available, and other (non-financial) supports.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The 2023 Action Plan continues some of the programs and one project that the City has implemented in the past, including rental housing development, homebuyer assistance, public (human) services, and flood hazard mitigation in Downtown Mount Vernon.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

Discussion

Attachments

Citizen Participation Comments



**CITY OF MOUNT VERNON
CITY COUNCIL MEETING
AGENDA
May 10, 2023, 7:00 p.m.**
Police Court Campus, 1805 Continental Place

To virtually attend the meeting, the public may:

1. **Watch the meeting live on TV10:** Comcast/Xfinity Channel 10
2. **Watch the meeting live, online:**
https://www.youtube.com/channel/UCUob_hcQUmd4S93YkletdRA

I. OPENING CEREMONIES

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Councilmembers

II. COMMUNITY COMMENTS

1. Review of Emails from the Public
(Public comments may be sent via email to communitycomments@mountvernonwa.gov. The comments will be read aloud into the record during the public comment portion of the agenda. Please limit your comments to be read in three minutes or less. Email comments must be received by 4 p.m. on May 10, 2023.)
2. Public Comments
(This is an opportunity for Mount Vernon residents to address their City Council. Please limit comments to three minutes or less. Under normal circumstances, the Mayor and Council will not respond immediately to Community Comments. If you would like someone to follow up with you regarding the topic of your comments, please leave your name and contact information on the form at the entrance of the Council Chambers. If you are unable to attend the meeting and would like to make your comments via Zoom, please submit a request to speak via email to communitycomments@mountvernonwa.gov or by telephone at 360-336-6211. Requests must be received by 4 p.m. on May 10, 2023.)

III. CONSENT AGENDA

- A. Approval of April 26, 2023, Regular Council Meeting Minutes
- B. Approval of May 5, 2023, payroll checks numbered 111979 - 112001, direct deposit checks numbered 93768 - 94023, and wire transfers numbered 1210 - 1214 in the amount of \$1,167,808.35
- C. Approval of May 10, 2023, AP Claims numbered 21557 – 21711 in the amount of \$3,377,995.30

IV. REPORTS

- A. Committees
 - 1. Public Works and Library
 - 2. Public Safety
- B. Councilmember Comments
- C. Mayor's Report
- D. Committee Agenda Requests

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- A. Public Hearing – 2023-2024 Community Development Block Grant (CDBG) Action Plan and 5-Year Consolidated Plan
(This is an open record public hearing to obtain views of citizens and other interested parties on the draft CDBG 2023-24 Action Plan and 5-Year Consolidated Plan.)
(required action – motion)
(staff contact – Peter Donovan)
- B. Public Hearing – Mount Vernon School District Updated Capital Facilities Plan and Updated School Impact Fees
(This is an open record public hearing for the adoption of the Mount Vernon School District Updated Capital Facilities Plan and Updated School Impact Fees for Chapter 3.36 of the Mount Vernon Municipal Code.)
(required action – ordinance)
(staff contact – Darren Groth)
- C. Approval of Agreement – International Code Council
(Staff is requesting approval of an agreement with International Code Council to provide plan review services for building permit applications.)
(required action – motion)
(staff contact – Darren Groth)
- D. Approval of Street Closure Request – N. 7th Street Neighborhood Block Party
(Staff is requesting approval of a street closure request for the 2023 N. 7th Street Neighborhood Block Party.)
(required action – motion)
(staff contact – Jennifer Berner)
- E. Approval of Street Closure Request – Mount Vernon High School (MVHS)
(Staff is requesting approval a street closure request for the 2023 MVHS Graduation Parade.)
(required action – motion)
(staff contact – Jennifer Berner)

COMMITTEE MEETING

Public Works and Library	6:00 p.m.
Next Ordinance	3870
Next Resolution	1029



DATE: May 10, 2023
TO: Mayor Boudreau and City Council
FROM: Peter Donovan, Special Projects Manager
SUBJECT: OPEN RECORD PUBLIC HEARING FOR 2023-24 CDBG ACTION PLAN & CONSOLIDATED PLAN

RECOMMENDED ACTION:

Motion

INTRODUCTION/BACKGROUND:

- This is an Open Record Public Hearing to obtain the views of citizens and other interested parties on the draft Community Development Block Grant (CDBG) 2023 Action Plan; as well as the 2023-27 Consolidated Plan.
-HUD has designated \$332,365 to the City's CDBG program for the 2023-24 program year.

FINDINGS/CONCLUSIONS:

The proposed Annual Action Plan identifies the approximate amounts for the following goals:

- Public Services \$49,855
 - Community Action: \$33,237 (10%)
 - Welcome Home Skagit \$16,618 (5%)
- Admin & Planning \$66,473
- Increase Supply of Affordable Housing \$50,000
- Improvement of Facilities & Revitalization \$166,037

RECOMMENDATION:

Following a public hearing, a Council motion to approve the 2023-2024 CDBG Annual Action Plan, and the 5-year Consolidated Plan

ATTACHED:

2023-2027 Consolidated Plan

2023-24 Draft Action Plan (imbedded within the Con Plan)

2nd Public Hearing Notice

Kerri Grechishkin

From: Sarah Vogt <sarahvogt@welcomehomeskagit.com>
Sent: Thursday, April 27, 2023 4:23 PM
To: Community Comments; Peter Donovan
Subject: Public comment- draft plan for 2023-2027 and 2023 action plan regarding CDBG funds.
Attachments: PUBLIC COMMENT rbbg- 2023-2027 draft.pdf; SRH Letter of Support for Welcome Home Skagit.pdf; Retired County, Nancy Brown letter.pdf; Pastor Terry Rude Letter.pdf; MVPD center letter.pdf; Dear Commission LETTER on Shelter.pdf
Follow Up Flag: follow up
Flag Status: Flagged

Caution: External Message

Please consider supporting the Mount Vernon day shelter program by allocating some of the available CDBG funding towards this program.
Please review the following documents.
Thank you for your consideration.

Sarah Vogt
Welcome Home Skagit
Homeless Intervention & Prevention
Director of Homeless Support Services
360-336-6392
[Support This Program By Donating Today!](#)



February 21, 2023

Re: Welcome Home Skagit

To Whom It May Concern:

We'd like to emphasize how important we think the Daytime Shelter run by Welcome Home Skagit has been to our community this winter. We have seen so much positive impact for people who have been able to more easily get help of all kinds, including seeking some medical care.

We have a group of physicians who have worked with staff and volunteers from Welcome Home Skagit for the last couple years in their Hope Village program, and this year in the Daytime Shelter. We have always enjoyed working with them and have learned a lot about our community and the challenges faced by the people experiencing homelessness here.

Our physicians have gone to the Daytime Shelter at least one day every week this winter and we've met so many fellow community members there. We have seen around 8-10 people per week who asked for medical care and wouldn't otherwise have had easy access to physicians. We have made connections, listened to what people need, learned a lot, provided basic medical care and first aid on site. We educated people about their own health and medical resources in the community. We have been able to make connections for some people for appointments with one of our physicians at our Family Medicine Residency Clinic. This has been a great way to facilitate building trusting relationships with some people who now have a primary care physician and a medical home with us.

We support this organization and would love to see them have a permanent home for the Daytime Shelter in our community.

Sincerely,

Julie Merriam, D.O.
Family Medicine Residency Director
Skagit Regional Health

Connie Davis, M.D., MHA
Regional Vice President and Chief Medical Officer
Skagit Regional Health



P.O. Box 1378 • Mount Vernon, WA 98273-1378 phone (360) 424-4111 fax (360) 428-2475 web skagitregionalhealth.org



February 9, 2023

To Whom It May Concern,

I am the Integrated Outreach Services (IOS) Supervisor at the Mount Vernon Police Department. We help people within the city who are experiencing homelessness access services, provide resources and help them develop their resiliency. So many times, we make some progress with a person, maybe obtain a much-needed medical appointment for someone, only to watch the date pass by because we are unable to locate them in time. Another challenge that we frequently encounter involves contacting a person who has no where to sit and has gotten the attention of a community member who wants them "moved along." There are very few (an optimistic estimate) places in our community that will welcome our most vulnerable community members who are unhoused to allow them to rest and take care of their own appointments and obligations. Thus, more missed appointments, court dates and no chance of connections with people who care. The inception of the Day Center at the First United Methodist Church has been a very welcome addition to our community for many reasons. There have been many times that our IOS staff have engaged in conversations with people and have been able to offer a ride to the Day Center for respite from the weather and unhealthy situations. I was just interrupted while writing this letter by an elderly man who has some very challenging habits who came to ask for clothes and a ride to the Day Center. Taking him there gave us the opportunity to discuss his unhealthy relationship with his grandson and begin to try to see if there is a healthier way for him to live. Entering the Center, I've seen many people relaxing and enjoying a warm meal and speaking with the staff there. We have also increased our support system by networking with the staff at the Center. The staff there contact us for specific needs, and we ask them to watch out for various people with whom with work.

The impact of having a Day Center for these people is felt every day by the people who utilize it and all the first responders and social service workers who care for our community members. This is a vital option for our community to move towards a more robust continuum of care that can help solve the devastating effects of homelessness and lack of behavioral health services. Please continue the funding for the Day Center.

Sincerely,


Erin von Femppe, JCSW, CPRP
MVPD IOS Supervisor

Safe and Enjoyable Community Living

TO: Sara Vogt
FROM: Terry Rude
RE: Welcome Home

To whom it may concern

I am the Pastor at The Father's House church in Burlington, Washington. I have been in ministry for approximately 40 years.

At the end of last summer the Lord spoke to my heart about reaching out to the homeless and those that were living on the streets. After a couple of months ministering to those in need, I heard about a day shelter that was being run by the Welcome Home ministry.

I went there for the first time in November and continue to go every Wednesday for the better part of the day. I connect with those that are there. I build relationships with them and look for ways we can help them move their lives forward.

I took one man to his doctor appointment and was an advocate for him receiving physical therapy after suffering a stroke. I help find vehicles for those that need one. I drove one young man to the DMV and helped him get his driver's permit. I then let him use my vehicle to receive driving experience with me in the passenger's seat.

I see the genuine love and real caring hearts that Sara and the entire Welcome Home team have for each and every person that walks through the doors. That makes ALL THE DIFFERENCE IN THE WORLD.

Sara and her team have devoted their lives to unconditionally loving these people and are helping them live better lives. I'm inspired to go every Wednesday because of Sara and her team.

I'm encouraging everyone I can to provide funds, give of their time and love on these people. I'm asking you to provide the finances to see this AMAZING ministry continue here in Mount Vernon.

Thank You for your consideration in funding the Welcome Home ministry.

Terry Rude

Pastor

The Father's House



February 18, 2023

To Whom It May Concern:

I worked in the following roles for 36 years in Skagit and Snohomish Counties: Counselor & Unit Supervisor in a mens' minimum security prison, Vocational Counselor & Supervisor in the State Vocational Rehabilitation Department, Skagit County, Juvenile Probation Officer and Director of Skagit County Department of Youth & Family Services overseeing a large Intervention/Prevention program (ARIS) & all of the County's Juvenile Justice programs.

For the last 5 years, I have worked as a volunteer to learn more about the causal factors of Skagit County's homelessness crisis and to find ways to provide resources to Skagit County residents without housing. A part of my focus was to find ways to provide food to homeless people in need in Skagit County.


I am willing to support the dire need for a Day Shelter in Skagit County. Obviously, there is a need for a 24/7, 12 month/year Shelter that could be defined as available every day on the day that there is that need. There have been many good efforts to get started on this goal. However, there are hundreds of Skagit County residents who still do not have the means to get into a safe, accessible, well-supervised, temperature appropriate setting all year when they have that need. It cannot be said that the County is meeting sheltering needs if people have to be on a waitlist to get that sheltering which is often the case in Skagit County.

A Day Shelter is a start at beginning to meet that need. I have witnessed & spoken with many people over the years that I have been providing resources to the temporary Day & Overnight Shelters. When they are in a sheltered setting, I have seen people obtain crucial medical care, dry & clean clothing, food, water, counseling, resource connections, dry bedding, transportation, phone access, help getting on the many waitlists for services such as housing, support from positive staff & guests, protection from predators who access them on the streets, far less contact with those dealing heroin, fentanyl & meth, assistance into treatment programs, a sense of community and a sense of belonging. This is all provided to them in a temperature appropriate setting. Without that sheltering, I know of many people living in Skagit County under buildings, under trees, close to a river with flooding potential, in cars, in a tree, in fields, in private citizen's backyards and in doorways of businesses and churches.

I have also witnessed and spoken with numerous people without homes who suffer from very disabling conditions. Those conditions include Neurological Disorders, stroke symptoms, Major Mental Health disorders, alcoholism, drug addiction, Diabetes, Cancer, amputated limbs, broken limbs and numerous other serious conditions. When sheltered, these people can get help accessing treatment options instead of having to depend upon and tax the Emergency Room or the mobile services of Emergency Responders. They are also in a setting in which supportive staff and other guests can assist them with their needs dealing with these challenging conditions.

Please find a way to support Day Shelters in Skagit County.

Sincerely,


Nancy Brown
Retired Director of Skagit County Youth and Family Services

Dear Commission,

I wanted to share a Success Story last Tuesday, but time did permit me to stay very long. I wanted to share the success story of the Day Shelter operated by Welcome Home Skagit and hosted at our church, Mount Vernon First United Methodist Church on E Division Street. Skagit County Public Health has also been a vital partner.

Six days a week, 25-30 people find shelter, respite and services at the Day Shelter. Most of them come from sheltering overnight at the Friendship House. Others come from off the street. Still others are referred to the shelter by Mount Vernon Police Department's Integrated Outreach Services. People at the shelter have found housing, secured employment, worked on their recovery and utilized mental health services provided. Outreach workers from Compass Mental Health make regular stops at the shelter to serve the guests.

Additionally, Welcome Home Skagit has utilized their resources wisely. The staff are well trained to serve the guests, respond to emergencies and provide the services the guests need. I have seen them in action and can testify to their compassion and skill. Many of the staffers have their own experience living on the streets, and I have learned that peer-to-peer service is a very powerful tool to help people in need.

I want you to imagine the impact on the community if we ~~did not~~ operate a shelter. Most of these folks would be on the streets. Some would be sheltering in their cars in the cold. In any case, this simple remedy has gone a long way to not only help individual lives, it has had a significant impact on the overall well-being of the community.

You and I know that the topic of homelessness is complex. And the issue is plaguing the entirety of the west coast. But I believe that both governments and church ought to be involved in creating solutions to this problem. I hope that you will see the value of this partnership. I believe it is a wise model for future solutions. When it comes time to fund solutions, think of the Day Shelter and the cumulative benefit it has brought to the community.

Thank you for hosting a time for Success Stories. I hope that you will consider this a Success Story of which you are a vital part. If you have further questions about the Day Shelter, please do not hesitate to ask.

Sincerely,

Rev. Christopher Gudger-Raines
Mount Vernon First United Methodist Church



April 27, 2023

Dear Mr. Peter Donovan and the City of Mount Vernon, WA,

I am writing to submit a public comment on your draft plan for the 2023-2027 Consolidated Plan and 2023 Annual Action plan regarding the CDBG funding award. In reviewing the draft plan, we acknowledge this funding is limited. We see that Mount Vernon has listed the number 1 priority is to address the needs of homelessness. The crisis people are facing in our community is getting worse and we need to strengthen the resources for the most critically vulnerable and chronically homeless which is also in alignment with North Stars vital conditions and guiding principles for our County.

Welcome Home Skagit was recently awarded funding from the Skagit County Homelessness Crisis NOFA, however the funding awarded was about half of what need to run a successful year-round day shelter program. Our agency has long term goals of increasing shelter overnight as well as transitional housing for mentally ill and medically vulnerable community members. We are currently working on the long-term goals as well as the immediate. Investing in Welcome Home Skagit is important to help to increasing quality services and capacity to support some of the most vulnerable community members.

The day shelter will benefit many other agencies in our community in addition to the people we will serve. For some examples, Skagit Regional Hospital, law enforcement and their social workers, and other street outreach teams will have an option to offer to people to come inside, connect with peer advocates and available resources where it is safe and basic needs are met. We know the coordinated entry system is being re-envisioned and the community is working on County wide system improvements- the day shelter will be a critical resource to that improvement as well.

We are asking that you consider supporting the Mount Vernon day shelter program with allocating some of the available CDBG funding towards our program. This is a new program, and we want it to be successful and truly be able to meet the needs of our community. The day shelter will be the only drop in resources available to all, a low barrier trauma informed safe place led by people with lived experience who know best how to serve the unique needs of the most vulnerable.

We realize this may take time for your planning team to re-evaluate the draft budget and plan and we thank you for your consideration. We are also happy to discuss more in person together.

Thank you,

Sarah Vogt

Director of Homeless Support Services

Kerri Grechishkin

From: Mary Ruth Holder <mruthholder@gmail.com>
Sent: Monday, May 8, 2023 3:52 PM
To: Community Comments
Subject: Support for block grant funding for Welcome Home

Caution External Message

Dear City Council Members,

I am writing to ask for your action to designate \$16,000 of a block grant for Welcome Home, the group that has been organizing Safe Parking and the church day shelters. This money is much needed for the safety and health of our homeless population. Thank you.

Sincerely,
Mary Ruth Holder
Mount Vernon

Kerri Grechishkin

From: office@mvfumc.org
Sent: Tuesday, May 9, 2023 11:43 AM
To: Community Comments
Subject: Support for the Day Care Center

Caution External Message

I am pleased to comment in support of the Winter Day Care Center that the First United Methodist Church hosted this past winter.

The leaders and volunteers were very dedicated to providing support and shelter for the homeless of our community and surrounding area. The shelter provided a place where their clients could receive access to showers, meals, water, computers, clean rest rooms, resources such as all of the Outreach Service providers like Community Action, Welcome Home, Mount Vernon P.D.'s Intensive Outreach Services (I.O.S.), Mental Health Professionals, Substance Use Services, supportive staff, medical staff from the Residency Program once weekly instead of the Emergency Room, and a sense of belonging somewhere with community and companionship.

The shelter was well managed and the clients were held accountable for their behavior.

Thank you,

Sue Erickson, Administrative Assistant



Mount Vernon First United Methodist Church
3607 East Division Mount Vernon, WA 98274
(360) 424-3628 Website: www.mvfumc.org
Email: office@mvfumc.org
 [Facebook.com/MVFUMC](https://www.facebook.com/MVFUMC)

Kerri Grechishkin

From: Carolyn Gregg <cgregg@valleyint.com>
Sent: Tuesday, May 9, 2023 4:26 PM
To: Community Comments
Subject: Day Shelter

Caution External Message

I urge you to approve the appropriation for a Day Shelter in Mount Vernon. The shelter was located in our church, First United Methodist from November into March this past winter. My volunteer duties brought me to church weekly for a couple of hours during the days the shelter operated. I had a few direct interactions with the shelter clients and many opportunities to observe the program in action. It seemed well attended and managed. Clients were polite and respected the building and grounds. It was apparent that these people were vulnerable and in great need of care. There seemed to be providers of social services arriving frequently. Let's continue this valuable service to the most needy of our neighbors.

Carolyn K Gregg

Kerri Grechishkin

From: Teresa Rindal <teresarindal@gmail.com>
Sent: Tuesday, May 9, 2023 7:36 PM
To: Community Comments
Subject: CBDG Funding

Caution External Message

To Whom It May Concern,

Please award CBDG funding to the Welcome Home Skagit year-round day shelter to meet the needs of our homeless community. We have an office building that was broken into this winter by people seeking shelter. The City Council must work with the rest of the community to improve physical and mental health services for people in need.

Thank you for your consideration.

Teresa Rindal

Kerri Grechishkin

From: SUSAN DURHAM <susan.chuck@comcast.net>
Sent: Tuesday, May 9, 2023 9:23 PM
To: Community Comments; Luis Prmental
Subject: Welcome Home Skagit Vote

Caution: External Message

Please approve cbdg funding for Welcome Home Skagit year-round day shelter at EBC.

Chuck Durham

Kerri Grechishkin

From: Craig Olson <is40.col3@gmail.com>
Sent: Tuesday, May 9, 2023 10:21 PM
To: Community Comments
Subject: May 10 Council meeting agenda item: Funding for year-round day shelter run by Welcome Home Skagit

Caution External Message

Dear MV City Council members,

Thank you for taking on the service of leadership for Mount Vernon and for your dedication to making wise decisions for our community.

My letter is in support of the funding request for a year-round day shelter run by Welcome Home Skagit.

We're all aware that there are still too many unsheltered people needing a variety of forms of help in our community, ranging from what individuals can do, up through organizations and all the levels of government. This is one of those opportunities where those multiple levels working together can magnify the the effectiveness of the money spent.

Appreciatively,
Craig Olson
4212 Klowa Dr.
Mount Vernon

Kerri Grechishkin

From: Jeff McGrew <jimgrew@sos.net>
Sent: Wednesday, May 10, 2023 8:37 AM
To: Community Comments
Subject: City council members.... a YES vote to approve funding to WELCOME HOME SKAGIT for funding for a year round day shelter

Importance: High

Caution External Message

Council members

As a 30+ year resident, and active member of the voting public, I would hope very much that you would vote to approve full time funding to the Welcome Home Skagit group, for the creation and management, for a year round day shelter for our quickly growing homeless community. Homelessness is obviously a National crisis and Skagit county should be a proactive leader in the State of WA to professionally start dealing with this heart breaking issue. Welcome Home Skagit is the perfect partner to organize this necessary function. It is especially necessary in the months November thru April as our harsh NW environment takes a humanity toll.

My entire Family fully support this effort. PLEASE VOTE TO INITIATE THIS

John McGrew

Carla McGrew

Cathryn McGrew

Christina McGrew

Kerri Grechishkin

From: Terry Ogdon <Terry@ebcaw.org>
Sent: Wednesday, May 10, 2023 9:07 AM
To: Community Comments
Subject: Vote on funding for homeless programs

Caution External Message

I would like to encourage the Mount Vernon City Council to approve funding for additional services for the area homeless.
Thank you for serving our community!

Terry Ogdon
2310 S. 18th St.
Mount Vernon
360-420-5113

Kerri Grechishkin

From: Cathy <cathypfahl@gmail.com>
Sent: Wednesday, May 10, 2023 11:37 AM
To: Community Comments
Subject: Support for Day Shelter for Homeless

Caution External Message

Please fund a Day Shelter for our homeless neighbors. Our community needs to lead with compassion, not condemnation.

Thank you,

Cathy Pfahl
21342 Swan Road
Mount Vernon, WA 98273
360.420.2977

Kerri Grechishkin

From: Ellen Anderson <anderson.turner4@gmail.com>
Sent: Wednesday, May 10, 2023 11:37 AM
To: Community Comments
Subject: support of funding for year round homeless day shelter

Caution External Message

Please support funding for a year round homeless day shelter!

Ellen Anderson
3820 McLaughlin Rd
Mt Vernon
702-595-4947

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What wisdom can you find that is greater than kindness...

Kerri Grechishkin

From: lj_hilliard@juno.com
Sent: Wednesday, May 10, 2023 12:30 PM
To: Community Comments
Subject: Community Development Block Grant (CDBG)

Caution External Message

Dear City Council Members:

We hope that you will favorably consider funding a day shelter for our unhoused population as part of the Community Development Block Grant (CDBG). We understand that last year Welcome Home Skagit provided this service and it provided valuable support to our unhoused population - a safe place out of the weather with individualized wrap around services (to help find housing and other needed support for stability.)

The City of Mount Vernon is doing a good job of providing services for ALL members of our community and we thank you for that.

We appreciate you.

Larry and Patricia Hilliard
1416 Lindsay Loop
Mount Vernon

Kerri Grechishkin

From: Elizabeth Turman-Bryant <eturman@gmail.com>
Sent: Wednesday, May 10, 2023 2:15 PM
To: Community Comments
Subject: Letter in Support of funding for Day Shelter for Unhoused

Caution External Message

To whom it is concerned,

I am a resident of Skagit County and writing to urge the Mt Vernon city council to give funding towards the Day Shelter run by Welcome Home Skagit. The day shelter is such an important support for Skagit County's unhoused, offering a warm place out of the weather, a place where people are treated with dignity and respect not to mention wrap-around services. When we support our most vulnerable, it makes a healthier, safer community for all.

Thank you for your consideration!

Elizabeth Turman Bryant
130 S Anacortes St, Burlington, WA 98233

Kerri Grechishkin

From: Andrew Vander Stoep <andrewthedutch@gmail.com>
Sent: Wednesday, May 10, 2023 3:38 PM
To: Community Comments
Subject: Welcome home skagit

Caution: External Message

Hello Madam Mayor and Mount Vernon city council members,
My name is Andrew Vander Stoep, and I am writing to urge your support of Welcome Home Skagit and their day shelter with this year's cbdg grants.
This is an incredible program, run by incredible people, filling a vital role in our community. I will keep my comments short as I am sure you will hear from other community members about this amazing group. Thank you for your consideration,
Andrew Vander Stoep

Kerri Grechishkin

From: Wyatt Wahlgren <wyattwahlgren@gmail.com>
Sent: Wednesday, May 10, 2023 4:09 PM
To: Community Comments
Subject: cbdg funds for Welcome Home Skagit

Caution External Message

Hello, my name is Wyatt Wahlgren, and I am from Emmanuel Baptist Church, Mount Vernon. We allow the Safe parking program to use our parking lot. I approve of funding to be awarded to Welcome Home Skagit. I fully believe in what they are doing.

Kerri Grechishkin

From: Linda Swanson <rlswany12@gmail.com>
Sent: Wednesday, May 10, 2023 4:42 PM
To: Community Comments
Subject: Funding

Caution: External Message

Sent from my iPad. I approve of the cbdg funding to be awarded to welcome home skagit year around day shelter.

Kerri Grachishkin

From: Aleita Bailey <aleitabailey@gmail.com>
Sent: Wednesday, May 10, 2023 5:06 PM
To: Community Comments
Subject: Welcome home day shelter services

Caution: External Message

I requested funding to help support a year-round day shelter for our unsheltered community. This year-round service will allow our unsheltered friends to receive resources such as medical treatment, Mental Health Services arts and crafts classes, and care coordination. It will also serve as an access point for the valley's resource service providers to connect with their clients.

I see this as a very valuable resource for our community. And ask that it can be financially supported.

Aleita Bailey

Sent from my iPhone

Kerri Grechishkin

From: Bets <belizetropicals@protonmail.com>
Sent: Wednesday, May 10, 2023 6:25 PM
To: Community Comments
Subject: CBDG Funding for Welcome Home Skagit

Caution External Message

Dear Ladies/Sirs: Please approve cbdg funding for Welcome Home Skagit year-round day shelter at EBC. Our church has been supporting Operation Safe Parking since it began last year and we see many benefits to providing shelter opportunities for those in need. This could be used as another path to helping those in need to help restore their independence in their lives.

Sincerely, Paul & Betsy Sargent

www.belizetropicals@protonmail.com

Sent with [Proton Mail](#) secure email.



**City of Mount Vernon
City Council Meeting Minutes
February 8, 2023
Police Court Campus, 1805 Continental Place**

Mayor Pro Tempore Hulst called the meeting to order at 7:02 p.m.

Present: Councilmembers Beaton, Brocksmit, Carías, Hulst, Molenaar, and Morales
Absent: Councilmember Hudson (excused)
Staff Present: City Attorney Rogerson, Police Chief Cammock, Finance Director Volesky, Parks and Enrichment Services Director Berner, Special Projects Manager Donovan, Fire Chief Brice, Library Director Huffman, Public Works Director Phillips, City Clerk Jensen, Development Services Director Groth, Assistant Fire Chief Harris, IS Director Thomas, Engineering Manager Chesterfield, and Operations Manager Corcoran

Citizens Present: 5

COMMUNITY COMMENTS

Public Comments - Comments sent to Community Comments were read aloud by Mr. Donovan

- David C Prutzman, Samish Bay Real Estate Group, spoke about the recent Development Design Review Report.

Public Comments - In person

- Lynette Brower, representing Neighbors In Need, Spoke about the closure of 3rd Street.

CONSENT AGENDA

- A. Approval of January 25, 2023, Regular Council Meeting Minutes.
- B. Approval of February 3, 2023, payroll checks numbered 111859 – 111880, direct deposit checks numbered 92265 - 92515, direct, and wire transfers numbered 1180 – 1184 in the amount of \$1,133,840.96.
- C. Approval of January 8, 2023, Claims numbered 20560 – 20733 in the amount of \$1,391,859.85.

- D. Approval of agreement – Dowell Consulting, PLLC

Councilmember Morales moved to approve Consent Agenda Items A-D. Motion seconded by Councilmember Molenaar. Motion carried 6-0.

REPORTS

- A. Committees
1. Public Works and Library – see committee minutes for details.
 2. Public Safety – see committee minutes for details
- B. Councilmember Comments
- Councilmember Brocksmitth thanked the Parks staff and COPPS volunteer group for their help during the Illuminight event and 25th Street Park improvements. He also thanked Public Works staff for their assistance with sidewalk programs and Safe Routes to Schools.
- C. Mayor's Report
- None
- D. Committee Agenda Requests
- None

UNFINISHED BUSINESS

None.

NEW BUSINESS

- A. Public Hearing – Community Development Block Grant (CDBG) 2023 – 2024 Action Plan: This is an open record public hearing to obtain the views of residents and other interested parties on the community development needs of the City prior to preparing a draft CDBG 2023 – 2024 Action Plan.

Mayor Pro Tempore Hulst opened the public hearing.

- Jen Hutchison, Friendship House, spoke via Zoom about recent projects and requested continued support of upcoming projects.
- Melissa Self, Community Action of Skagit County, spoke about the services that are available for those in need in Skagit County.
- Morgan Curry, Skagit Gleaners, spoke about the organization and requested funding for capital improvements at the facility cold storage and additional storage.

- Melanie Corey, Housing Authority of Skagit County, spoke about the Mount Vernon Family Housing Development, thanked the for City their assistance, and encouraged affordable housing priorities.

Hearing no additional comments, Mayor Pro Tempore Hulst closed the public hearing.

Mr. Donovan provided an overview of the CDBG application, draft plan, and funding process.

- B. 2023 Budget Amendment: Mr. Volesky requested approval of Ordinance 3865 amending the 2023 Budget for additional Parks and Enrichment Services part-time positions and the purchase of a mini excavator for the Wastewater Utility Fund.

Councilmember Morales moved to adopt Ordinance 3865 amending the 2023 Budget. Motion seconded by Councilmember Molenaar. Motion carried 6-0.

- C. Approval of Agreement – Washington Trails Association: Ms. Berner requested approval of an agreement with Washington Trails Association for trail maintenance at Little Mountain Park.

Councilmember Beaton moved to approve authorize the Mayor to enter into an agreement with Washington Trails Association for trail maintenance at Little Mountain Park. Motion seconded by Councilmember Carías. Motion carried 6-0.

- D. Approval of Emergency Purchase: Ms. Berner requested approval of an agreement that was executed with Electric West to perform the emergency reduction and installation of light poles at Sherman Anderson Park.

Councilmember Brocksmith moved to approve the agreement with Electric West for the reduction and installation of light poles at Sherman Anderson Park in the amount of \$26,350. Motion seconded by Councilmember Carías. Motion carried 6-0.

- E. Approval of Agreement – Madrona Law Group: Mr. Rogerson requested approval of an agreement with Madrona Law Group to provide legal

services for the Development Services Department.

Councilmember Morales moved to authorize the Mayor to enter into an agreement with Madrona Law Group in the amount of \$50,000. Motion seconded by Councilmember Molenaar. Motion carried 6-0.

- F. Approval of Agreement – Opioid Abatement Council: Mr. Rogerson requested approval of an agreement forming an Opioid Abatement Council to oversee allocation and expenditure of opioid settlement funds.

Councilmember Beaton moved to authorize the Mayor to enter into an agreement to form an Opioid Abatement Council. Motion seconded by Councilmember Morales. Motion carried 6-0.

- G. Approval of Memorandum of Understanding (MOU) – Skagit County Children's Advocacy Center (SCCAC): Mr. Rogerson requested approval of an MOU with SCCAC allowing participation in the Multidisciplinary Team.

Councilmember Brocksmith moved to authorize the Mayor to enter into an MOU with SCCAC allowing the City be a member of the Multidisciplinary Team. Motion seconded by Councilmember Carías. Motion carried 6-0.

- H. Approval of Agreement – CDWG: Ms. Thomas requested approval of an agreement with CDWD for on-call security engineering and consulting services for the Information Services Department.

Councilmember Molenaar moved to authorize the Mayor to enter into an agreement with CDWG in the amount of \$15,000 for on-call engineering and consulting services. Motion seconded by Councilmember Morales. Motion carried 6-0.

- I. Approval of Agreement – David Evans and Associates, Inc.: Mr. Chesterfield requested approval of an agreement with David Evans and Associates, Inc. to provide grant writing assistance.

Councilmember Molenaar moved to authorize the

Mayor to enter into an agreement with David Evans and Associates, Inc. for grant writing assistance in the amount of \$37,100. Motion seconded by Councilmember Beaton. Motion carried 6-0.

The meeting adjourned at 8:08 p.m.

Submitted by: _____
Becky Jensen, City Clerk

Approved by: _____
Jill Boudreau, Mayor



**CITY OF MOUNT VERNON
CITY COUNCIL MEETING
AGENDA
February 8, 2023, 7:00 p.m.**
Police Court Campus, 1805 Continental Place

To virtually attend the meeting, the public may:

1. **Watch the meeting live on TV10:** Comcast/Xfinity Channel 10
2. **Watch the meeting live, online:**
https://www.youtube.com/channel/UCUob_hcQUmd4S93Ykletdra

I. OPENING CEREMONIES

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Councilmembers

II. COMMUNITY COMMENTS

1. Review of Emails from the Public
(Public comments may be sent via email to communitycomments@mountvernonwa.gov. The comments will be read aloud into the record during the public comment portion of the agenda. Please limit your comments to be read in three minutes or less. Email comments must be received by 4 p.m. on February 8, 2023.)
2. Public Comments
(This is an opportunity for Mount Vernon residents to address their City Council. Please limit comments to three minutes or less. Under normal circumstances, the Mayor and Council will not respond immediately to Community Comments. If you would like someone to follow-up with you regarding the topic of your comments, please leave your name and contact information on the form at the entrance of the Council Chambers. If you are unable to attend the meeting and would like to make your comments via Zoom, please submit a request to speak via email to communitycomments@mountvernonwa.gov or by telephone at 360-419-3253. Requests must be received by 4 p.m. on February 8, 2023.)

III. CONSENT AGENDA

- A. Approval of January 25, 2023, Regular Council Meeting Minutes.
- B. Approval of February 3, 2023, payroll checks numbered 111859 - 111880, direct deposit checks numbered 92265 - 62515, and wire transfers numbered 1180 - 1184 in the amount of \$1,133,840.96
- C. Approval of February 8, 2023, Claims numbered 20560 - 20733 in the amount of \$1,391,859.85
- D. Approval of Agreement - Dowell Consulting, PLLC

IV. REPORTS

- A. Committees
 - 1. Public Works and Library
 - 2. Public Safety
- B. Councilmember Comments
- C. Mayor's Report
- D. Committee Agenda Requests

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- A. Public Hearing – Community Development Block Grant (CDBG) 2023-2024 Action Plan
(This is an open record public hearing to obtain the views of residents and other interested parties on the community development needs of the City prior to preparing a draft CDBG 2023-2024 Action Plan.)
(required action – none)
(staff contact – Peter Donovan)
- B. 2023 Budget Amendment
(Staff is requesting approval of Ordinance 3865 amending the 2023 Budget.)
(required action – ordinance)
(staff contact – Doug Volesky)
- C. Approval of Agreement – Washington Trails Association
(Staff is requesting approval of an agreement with the Washington Trails Association for trail maintenance at Little Mountain Park.)
(required action – motion)
(staff contact – Jennifer Berner)
- D. Approval of Emergency Purchase – Electric West, Inc.
(Staff is requesting approval of the emergency purchase and installation of light poles at Sherman Anderson Park.)
(required action – motion)
(staff contact – Jennifer Berner)
- E. Approval of Agreement – Madrona Law Group
(Staff is requesting approval of an agreement with Madrona Law Group for legal services in support of the Development Services Department.)
(required action – motion)
(staff contact – Kevin Rogerson)
- F. Approval of Agreement – Opioid Abatement Council
(Staff is requesting approval an agreement forming an Opioid Abatement Council.)
(required action – motion)
(staff contact – Kevin Rogerson)
- G. Approval of Memorandum of Understanding (MOU) – Skagit County Children's Advocacy Center (SCCAC)
(Staff is requesting approval of an MOU with SCCAC allowing participation in the Multidisciplinary Team.)
(required action – motion)
(staff contact – Kevin Rogerson)

- H. **Approval of Agreement – CDWG**
(Staff is requesting approval of an agreement with CDWG for security engineering and consulting services.)
(required action – motion)
(staff contact – Mary Thomas)

- I. **Approval of Agreement – David Evans and Associates, Inc.**
(Staff is requesting approval of an agreement with David Evans and Associates, Inc. to provide grant writing assistance.)
(required action – motion)
(staff contact – Blaine Chesterfield)

COMMITTEE MEETINGS

Public Works and Library 6:00 p.m.

Next Ordinance 3865
Next Resolution 1028



DATE: February 8, 2023
TO: Mayor Boudreau and City Council
FROM: Peter Donovan, Project Development Manager
SUBJECT: OPEN RECORD PUBLIC HEARING FOR CDBG CONSOLIDATED PLAN & ACTION PLAN

RECOMMENDED ACTION:

None

INTRODUCTION/BACKGROUND:

- The City of Mount Vernon is undertaking the planning process for submission of its five-year Strategic Plan in conjunction with the HOME Consortium Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD).

-The Consolidated Plan is the planning and application requirement for the City's Community Development Block Grant (CDBG). The Consolidated Plan is a five-year Strategic Plan (2023-2027).

- The Consolidated Plan includes a one-year Action Plan (2023-24) that describes how CDBG will be used to carry out the City's Strategic Plan to meet housing and community development needs.

- This is an Open Record Public Hearing to obtain the views of citizens and other interested parties on the housing and non-housing community development needs of the City before a draft Community Development Block Grant (CDBG) 2023-27 Consolidated Plan, and a one-year 2023-24 Action Plan is prepared.

-The amount of the City's 2023 CDBG allotment has not yet been determined by HUD. In previous years the City's allocations have been:

- 2022: \$359,983
- 2021: \$369,122
- 2020: \$383,000
- 2019: \$390,000
- 2018: \$400,488

FINDINGS/CONCLUSIONS:

None

RECOMMENDATION:

None

ATTACHED:

Public Notice of Hearing for CDBG 2023-27 Consolidated Plan and 2023-24 Action Plan

NOTICE OF PUBLIC HEARINGS & OPEN PUBLIC COMMENT PERIOD

City of Mount Vernon 2023-2027 Consolidated Plan and 2023 Action Plan

The City of Mount Vernon is undertaking the planning process for submission of its five-year Strategic Plan in conjunction with the HOME Consortium Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the planning and application requirement for City's Community Development Block Grant (CDBG). The Consolidated Plan is a five-year Strategic Plan and includes a one-year Action Plan for HUD program year 2023 that describes how CDBG will be used to carry out the City's Strategic Plan to meet housing and community development needs.

The Strategic Plan provides the needs analysis and priorities used to guide the development of annual Action Plans. The CDBG funding allocation for HUD program year 2023 is estimated to be approximately \$350,000.

The purpose of this notice is to announce the times and location of the public hearings for the planning process for the five-year Strategic Plan and the 2023 Action Plan and announce the public comment period which begins **April 11, 2023 and ends May 10, 2023**.

The time and location of the first public hearing is: Wednesday, February 8, 2023, at 7:00 p.m. at the Police/Court Campus, 1805 Continental Pl, Mount Vernon, WA. Topics for discussion: Description of planning process, anticipated funding, programs covered, and solicitation of public comment on needs and priorities.

The time and location of the second public hearing is: Wednesday, May 10, 2023, at 7:00 p.m. at the Police/Court Campus, 1805 Continental Pl, Mount Vernon, WA. This meeting will conclude the work begun at the previous meeting.

Written comments on any of the subjects described above may be submitted to City of Mount Vernon Special Projects Manager Peter Donovan, 910 Cleveland Avenue, Mount Vernon, WA 98273, or by email to mvmayor@mountvernonwa.gov prior to the hearing or during the comment period above stated.

If special accommodations are needed to participate in the hearing, please contact City of Mount Vernon Special Projects Manager at least three days prior to the hearing date at the email or address above.

PUBLISH: January 25, 2023 and April 26, 2023

AVISO DE INICIO DEL PERIODO DE AUDIENCIAS Y COMENTARIOS PÚBLICOS

Plan consolidado de la ciudad de Mount Vernon 2023-2027 y Plan de acción 2023

La ciudad de Mount Vernon emprenderá el proceso de planeación para presentar su Plan estratégico de cinco años en conjunto con el Plan consolidado del consorcio HOME ante el Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de los Estados Unidos. El Plan consolidado es el requisito para la planeación y solicitud del Subsidio en bloque para el desarrollo comunitario (CDBG, por sus siglas en inglés) de la ciudad e incluye un Plan estratégico de cinco años y un Plan de acción anual para el año programático 2023 del HUD que describe cómo se utilizará la CDBG de la ciudad para llevar a cabo su Plan estratégico a fin de satisfacer las necesidades de vivienda y desarrollo comunitario.

El Plan estratégico proporciona la necesidad de análisis y prioridades que se utilizan para orientar la elaboración de los Planes de acción anuales. Se calcula que la asignación del financiamiento de la CDBG para el año programático 2023 del HUD sea aproximadamente de \$350,000.

El propósito de este aviso es anunciar la hora y el lugar de las audiencias públicas para el proceso de planeación del Plan estratégico de cinco años y el Plan de acción 2023, así como anunciar el periodo de comentarios públicos, que iniciará el **11 de abril de 2023** y finalizará el **10 de mayo de 2023**.

La primera audiencia pública tendrá lugar el miércoles, 8 de febrero de 2023, a las 7:00 p. m. en las instalaciones de la policía o del tribunal en 1805 Continental Pl, Mount Vernon, WA. Temas de discusión: descripción del proceso de planeación, financiamiento previsto, actividades permitidas y solicitud de retroalimentación ciudadana sobre las necesidades y prioridades.

La segunda audiencia pública tendrá lugar el miércoles, 10 de mayo de 2023, a las 7:00 p. m. en las instalaciones de la policía o del tribunal ubicadas en 1805 Continental Place, Mount Vernon, WA. En esta segunda audiencia se concluirá el trabajo iniciado en la primera audiencia.

Los comentarios por escrito sobre cualquiera de los temas mencionados anteriormente deberán enviarse a Peter Donovan, director de proyectos especiales de la ciudad de Mount Vernon, a la siguiente dirección postal: 910 Cleveland Avenue, Mount Vernon WA 98273, o por correo electrónico a mvmayor@mountvernonwa.gov antes de la audiencia o durante el periodo de comentarios que se menciona más arriba.

Si se necesitan adaptaciones especiales para participar en la audiencia, comuníquese con el gerente de desarrollo de proyectos especiales de la ciudad de Mount Vernon al menos tres días antes de la fecha de la audiencia al correo electrónico o la dirección indicados arriba.

FECHA DE PUBLICACIÓN: 25 de enero de 2023 y 26 de abril de 2023



Skagit Valley Publishing
 1215 Anderson Rd
 Mount Vernon, WA 98274
 Mount Vernon, WA 98274
 360-424-3251

BILLING PERIOD		ADVERTISER/CLIENT NAME
1/25/2023 - 1/25/2023		CITY OF MOUNT VERNON
TOTAL AMOUNT DUE	UNAPPLIED AMOUNT	TERMS OF PAYMENT
\$150.64	\$0.00	DUE UPON RECEIPT

BILLED ACCOUNT NAME AND ADDRESS		PAGE #	BILLING DATE	INV #	INVOICE	REMITTANCE ADDRESS
CITY OF MOUNT VERNON 910 CLEVELAND AVE MOUNT VERNON, WA 98273		1	01/25/2023	30320		Skagit Valley Publishing C/O ISJ Payment Processing PO Box 1570 Pocatello, ID 83204
		BILLED ACCT #				
		46751				

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	PUB	ISS #	AUP	DESCRIPTION	SIZE	RATE	AMOUNT	REF
1/25/2023	SVH		325533	Legal/Public Notice / SVH-325533	0	0.00	150.64	150.64

PLEASE FAST-PAY THIS AMOUNT ==> \$150.64

ADVERTISER INFORMATION			
INVOICE NUMBER	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NAME
30320	1/25/2023 - 1/25/2023	46751	CITY OF MOUNT VERNON



C/O ISJ Payment Processing, PO Box 1570, Pocatello, ID 83204

360-424-3251

APG RESERVES THE RIGHT TO CHARGE A 1.5% PER MONTH LATE FEE ON ALL AMOUNTS NOT PAID IN FULL AND RECEIVED WITHIN 60 DAYS OF ACTION OR WAIVER BY APG SHALL BE DEEMED A WAIVER OF ITS RIGHT TO CHARGE THIS FEE



1216 Anderson Road • Mount Vernon • WA • 98274 • t: 360.424.3251 • f: 360.424.5300

Michael Distelhorst, Publisher

Affidavit of Publication in the matter of SVH-325533
In the Superior Court of the State of Washington In and For Skagit County

STATE OF WASHINGTON
County of Skagit ss

The undersigned, being first duly sworn on oath deposes that he/she is principal clerk of the Skagit Valley Herald, a daily newspaper. That said newspaper has been approved as a legal newspaper by the Superior Court of Skagit County and is now and has been for more than six months prior to the publication hereinafter referred to, published in the English language continually as a daily newspaper in Skagit County, Washington, and it is now and during all of said time was printed at an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of an advertisement, with publication dates, as it was published in regular issues (and not in supplemental form) of said newspaper commencing with the issue of January 25, 2023, and ending with the issue of January 25, 2023.

That such newspaper was regularly distributed to its subscribers during all of said period and the full amount of the fee charged for the foregoing is the sum of \$150.64.

Cosene Stewart
Clerk

Date: January 25, 2023

Brittany Gonzales
Subscribed and sworn to before me this

25th day of January, 2023
Notary Public and for the State of Washington
Clerk's filing stamp





1215 Anderson Road • Mount Vernon • WA • 98274 • T. 360.424.3251 • F. 360.424.5300

Michael Distelhorst, Publisher

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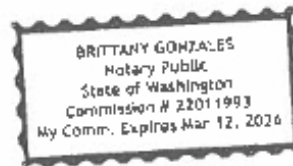
That such newspaper was regularly distributed to its subscribers during all of said period and the full amount of the fee charged for the foregoing is the sum of \$150.64.

Cover Stewart
Clerk

Date: January 25, 2023

Brittany Gonzales

Subscribed and sworn to before me this
25th day of January, 2023
Notary Public and for the State of Washington
Clerk's filing stamp





Skaqit Valley Publishing
 1215 Anderson Rd
 Mount Vernon, WA 98274
 Mount Vernon, WA 98274
 360-424-3251

BILLING PERIOD		ADVERTISER/CLIENT NAME	
1/26/2023 - 1/25/2023		CITY OF MOUNT VERNON	
TOTAL AMOUNT DUE	UNAPPLIED AMOUNT	TERMS OF PAYMENT	
\$182.92	\$0.00	DUE UPON RECEIPT	

BILLED ACCOUNT NAME AND ADDRESS		PAGE #	BILLING DATE	INV #	INVOICE	REMITTANCE ADDRESS
CITY OF MOUNT VERNON 910 CLEVELAND AVE MOUNT VERNON, WA 98273		1	01/26/2023	33821		Skaqit Valley Publishing C/O ISJ Payment Processing PO Box 1570 Pocatello, ID 83204
		BILLED ACCT #				
		46751				

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	PUB	PO #	AD#	DESCRIPTION	SIZE	RATE	AMOUNT	NET
1/25/2023	SVH		326577	Legal/Public Notice / SVH-326577	0	0.00	182.92	182.92

PLEASE PAY THIS
AMOUNT --> **\$182.92**

ADVERTISER INFORMATION			
INVOICE NUMBER	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NAME
30321	1/25/2023 - 1/25/2023	40754	CITY OF MOUNT VERNON



C/O ISJ Payment Processing, PO Box 1570, Pocatello, ID 83204

360-424-3251

APG RESERVES THE RIGHT TO CHARGE A 1.5% PER MONTHLY LATE FEE ON ALL AMOUNTS NOT PAID IN FULL AND RECEIVED WITHIN 60 DAYS. NO ACTION OR OMISSION BY APG SHALL BE DEEMED A WAIVER OF ITS RIGHT TO CHARGE THIS FEE.





1216 Anderson Road • Mount Vernon • WA • 98274 • t: 360.424.3251 • f: 360.424.5300

Michael Distelhorst, Publisher

Affidavit of Publication in the matter of SVH-325677
In the Superior Court of the State of Washington In and For Skagit County

STATE OF WASHINGTON
County of Skagit ss

The undersigned, being first duly sworn on oath deposes that he/she is principal clerk of the Skagit Valley Herald, a daily newspaper. That said newspaper has been approved as a legal newspaper by the Superior Court of Skagit County and is now and has been for more than six months prior to the publication hereinafter referred to, published in the English language continually as a daily newspaper in Skagit County, Washington, and it is now and during all of said time was printed at an office maintained at the aforesaid place of publication of said newspaper.

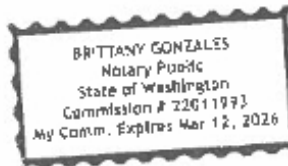
That the annexed is a true copy of an advertisement, with publication dates, as it was published in regular issues (and not in supplemental form) of said newspaper commencing with the issue of January 25, 2023, and ending with the issue of January 25, 2023.

That such newspaper was regularly distributed to its subscribers during all of said period and the full amount of the fee charged for the foregoing is the sum of \$182.92.

Caren Stewart
Clerk

Date: January 25, 2023

Brittany Gonzales
Subscribed and sworn to before me this
25th day of January, 2023
Notary Public and for the State of Washington
Clerk's filing stamp



askagit PUBLISHING PUBLIC NOTICES

To Advertise please call Brittany at 360.424.4567 or email classified@askagitpublishing.com

Legals

CIUDAD DE BURLINGTON
PERIODO DE AUDIENCIAS GUBERNATIVAS
PUBLICIDAD

Plan de trabajo de la ciudad de Burlington para el periodo de audiencias gubernativas, 2023-2027.

El plan de trabajo de la ciudad de Burlington para el periodo de audiencias gubernativas, 2023-2027.

El plan de trabajo de la ciudad de Burlington para el periodo de audiencias gubernativas, 2023-2027.

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El plan de trabajo de la ciudad de Burlington para el periodo de audiencias gubernativas, 2023-2027.

Legals

Buttrick
Volvo of Everett
Acceptation

The City of Everett has accepted the Volvo of Everett Acceptation for the period of 2023-2027.

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Legals

NOTICE OF PUBLIC HEARING
City of Everett

Public hearing on the City of Everett budget for the period of 2023-2027.

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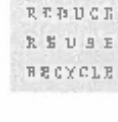
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Public hearing on the City of Everett budget for the period of 2023-2027.



Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
 Expires on Date: 11/30/2026

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Presubmission <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate item(s): <input type="checkbox"/> <input type="checkbox"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only.		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="The City of Bowie, Virginia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="91-6001261"/>	* c. UEI: <input type="text" value="U784JLD8R78T"/>	
d. Address:		
* Street: <input type="text" value="910 Cleveland Ave"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Bowie, Virginia"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="VA: Washington"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="98075 4212"/>	
e. Organizational Unit:		
Organization Name: <input type="text" value="Mayor's Office"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Eccox"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Donovan"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Special Projects Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="301-236-6211"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="peccox@bowie-va.gov"/>		

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

5/11/23

Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023-2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R

Compliance with Laws -- It will comply with applicable laws.




Signature of Authorized Official

5/11/23
Date

Mayor

Title

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14.218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grant"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="N/A"/> <p>* Title:</p> <input type="text" value="N/A"/>	
<p>13. Competition Identification Number:</p> <input type="text" value="N/A"/> <p>Title:</p> <input type="text" value="N/A"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> Add Attachment Delete Attachment View Attachment </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="FY 2023-2027 Consolidated Plan and FY 2021-2021 Action Plan"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> Add Attachments Delete Attachments View Attachments </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts (C):	
* a. Applicant: <input type="text" value="7"/>	* b. Program/Project: <input type="text" value="2"/>
Attach an additional list of Program/Project Congressional Districts if needed:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2023"/>	* b. End Date: <input type="text" value="06/30/2024"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="332,365.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="332,365.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on: <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes" provide explanation and attach:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value=""/>	* First Name: <input type="text" value="Jill"/>
Middle Name: <input type="text" value=""/>	
* Last Name: <input type="text" value="Bouchard"/>	
Suffix: <input type="text" value=""/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="360-336-5231"/>	Fax Number: <input type="text" value=""/>
* Email: <input type="text" value="jmbouchard@proactiveproms.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5/11/23"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/26/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0340-0042) Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§1801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race color or national origin, (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex, (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps, (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age, (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse, (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism, (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 cc-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statutes) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1509 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a-276a-7) the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(z) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1771 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §170), EO 11583 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Anacortes, WA	DATE SUBMITTED 05/11/2023

SF-0340 (Rev. 7-97) Back

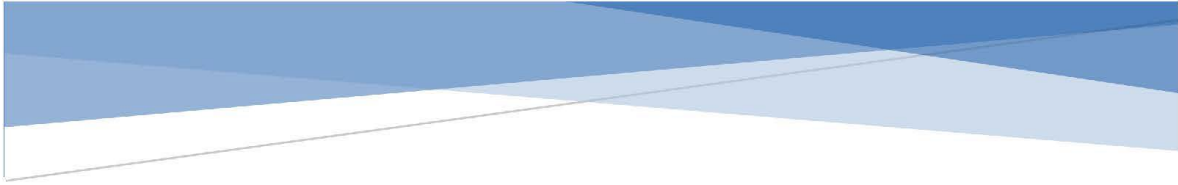
Appendix - Alternate/Local Data Sources

1	Data Source Name	Housing Authority of Skagit County 2013
	List the name of the organization or individual who originated the data set.	Housing Authority of Skagit County
	Provide a brief summary of the data set.	The data provided by PIC (PIH Information Center) is not current. This alternate data is up to date as of April 2013.
	What was the purpose for developing this data set?	More current and accurate.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	The data covers Skagit County, so it is not specific to Mount Vernon only.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	The current year 2013.
	What is the status of the data set (complete, in progress, or planned)?	Complete.
	2	Data Source Name
List the name of the organization or individual who originated the data set.		Skagit County Community Action Agency and WA State Dept. of Commerce
Provide a brief summary of the data set.		Annual point in time count survey conducted by Community Action of Skagit County
What was the purpose for developing this data set?		Required homeless census
Provide the year (and optionally month, or month and day) for when the data was collected.		January 2013
Briefly describe the methodology for the data collection.		Client intercept survey
Describe the total population from which the sample was taken.		This was a census and not a sample survey

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>192 homeless persons</p>	
3	<p>Data Source Name</p> <p>2014 Annual Point in Time Homeless Count</p>	
	<p>List the name of the organization or individual who originated the data set.</p> <p>Skagit County Community Action Agency and WA State Dept. of Commerce</p>	
	<p>Provide a brief summary of the data set.</p> <p>Annual point in time count survey conducted by Community Action of Skagit County</p>	
	<p>What was the purpose for developing this data set?</p> <p>Required homeless census</p>	
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 2014</p>	
	<p>Briefly describe the methodology for the data collection.</p> <p>Client intercept survey</p>	
	<p>Describe the total population from which the sample was taken.</p> <p>This was a census and not a sample survey</p>	
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>331 homeless persons</p>	
	4	<p>Data Source Name</p> <p>Summary of Goals and Objectives</p>
		<p>List the name of the organization or individual who originated the data set.</p>
<p>Provide a brief summary of the data set.</p> <p>Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview from ES-05, Section 2.</p>		
<p>What was the purpose for developing this data set?</p>		
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>		
<p>Briefly describe the methodology for the data collection.</p>		

Describe the total population from which the sample was taken.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.



CITY OF ANACORTES
DRAFT CDBG 2023-
2027 STRATEGIC PLAN
& 2023 ACTION PLAN

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan, the Strategic Plan and the annual Action Plan allow grantees to fund activities and organizations in the coming year(s). The Consolidated Plan is a plan of 3 to 5 years in length and describes community needs, resources, priorities and proposed activities to be undertaken under certain U.S. Department of Housing and Urban Development (HUD) programs such as the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME). The Consolidated Plan consists of 5 main components: A description of the lead agency or entity responsible for overseeing the development of the Con Plan and a description of the process undertaken to develop the plan; a housing and homeless needs assessment; a housing market analysis; a Strategic Plan (3 to 5 years in length); and a 1 year Action Plan.

In 2015, the city became a member of the HOME Consortium consisting of Skagit, Whatcom & Island Counties, and includes existing entitlement cities such as Anacortes and Mount Vernon that receives CDBG. Skagit County is the lead in this Consortium and because of that, prepares the first 3 components of the Comprehensive Plan. The other entitlements prepare their own Strategic Plans and 1 year Action Plans to address the needs within their communities. The city is now developing its 2023-2027 Strategic Plan and 2023 Action Plan in conjunction with the overall Consolidated Plan being prepared by Skagit County.

A strategic plan sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. This helps local governments and citizens keep track of results and learn what works. These Plans will provide the U.S. Department of Housing and Urban Development (HUD) with information on the intended uses of funds from the Community Development Block Grant (CDBG) program. The 2023 Action Plan will further the goals of the Strategic Plan and is the spending plan for the CDBG funds.

The city allocates the annual funding primarily to public and non-profit entities for projects consistent with HUD's CDBG goals and requirements. The CDBG program requires that each activity funded except for program administration and planning activities meet one of the three national objectives which are:

61. Benefit to low- and moderate-income (LMI) persons;
62. Aid in the prevention or elimination of slums or blight; and
63. Meet a need having a particular urgency (referred to as urgent need)

The primary objective is the development of viable urban communities by providing decent housing, creating suitable living environments, and expanding economic opportunities. Based on these objectives, the City developed the following goals:

- 64. Increase and preserve affordable housing for both renters and homeowners
- 65. Provide supportive services to help individuals from becoming homeless
- 66. Support efforts to reduce poverty
- 67. Support efforts to connect low income individuals and families with accessible services
- 68. Support efforts to expand economic opportunities for low income citizens.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of this plan include increasing and preserving the existing supply of affordable rental housing, funding supportive services to help individuals and families from becoming homeless and supporting efforts to reduce poverty, supporting efforts to connect low income individuals and families with accessible services and support efforts to expand economic opportunities for low income citizens.

The outcomes of these objectives will create a viable community of a diverse population where all can live and work in safe, suitable environments.

3. Evaluation of past performance

See past performance below:

- 69. 2018-2021 - Public Services - homelessness/assist special needs populations - create suitable living environs, reducing poverty – 90 day shelter for families and single women along with supportive services for housing location, job search assist, healthy living training – approximately 726 individuals served during this 4 year period (2022 report is not yet available) – CDBG funding (4 years) - \$58,446.86, benefit for low to moderately low income individuals/families
- 70. 2018 - Preservation – Housing Authority - create suitable living environments/preservation of rental housing – low income rental units rehabilitated - 2 households, 7 individuals total - \$65,000, benefit for low to moderately low income individuals/families
- 71. 2019 Preservation – create suitable living environments/preservation of rental housing – essential appliances provided to 20 unit low income apartment complex -\$41,859, benefit for low to moderately low income individuals/families
- 72. 2019 Removal of Architectural Barriers - create suitable living environments – sidewalk ramp replacements in key locations to provide access to services and entertainment for mobility impaired individuals within our community - \$45,222 replaced 6 ramps and improved intersections along O Avenue.
- 73. 2019 Salvation Army Refrigeration Unit for Food Bank – homelessness/assist low income residents – installation of new refrigeration unit for Salvation Army Food Bank. Existing unit was no longer functioning. Very timely project in that the Covid pandemic hit at the same time and many within the community were suddenly without income and food was scarce. Served approximately 1988 individuals during first year - \$59,971.79 CDBG funds
- 74. 2019/2020 CDBG-CV – Small Business Stabilization Grants – prepare, respond and prevent the spread of Covid – the city created a grant program to help 15 local small businesses retain

approximately 75 employees and remain in business during the shutdown caused by the pandemic. \$68,183 in CV funding and utilized another \$100,000 in annual funding to fund this project.

75. 2019/2020 CDBG-CV - Community Action Food Bank provides food and supplies to local food banks. The City provided \$8,183 to assist in distribution of food supplies to the Anacortes food banks. It was estimated that this helped increase food supplies to the local food banks by more than 10%.
76. 2021 – Preservation – awarded approximately \$106,821 to the Housing Authority for a full roof replacement and the Harbor House 50 unit low income, disabled seniors apartment complex. This project provided suitable living conditions for the residents and helped retain low income housing stock within the community.
77. 2022- Benefit to Low to Moderately Low Income Individuals – the City awarded the Anacortes Family Center \$85,444 to develop the early learning childhood center at The Landing, a 21 low income housing complex. The Early Learning facility is expected to serve approximately 50 children each year at minimal costs to the families living in the complex and other families in need this essential service.

In reviewing activities accomplished with its federal funding for the past 5 years, the City of Anacortes advanced its goals of improving conditions, creating better housing resources and opportunities, and assisting human service organizations in providing effective support services to priority low-income and homeless populations. The projects were selected based on consultation with local agencies and in response to the area’s countywide Continuum of Care Plan.

4. Summary of citizen participation process and consultation process

In development of the Consolidated Plan/Strategic Plan and Action Plan, the City of Anacortes advertised 2 public hearings, February 6, 2023 and February 27, 2023. The public comment period was open from January 23, 2023 through February 21, 2023. The notices for the public comment period and public hearings were advertised in the Anacortes American. The notice for the 30 day comment period and meetings was published on January 4, 2023 and February 8, 2023. The funding award was announced in March. The allocation to the City of Anacortes for 2023 is \$104,537.

In addition to the hearings, the City also consulted with local housing and human service providers to obtain input on the Action Plan.

5. Summary of public comments

In the development of this plan, City staff participated in meetings with various organizations such as the Housing Affordability & Community Services Committee, the City Council Planning Committee, the Anacortes Community Health Council and the 2022/2023 Housing Action Plan. Overwhelmingly, the input emphasized the need for affordable housing and living wage jobs.

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

The City accepts all comments and input in the development of this Plan. The City provided public notice for every meeting, provided copies of the draft Con Plan/Action Plan on the City website and at City Hall, included links in all notices to the draft on the city website for public viewing. Comments received will be provided during the public hearings and will be included in this document.

The City did not receive any comments on the development of the Plan or the proposed projects.

7. Summary

The overall goal of the community planning and development programs available from the City of Anacortes with CDBG funding is to assist in the development of affordable housing for low and moderate income households, reduce poverty in Anacortes, assist in creating better living conditions for low income households and provide funding to assist human service agencies serving low-income populations. A review of the projects and activities implemented in past years demonstrate that the City has made progress in fulfilling its goals. The City intends to continue to work closely with HUD staff to improve performance in timely implementation of identified community development strategies and CDBG administrative activities. The City did not hinder Consolidated Plan implementation by action or willful inaction.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	ANACORTES	Planning, Community & Economic Development

Table 83– Responsible Agencies

Narrative

The Skagit County HOME Consortium is comprised of three counties – Skagit, Island, and Whatcom that contain 20 municipalities. The Consortium has been structured so that all three counties and 19 of the 20 municipalities within these counties are members. Skagit County has been designated as the lead entity and administrator for the Consortium.

The cities of Anacortes and Mount Vernon in Skagit County are participating CDBG entitlement jurisdictions that administer their own CDBG programs. The planning, development, and implementation of the CDBG program in Anacortes has been designated to the Planning, Community & Economic Development Department by the Mayor of Anacortes.

Consolidated Plan Public Contact Information

HOME Consortium Contact Information:

George Kosovich, Public Health Analyst
 Manager, Community Services Division
 Skagit County Dept. of Public Health & Community Services
 700 S. Second Street, Room 301
 Mount Vernon, WA 98273
 360-416-1547
 georgek@co.skagit.wa.us

CDBG City of Anacortes contact:

Joann Stewart
Program Coordinator
Planning, Community & Economic Development
904 6th Street, P.O. Box 547
Anacortes, WA 98221
360-293-1907; joanns@cityofanacortes.org

1. Introduction

The City performed an extensive outreach program to consult and coordinate with non-profit agencies, affordable housing providers, government agencies and other entities.

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)).

The City held 2 public hearings to obtain input from all citizens of the community. The first public hearing was held on February 6, 2023. This meeting opened the planning process for the development of the 2023/2027 Strategic Plan and the 2023 Action. The next meeting was held on February 27, 2023.

The City made inquiries to various organizations and individuals to obtain current information on pressing needs within the communities. In addition, City staff worked with various entities such as the Anacortes Community Health Council (comprised of representatives of churches, private organizations, social service agencies, city departments and community groups who provide support for Anacortes citizens), Skagit County Health Department, Community Action of Skagit County. Input was received from the Anacortes Housing Authority, the Anacortes Community Health Council, the Anacortes Family Center, and the Housing Affordability & Community Services Committee (HACS), as well as information provided during the development of the 2023 Housing Action Plan.

The Anacortes Community Health Council member agencies include:

78. Anacortes Adventist Fellowship
79. Anacortes Christian Church
80. Anacortes Family Center
81. Anacortes First Baptist Church
82. Anacortes Housing Authority
83. Anacortes Library
84. Anacortes Lutheran Church
85. Anacortes Police Department
86. Anacortes School District
87. Anacortes Senior Activity Center
88. Anacortes United Methodist Church
89. Anacortes Boys and Girls Club
90. A Simple Gesture, Anacortes
91. Celebration Lutheran Church
92. Christ Episcopal Church
93. Christ the King Community Church
94. Community Action of Skagit County
95. Didgwalic Wellness Center, Swinomish Indian Tribal Community
96. Helping Hands Food Bank

97. Island Hospital Chief of Chaplains
98. Kiwanis Club of Anacortes
99. Molina Healthcare
100. Northwest Regional Council, Aging and Disability Resources.
101. Pilgrim Congregational Church
102. Skagit Connections
103. Skagit Domestic Violence and Sexual Assault Services
104. Skagit Friendship House
105. Skagit Senior Information and Assistance
106. Skagit Transit
107. St. Vincent de Paul
108. The Salvation Army
109. Westminster Presbyterian Church/Dinner at the Brick.
110. WIC Program

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 City incorporates the Skagit County Continuum of Care plans which prioritizes the use of HOME and CDBG funds toward the goals of ending homelessness.

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

The City has coordinated with Skagit County Dept of Public Health & Community Services, Skagit County Coalition to End Homelessness, and Community Action through the HOME Consortium efforts. These organizations are responsible for using ESG funds and for administering HMIS for service providers operating in the Consortium region. Their goals, strategies activities and outcomes have been incorporated in the Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 84– Agencies, groups, organizations who participated

1 Agency/Group/Organization	Community Action of Skagit County
Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in multi-agency meetings, one-on-one consultation with staff, board meetings, participated in various committees in which CASC provided input. Anticipate increased coordination of homeless activities and public services.
2 Agency/Group/Organization	Anacortes Community Health Council
Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in multi-agency meetings, one-on-one consultation with staff, board meetings, participated in various committees in which CASC provided input. Anticipate increased coordination of homeless activities and public services.
3	Agency/Group/Organization	Anacortes Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one consultation and board meetings; outcomes include city/HA working collaboratively to locate property to develop more housing units.
4	Agency/Group/Organization	Anacortes Family Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one consultation and group meetings; working closely with Family Center staff to determine funding, develop transitional housing and locating additional funding options to realize success.

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

The City made extensive outreach efforts through public meetings, one-on-one consultations, and public notices to elicit input from all agencies and service providers that work with individuals and families experiencing hardships due to lower incomes. This City did not refuse any input or consultations with any individuals or agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Skagit County Public Health	The Strategic Plan has adopted the major strategies of the 5-year Homeless Housing Plan.
North/West Basin Concept Plan	Port of Anacortes	Create a better, coordinated strategy for public facilities improvements
2017 Affordable Housing Strategic Plan	City of Anacortes	Creating a coordinated strategy for the development of affordable homes and community services within the community
Skagit County Natural Hazards Mitigation Plan	Skagit County	Creating a coordinated strategy for the community in the event of a natural or manmade disaster
Fiber Optics Installation	City of Anacortes	Narrowing the digital divide - creating opportunities to help low income residents connect to broadband services
2023 Housing Action Plan	City of Anacortes	Develop strategies and implementing actions that promote greater housing diversity, affordability, and access to opportunities for residents of all income levels

Table 85– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City coordinated efforts with the County, the Port of Anacortes, Washington State Dept. of Commerce, Anacortes Housing Authority, the Anacortes Family Center and Anacortes Community Health Council to share concerns, determine the needs and routes to follow to address the needs.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

In deciding the 2023 program year funding allocations and the development of the 2023-2027 Consolidated/Strategic Plan, the City of Anacortes conducted two public hearings (February 6, 2023 and February 27, 2023) and encouraged public comment in conjunction with the CDBG program. The notices for the public hearings were advertised in the Anacortes American. The notice for the 30 day comment period and meetings was published on January 4, 2023 and February 8, 2023. The public comment period began on January 23, 2023 and ended on February 21, 2023. No comments were submitted on the development of the plan or the proposed projects.

In addition to the hearings, the City also consulted with local housing and human service providers to obtain input on the Action Plan.

The impact this had on the goal setting was the need for more affordable housing and living wage jobs. These City plans to work toward achieving these goals utilizing CDBG funding and other funding sources.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No comments were submitted on the development of this Plan or the proposed projects	In the development of this plan, City staff participated in meetings with various organizations such as the Anacortes Community Health Council and the Housing Affordability & Community Services (HACS) City Council Committee to obtain much citizen input from the 2023 Housing Action Plan and the HACS meetings. Overwhelmingly, the input from service providers and the citizens was the need for affordable housing and living wage jobs.	No comments were submitted.	

Table 86– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The 2021 Census for the City of Anacortes identified 4,972 people over the age of 65 living in Anacortes and 5,694 people between the ages of 62 and 65. With more than 50% of the population over 62, this will have a significant impact on the city. Housing to accommodate the elderly, increases in hospital services, pharmacies, public transportation to assist this population are just some of the services that will need to be increased to assist this population. With the current wait lists on practically every public and elder care housing provider, the needs Anacortes must address will be significant.

According to HUD 2019 estimates, over 50% of Anacortes households were housing cost burdened. Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

The Anacortes Housing Action Plan provides the city is expected to see demand for an additional 3,019 housing units through 2045, based on a projected annual growth rate of 1.4%. It is expected there will be a demand for 1,451 rental units and 1,561 ownership units. The ownership units will likely target higher income brackets than the rental units. Many units will need to be affordable to households earning under 80% of the Area Median Income (AMI), or \$68,900 for a family of four as of 2022. Currently, the Anacortes Housing Authority and Anacortes Family Center together provide 387 units to households earning under 80% of the AMI, and in some cases to households earning less than 50% of the AMI.[1]

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Describe the jurisdiction’s need for Public Facilities:

Anacortes most pressing public facility needs include a community resource center, boys & girls club/teen center, infant and child care centers for low income families, public showers for homeless. Much community input has presented the need for a centralized community center that can provide multiple services to the community at large. The Boys & Girls Club needs a facility closer to the schools and should be able to accommodate more young people and provide more activities than are able to be offered in the current location. Anacortes teens are sorely lacking a place to go after school that is safe and provides a positive atmosphere to foster learning and develop skills to help them become quality adults. Much community input has been expressed for these essential facilities.

In addition, broadband connectivity became a community priority in 2016 and the City moved forward with implementing broadband connections to the entire community. The City is currently installing fiber cable throughout the city which will be used to serve all businesses and residents at a reasonable rate, including reduced fees for lower income households.

How were these needs determined?

The HACS Committee meets weekly with citizens and community leaders involved in the lives of low income residents. The weekly meetings involve developing strategies to identify obstacles to lower income residents from achieving well balanced lives due to the lack of services and help determine gaps in available resources.

The Anacortes Community Health Council, comprised of representatives of churches, private organizations, social service agencies, city departments and community groups who provide support for low income Anacortes residents, meets monthly to discuss needs within the community. The individuals that form this group provide much input on the needs of the low income individuals and families living within the community.

The Anacortes Family Center is developing an early childhood learning center in their new mixed-use low-income apartment complex. The City provided CDBG funding to help assist in the development of the facility, expected to open in early 2023.

In addition, the Port of Anacortes is working on the North/West Basin Concept Plan as part of their Comprehensive Plan to obtain community input on the needs and desires to develop the marina and core downtown areas. The most predominant needs presented through these processes have been a community center and children/teen activity centers.

The City is currently working with Community Action of Skagit County, a full service provider for low income residents of the county, to support a local service center in Anacortes. Some of the services the new center will provide low income residents are screening for eligibility and connection to programs and benefits such as Basic Food (SNAP), Homeless Coordinated Entry System, Working Families Tax Credit, care coordination, food and energy assistance.

Describe the jurisdiction's need for Public Improvements:

The HACS committee input, 2023 Housing Action Plan, and the Port of Anacortes's North and West Basin Concept Plan identified the following common elements for the City:

111. Street repair throughout the city
112. Sidewalk installation and repair
113. South Commercial streetscape
114. Maritime museum
115. Pedestrian connectivity between Cap Sante Marina and downtown
116. Boat launches for both non-motorized and motorized boats
117. Waterfront events center
118. Small boat center
119. Increasing walkability throughout city
120. Improve vehicular mobility throughout city
121. Improved parking throughout city

How were these needs determined?

Through the HACS committee, the development of the 2023 Housing Action Plan, community outreach.

Describe the jurisdiction's need for Public Services:

The City provides the allowed 15% CDBG funding for public services to low income persons and households within the city. These funds are typically provided to an emergency family shelter to provide shelter and counseling to families and single women facing dire situations. The need for public services is growing and the CDBG, while beneficial, does not adequately provide enough support to help all in need.

How were these needs determined?

The needs are determined through stakeholder consultation, citizen participation and public comment.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-05

Low income housing units within Anacortes include Bayview, 46 units; Bayview Family Housing, 62 units; Harbor House, 49 1 bedroom senior and/or disabled units; Wilson Hotel, 25 studio and 1 bedroom apartments. The Housing Authority (HA) currently has a waitlist of 192 families. Other low income housing include Bayside 39 units; Harborview, 32 units, Anacortes Manor, 35 one bedroom units; and Silverwood, 34 units. Wait list information was not available for these locations. Both the Anacortes Housing Authority and the Anacortes Family Center have added additional low income housing units. The AFC built 22 new units, studio, 1 and 2 bedroom units and will open 21 new units in Spring 2023. The Housing Authority just completed 5 new townhomes, each consisting of 2 bedrooms and 1.5 bathrooms. They will be affordable to families who are at or below 60% of the Area Medium Income. Since 2018, the Housing Authority has added 12 new apartments/townhomes to its inventory.

Condition and Cost of Housing: According to HUD American Community Survey, approximately 455 homes in the area that are owner occupied have severe housing problems, including a lack of complete plumbing facilities. This report includes approximately 570 renter occupied homes lack complete plumbing facilities.[1]

Housing stock available to serve persons with disabilities and other special needs: 134 units for persons with disabilities, special needs and the elderly. Wait lists for every available room range from 6 months to 5 years. This creates an enormous burden on the individuals with disabilities as well as the organizations trying to serve this population.

Condition and needs of public and assisted housing: Many of the public housing units need repair. Most of the units managed by the HA were built in the early 1970's. The City has provided funding in the past to the HA to assist in upgrades in the living units but much work is still necessary.

Brief inventory of facilities, housing, and services that meet the needs of homeless persons: The Anacortes Community Health Council (ACHC), comprised of numerous member agencies, has developed an emergency support system within the community to accommodate families and individuals in dire need, particularly homeless families and individuals. The ACHC provides immediate vouchers for overnight stays in hotels within the City as does the Salvation Army. The Anacortes Family Center (AFC) serves homeless women and families. The AFC provides safe transitional housing along with job readiness skills to help establish a stabilized positive lifestyle for those in risk of becoming/remaining homeless. There are 7 facilities that provide lunch & dinner services & food distribution within Anacortes.

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Regulatory barriers to affordable housing: Zoning regulations within the City may be changed to allow more housing density including multi-family buildings in areas that currently do not allow such construction. The City is working on the development regulations and much discussion has centered on how to accommodate lower income households. The consensus is to change some of the zoning regulations to allow more density.

Significant characteristics of economy: The American Community Survey 2021 estimated 14,729 people over 16 years of age with 7,924 in the labor force. This amounts to approx 54% which is lower than the state and national average and is reflective of the large retiree population in Anacortes.

The top occupations according to the 2021 American Community Survey: Educational services, health care and social assistance (23.5%); Professional, Scientific, and Management, and Administrative and Waste Management Services (12.4%), and retail trade (11.1%)The highest wages are reported for management, construction, and production.

The top 4 industries employing residents: educational services, health care & social assistance, arts entertainment, recreation & accommodation, food services & manufacturing & retail trade.

Introduction

Anacortes: The City of Anacortes, through the CDBG and other citywide programs, invests in low-income communities to help ensure equitable opportunities for good health, happiness, safety, self-reliance and connection with the entire community. Our investments in new developments are designed to create diverse economic opportunities, promote affordable housing, provide accessible connectivity with amenities and services and promote a healthy lifestyle. These opportunities provide lower income residents sustainability within the community.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	113	111	1	2	1
Arts, Entertainment, Accommodations	815	816	10	12	2
Construction	500	418	6	6	0
Education and Health Care Services	2,057	1,723	25	24	-1
Finance, Insurance, and Real Estate	356	296	4	4	0
Information	102	83	1	1	0
Manufacturing	1,018	851	12	12	0
Other Services	458	380	6	5	-1
Professional, Scientific, Management Services	886	743	11	10	-1
Public Administration	467	387	6	5	-1
Retail Trade	793	663	10	9	-1
Transportation and Warehousing	551	464	7	7	0
Wholesale Trade	187	155	2	2	0
Total	8,303	7,090	--	--	--

Table 87 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	6,383
Civilian Employed Population 16 years and over	7,090
Unemployment Rate	3.40
Unemployment Rate for Ages 16-24	20.21
Unemployment Rate for Ages 25-65	4.11

Table 88 - Labor Force

Data Source Comments:

Occupations by Sector		Number of People
Management, business and financial	2,886	
Farming, fisheries and forestry occupations	111	
Service	380	
Sales and office	1,305	
Construction, extraction, maintenance and repair	418	
Production, transportation and material moving	1,002	

Table 89 – Occupations by Sector

Alternate Data Source Name:

https://data.census.gov/profile/Anacortes_city,_Wa

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	4,715	73%
30-59 Minutes	1,250	19%
60 or More Minutes	465	7%
Total	6,430	100%

Table 90 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,552	120	1,020
High school graduate (includes equivalency)	6,604	330	3,277
Some college or Associate's degree	11,256	937	4,370
Bachelor's degree or higher	9,211	428	3,497

Table 91 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	8	16	30	35	60
9th to 12th grade, no diploma	110	95	60	150	165
High school graduate, GED, or alternative	435	380	425	955	875
Some college, no degree	250	440	405	1,220	1,125
Associate's degree	55	155	145	520	255

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	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Bachelor's degree	60	540	460	1,040	1,000
Graduate or professional degree	8	150	285	710	720

Table 92 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,980
High school graduate (includes equivalency)	31,745
Some college or Associate's degree	35,045
Bachelor's degree	54,270
Graduate or professional degree	66,695

Table 93 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Anacortes are manufacturing with 21% of the jobs, arts, entertainment and accommodations with 17% of the jobs, and education/health care services and retail trade both with 14% of the jobs.

Describe the workforce and infrastructure needs of the business community:

The American Community Survey 2011-15 estimates there are 13,504 people over 16 years of age with 6,049 of those in the labor force. Approximately 2,000 residents work in Anacortes while approximately 4,173 residents have jobs outside of town. Approximately 3,935 workers commute into Anacortes from elsewhere for work every day.

Infrastructure needs of the business community include creating better connections between the locations where people come into the City to the businesses located throughout the City. This would include pedestrian connectivity between the marina and downtown, increasing walkability throughout the city, improving vehicular mobility throughout the city and improving parking throughout the city.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The loss of many businesses and jobs during the Covid pandemic had a huge impact on Anacortes as it did in many areas of the United States. Many businesses were lost during that time. Economic development and sustainability are a major focus in our community and the City is working on ways to accommodate future and current businesses to encourage growth and provide living wage jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Workforce Council identifies 22% of the jobs in the region may require a high school diploma or GED certificate; 34% of the jobs require a high school diploma and some vocational training or job-related course work; 29% of the jobs require training in vocational schools, related on-the-job experience, or an associate's degree; 11% of the jobs require a four-year bachelor's degree; and 5% of the jobs a require a bachelor's degree but may require graduate work.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Skagit Valley College's (SVC) Strategic Plan includes aligning educational programs with regional and state workforce and economic development strategies.

Skagit offers 37 two-year degree programs and 38 certificate programs which includes the regional marine industry with two-year degrees in Marine Electrical and Marine Mechanical Technician fields offered at the Anacortes Marine Technology Center. Other emphasis areas included Health Science, Human Services and Public Resources, and Business clusters. The college offers a Bachelor of Applied Science in Environmental Conservation and Applied Management. SVC continues to expand nursing and allied health, welding, and manufacturing, composites and marine technology programs. SVC partners with area school districts through the Northwest Career and Technical Academy and hosts the Northwest Center of Excellence for Marine Manufacturing and Technology in Anacortes. The college has invested in making education possible for students less prepared for college-level work by using the highly successful I-BEST instructional programs to support students in 8

professional/technical programs. This program quickly teaches students literacy, work, and college-readiness skills so they can move through school and into living wage jobs faster.

Apprentice training: Training for apprentices is offered at Skagit Valley College. Examples of courses offered include: apprentice painter, workshop, carpentry, communications, and electrician programs.

One Stop Service Delivery System (WorkSource): The region’s one-stop career development system (WorkSource Northwest) is a trusted source of employment and training services with locations in each county.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Economic Development Alliance of Skagit County (EDASC), in which Anacortes is a partner, maintains the Skagit County Economic Development Strategy Plan (CEDS).

Discussion

The various improvements to the City with development of more usable properties (Port plans and the MJB property expansion), as well as allowing changes within the zoning, creating more businesses and expansion which will add to job growth.

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Census tracts 9405001, 9406001 and 940700 include the largest portion of low to moderately low income families (43.48%, 50.85%, & 40.8% respectively). This is a concentration of homes that are located north of the Highway 20 Spur, the main motorized route into and out of Anacortes and the industrial waterfront and the east side of the downtown core area that is surrounded by industrial businesses. Many of the homes are older, with approximately 20% built prior to 1949 and over 75% built prior to 1980. Approximately 45% of the homes in these census tracts have 1 of 4 housing unit problem.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Within the City of Anacortes are pockets of low income residences but most are concentrated in Census Tracts 940500, 940600, 940700 with an average of approximately 45% LMI households.

What are the characteristics of the market in these areas/neighborhoods?

In these Census Tracts, there are approximately 45% of households with a cost burden greater than 30%, approximately 18% with a severe cost burden greater than 50% and approximately 41% with 1 of 4 housing problems. Renter occupied housing amounts to approximately 60% of the households while owner occupied homes is approximately 40%.

In regard to resiliency, these tracts are not in areas more prone to damage from natural or manmade disasters than any other area of the city. The city is included in the Skagit County 2020 Multi-Jurisdictional Hazard Mitigation Plan. City personnel participate in emergency preparation planning on a routine basis. The city also has a squad of volunteers that will perform door to door outreach in the event of a disaster to assist those in need with evacuations or provide service to help the residents stay safe.

Are there any community assets in these areas/neighborhoods?

Low income housing is available in this neighborhood which provides some relief for the low income families. There are approximately 387 low income family units within the city and the major concentration of those are located in the Census Tract 940600. Unfortunately there is a multi-year waiting list for most of these units.

Census Tract 940600 also includes industrial, marine related businesses and commercial businesses with the potential for more commercial development. A major focus in the 2016 Comprehensive Plan was to develop more living wage jobs and businesses within this tract, as well as housing opportunities. Strategies continue to help develop more opportunities for housing at all levels of income within the community.

Are there other strategic opportunities in any of these areas?

The Port of Anacortes North & West Basin Redevelopment plan promotes redevelopment of this area for community and economic benefit, the development of the waterfront by the MJB Properties will develop more housing and economic benefits to these areas as well as provide better connectivity for residents through the downtown core areas of businesses and housing.

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Spanning the digital divide in Anacortes is a priority. The City recently created the Access fiber internet service to improve the reliability and speed of internet services. Greater accessibility and faster speeds translated into improved business performance which can lead to creation of jobs, innovative business solutions and business expansion. The City is offering this service at a reduced rate to lower income families to help those families in their every day lives - economically, with education and with social support opportunities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The most obvious need for increased competition by having more than one broadband internet services is cost. More than one provider helps keep costs lower. Better service is typically provided when more than one service provider is available and better service areas exist with different provider. One provider may not be able to fully serve a particular area but another provider may.

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

It is expected the impact from climate change on drought will be significant. In 2020, Skagit County and local jurisdictions prepared the 2020 Multi-Jurisdiction Hazard Mitigation Plan. The findings demonstrate increased temperature rise will exacerbate drought throughout the region and will have significant impact on the environment. Wildfires, lack of water for control and prevention of fires, water for crops and livestock and the reduction in jobs in those industries affected by lack of water resources, drinking water will create challenges and risks, to the population of Anacortes and the County. *Skagit County Hazard Mitigation Base Plan 2020*, www.skagitcounty.net/EmergencyManagement/Documents/2020HazMitPlan

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Fires are the greatest risk to the vulnerable populations located in Anacortes, and anticipated higher temperatures would increase vulnerability to heat related illness and potential loss of life, especially for the very young and elderly populations.

See <https://www.skagitcounty.net/Departments/emergencymanagement/main.htm>

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2023-2027 Consolidated Plan provides an analysis of community needs and establishes priority objectives and long-range strategies to guide the allocation of housing and community development resources. The Plan is a collaborative process between the community's primary stakeholders and agencies to establish a unified vision for community development actions. The plan proposes strategies to implement the U.S. Department of Housing & Urban Development national objectives and the priorities to the City of Anacortes over the next three years, utilizing the grant resources provided through the Community Development Block Grant (CDBG) Program. The specific level of funding available and the uses of the funds are outlined in Annual Action Plans submitted to HUD each year. The following are specific objectives of HUD for the respective Programs:

Provide Decent Housing – assist homeless persons obtain affordable housing; assist persons at risk of becoming homeless; retain the affordable housing stock; increase the availability of affordable permanent housing, particularly to members of disadvantaged minorities; increase the supply of supportive housing; and provide affordable housing that is accessible to job opportunities.

Provide Suitable Living Environment – improve safety and livability of neighborhoods; eliminate blighting influences & the deterioration of property and facilities; increase access to quality public and private facilities and services; reduce the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restore and preserve properties of special historic, architectural, or aesthetic value; and conserve energy resources and use of renewable energy resources.

Expand Economic Opportunities – job creation & retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Mission: In a spirit of cooperation, the City of Anacortes Block Grant Program works with low income housing providers and supportive services for individuals and families to provide safe & healthy housing and self-reliant living. We support agencies, nonprofits, and individuals to identify, address and fund long term solutions and projects that reduce homelessness, advance the availability of truly affordable housing, and increase the social and economic vitality of neighborhoods and the individual. We work with all members of the community to make Anacortes socially, economically, and physically healthy by providing collaborative planning processes and responsive development services to achieve our community's desired future.

Geographic Area

Table 94 - Geographic Priority Areas

1	Area Name:	Tracts 940600 & 940500
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Bounded on the east and north by Fidalgo Bay, Highway 20 on the south, a main arterial for freight and business access on the west side, and through the central business district on the northeast section.
	Include specific housing and commercial characteristics of this target area.	These tracts are located adjacent to and contain commerce, employment, recreation, and have great potential to draw more visitors due to the waterfront and plans for redevelopment. These neighborhoods are also home to several special needs and low-income housing.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These tracts, in conjunction with the downtown business area and the industrial/manufacturing areas and located on the waterfront, have been a priority area for community and economic development. This was reinforced during multiple consultations with stakeholders throughout the planning process.
	Identify the needs in this target area.	This area has a high concentration of LMI households. Many homes were built prior to 1980 and deterioration may cause the loss of lower income homes, less housing creates a higher rate of housing costs. It is estimated that more than 45% of the people living in these tracts are 30% or more cost burdened.
	What are the opportunities for improvement in this target area?	The Comprehensive Plan and the 2023 Housing Action Plan present many strategic opportunities that are being considered, including updating infrastructure for better access to services.

<p>Are there barriers to improvement in this target area?</p>	<p>Barriers include the industrial/commercial operations and close proximity to the waterfront and adequate funding. Property costs are exceedingly high in this jurisdiction. According to Redfin, 2022 showed the average sale price of a home in Anacortes was \$729,000 while the average home sale price for the US was \$388,000 (https://www.redfin.com/us-housing-market).</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

While Anacortes has two census tracts (940500 and 940600) with the highest concentration of persons living below the poverty level, there are low income households interspersed throughout the City. The City establishes priorities for allocating resources and long-range strategies following a careful assessment of the needs and demographics of the community. A clear priority identified in the analysis is a response to the needs of low to moderately low income families and individuals within the City for safe and affordable housing and basic services such as medical, dental, child care and home energy assistance. Families and individuals in crisis situations need significant services and housing to be able to reach self-sufficiency. Included in this population are the homeless and others with special needs who are generally either priced out of housing or are unable to maintain stable housing. Improving conditions, creating new housing resources and opportunities, and reducing housing costs to affordable levels represent major means of responding to the needs of the targeted population. The strategies and objectives listed in the Strategic Plan reflect these priorities and outline activities designed to alleviate these needs.

The primary basis for allocation of resources is to serve the needs of the low and moderately low income households. Consolidated Plan strategies developed through the community planning process reflect that a significant amount of funds are targeted to projects that benefit the low to moderately low income households. The public services portion is allocated to services that provide multiple benefits to households in dire situations and the remaining resources are directed to projects that provide safe and stable environments, transitional and permanent housing for families and individuals in need.



Demographic Map

Priority Needs

Table 95 – Priority Needs Summary

1	Priority Need Name	Homelessness/Assist Special Needs population
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Tracts 940600 & 940500
	Associated Goals	Homeless/Assist Special Needs Populations
	Description	Skagit County's 5 year Homeless Housing Plan was developed in 2019. The City adopts, by reference, Skagit County's Homeless Housing Plan, including its goals and strategies. Public services are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other important services.

Basis for Relative Priority	Preventing homelessness and assisting those that are homeless is a high priority within the community. Providing a safe and secure shelter to those in risk of becoming homeless and helping those to the path of permanent housing and employment is a priority goal for the City.
2 Priority Need Name	Housing Authority - Rehabilitation
Priority Level	High
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
Geographic Areas Affected	Tracts 940600 & 940500
Associated Goals	Preservation - Public Housing
Description	The cost of rental and homeowner housing is beyond the reach of many Anacortes households who are homeless or struggling with a severe housing cost burden, putting their future tenancy at risk. The City anticipates supporting the Anacortes Housing Authority to help increase the number of affordable housing units. With the development of the Affordable Housing Strategic Plan, the City will work to implement development regulations to encourage the development/retention of affordable housing for both rental and homeownership opportunities. Preservation strategies are needed to maintain the stock of existing affordable housing resources. Anacortes is working with the Anacortes Housing Authority to rehabilitate housing units to maintain the existing stock of low income housing.
Basis for Relative Priority	Providing affordable homes for individuals and families in the community in which they work allows families to save money, keeps families close and provides for a greater dynamic in the community family.

Narrative (Optional)

The level of need in a community is always greater than the limited resources available to help meet those needs. In earlier sections of the Consolidated Plan, information has been presented that helps compare the types and levels of need within our community to support setting priorities, goals and strategies.

The City uses these priorities and goals to form the basis for determining what types of housing and community development programs will be funded over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The city receives CDBG funding annually. In 2023, the city received approximately \$105,000 from CDBG. The city is also a member of the HOME Consortium that consists of Skagit County as the lead agency, Mount Vernon, Anacortes, Whatcom County and Island County. The HOME program receives approximately \$600,000 annually.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	104,537	0	0	104,537	0	Funds used for rehabilitation, public services

Table 96 - Anticipated Resources

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

The City of Anacortes, other local Skagit County jurisdictions and stakeholder organizations participated in the development of a county-wide housing affordability strategy that anticipates using local resources, including CDBG, to leverage significant additional local and nonlocal

resources to meet the affordable housing needs of county residents, including those who live in Anacortes. That strategy includes participating in the multi-county HOME Investment Partnership Consortium.

Federal funds the City receives through the Community Development Block Grant (CDBG) are used to leverage other federal, state, local and private resources to meet housing and community development needs. While matching funds are not currently required for the City's CDBG program, the City anticipates that most major projects will be funded primarily through non-CDBG resources.

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

The City has identified core areas where infrastructure improvements are needed to allow easy access for all individuals and in particular, disabled residents and visitors. The work between City residents, the Port of Anacortes and the City on the North, West Basin Concept Plan, the 2023 Housing Action Plan, and the 2017 Affordable Housing Strategic Plan has identified areas throughout the core downtown that are being proposed for development of a central hub that will include residential development, retail, public services, restaurant, grocery and entertainment establishments that will be easily and safely accessible. The city also has property available that could be used as a bartering tool to aid in the development of affordable housing. The city is considering all possibilities to aid in the prevention of homelessness and create better living conditions for those in need.

Discussion

Through the development of the strategic plans developed by the City and other entities, a unique vision is coming together to create a cohesive, well-laid out community with affordable housing and pedestrian mobility key factors in determining the paths to the central hub as described above. Zoning regulations are being reviewed for changes that will allow greater density, multi-family mixed use development, and greater mobility which will help create more affordable living space within the central hub of downtown.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Anacortes Housing Authority	Government	Public Housing	Jurisdiction
Community Action of Skagit County	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Anacortes Family Center	Subrecipient	Homelessness	Jurisdiction
Anacortes Community Health Council	Non-profit organizations	Homelessness Non-homeless special needs Planning neighborhood improvements public services	Jurisdiction
SKAGIT COUNTY	Government	Homelessness Public Housing neighborhood improvements public facilities public services	Region
City of Anacortes	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Table 97 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Anacortes works with various public, private and non-profit agencies to carry out its consolidated plan. This includes Skagit County, Community Action of Skagit County, a major provider of public services located in Mount Vernon, Washington (soon to have a location within Anacortes), the Anacortes Housing Authority, City staff, the Anacortes Community Health Council and the Anacortes

Family Center. This is a collaborative process to provide housing and community development opportunities within the City.

The strength of the delivery system is based on the number of agencies and individuals willing and able to assist those in need. The gaps in delivering those services occur because of the volume of assistance requested an extreme lack of funding to accommodate those in need.

Unfortunately, despite the wide range of programs available, the services offered throughout the City are often insufficient in comparison to the need. Gaps in the housing and supportive services system in Anacortes can be seen in large part as a function of low paying jobs and historically fluctuating vacancy rates combined with accelerating housing costs and a growing population. Very-low, low-income and even moderate-income people are being priced out of the housing market. At the same time, they and special needs populations are competing for the same supply of affordable housing, which grows in cost as the demand increases.

Public service providers within Anacortes are few, with the majority of services being offered in the Mount Vernon/Burlington areas, approximately 20 miles away from Anacortes. Bus service is available but is not always feasible due to length of time it takes to make connections along the bus routes.

The City of Anacortes is partnering with the Community Action of Skagit County to open a service facility here in Anacortes. This facility will provide an array of public services to low to very low income individuals and families that would have to travel the 20 miles to Mount Vernon to access. When the facility is open, expected opening mid-March 2023, this population will have direct access to many of the services which will lessen the burden for this population.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	

Supportive Services			
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
	X	X	

Table 98 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. People who are chronically homeless are connected to permanent supportive housing; families with children to rapid rehousing; and unaccompanied youth to rapid rehousing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The main strength of the service delivery system is that it covers all the sub populations and types of services that are necessary to prevent and end homelessness. However, the main weakness is that there is not a sufficient amount of each type of service to meet the needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strength of the delivery system is based on the number of agencies and individuals willing and able to assist those in need. The gaps in delivering those services occur because of the volume of assistance requested and the lack of funding to accommodate those in need. The Anacortes Community Health Council, which the City is a participating member, provides access to a network of service providers to quickly facilitate access to available services. This community service greatly increases the success of providing those in need with the required services and helps to reduce the gaps to address priority needs.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/Assist Special Needs Populations	2023	2024	Homeless	Tracts 940600 & 940500	Homelessness/Assist Special Needs population	CDBG: \$15,680	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted
2	Preservation - Public Housing	2023	2024	Public Housing	Tracts 940600 & 940500	Housing Authority - Rehabilitation	CDBG: \$88,857	Rental units rehabilitated: 14 Household Housing Unit

Table 99 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless/Assist Special Needs Populations
	Goal Description	Public Services - Homelessness/Assist special needs population
2	Goal Name	Preservation - Public Housing
	Goal Description	Rehabilitation of public housing

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that through Anacortes Family Center development of the transitional housing for low income individuals and families and the rehabilitation to preserve existing housing stock, approximately 300 low, low mod and moderate income households within the City will be provided with, or be able to remain in, affordable housing during the 5 years of this plan. The City expects to work with other entities to create more affordable housing through zoning changes to increase single family zones to multi-family zones and make available incentives such as density bonuses to builders/developers.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

About one quarter (26%) of all pre-1980 Anacortes housing units were built before 1940, meaning they are at high risk of LBP hazards. There is not a significant difference between the age of owner-occupied and renter-occupied units.

How are the actions listed above integrated into housing policies and procedures?

The City will work with the Housing Authority and other service providers to educate families and individuals on the significant risks to people, especially children, living in homes contaminated with lead.

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing the number of poverty level families will require a combination of short-term interventions and long-term strategies, implemented by a cohesive network of community partners. Anacortes has a growing number of low income residents with many elderly who rely primarily on Social Security for support. One goal of the City of Anacortes has been to implement the Housing Affordability & Community Services City Council Committee to identify and address the issues that keep families living in poverty within our community. The City is working on development regulations to coordinate the goals of the 2023 Housing Action Plan, 2017 Affordable Housing Strategic Plan and 2016 Comprehensive Plan for implementation. Some of the regulations currently being proposed include incentives for development of inclusionary zoning to create affordable living spaces either within a development or in another site, bonus density to increase floor space for reduced costs if affordable living spaces are developed as part of the project.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

City staff work together to meet the goals of this plan as well as the goals developed in the 2023 Housing Action Plan, the 2017 Affordable Housing Strategic Plan, and the 2016 Comprehensive Plan. The needs of the low income community that were determined through the public process of developing the these plans are incorporated into this document and if feasible, are addressed with the CDBG funding the City receives. The CDBG public services funding is allocated to the Anacortes Family Center which provides temporary housing for families and single women and also provides job search assistance, assistance with housing locations, and other support services as needed. This project helps families and individuals facing homelessness and assists in getting them back to safe and stable lives. The City will allocated funding to the Anacortes Housing Authority to rehabilitate existing low income housing to provide safe and reliable housing for the residents. As with all of the listed goals, programs and policies in this Plan, the City continues to coordinate with all jurisdictional, regional and statewide organizations and agencies through a regular communication process.

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's CDBG program is audited by HUD and the State under the Single Audit Act on an as need basis based on risk assessments. This audit verifies that the City meets all statutory requirements and that information reported is correct and complete.

The City's Planning, Community & Economic Development Department is responsible for monitoring CDBG program sub-recipients. City staff monitors sub-recipients as needed to ensure all regulatory requirements are met and that the information reported is complete and accurate. The City has adopted subrecipient monitoring standards and procedures as described in *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight*.

Sub-recipients are monitored semi-annually from written reports submitted by the sub-recipient to the City. Monitoring of the CDBG program is consistent with program regulations. Monitoring consists of both desk and on-site reviews.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress in order to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

Expected Resources

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

Introduction

The city receives CDBG funding annually. In 2023, the city received approximately \$105,000 from CDBG. The city is also a member of the HOME Consortium that consists of Skagit County as the lead agency, Mount Vernon, Anacortes, Whatcom County and Island County. The HOME program receives approximately \$600,000 annually.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	104,537	0	0	104,537	0	Funds used for rehabilitation, public services

Table 100 - Expected Resources – Priority Table

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

The City of Anacortes, other local Skagit County jurisdictions and stakeholder organizations participated in the development of a county-wide housing affordability strategy that anticipates using local resources, including CDBG, to leverage significant additional local and nonlocal resources to meet the affordable housing needs of county residents, including those who live in Anacortes. That strategy includes participating in the multi-county HOME Investment Partnership Consortium.

Federal funds the City receives through the Community Development Block Grant (CDBG) are used to leverage other federal, state, local and private resources to meet housing and community development needs. While matching funds are not currently required for the City's CDBG program, the City anticipates that most major projects will be funded primarily through non-CDBG resources.

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

The City has identified core areas where infrastructure improvements are needed to allow easy access for all individuals and in particular, disabled residents and visitors. The work between City residents, the Port of Anacortes and the City on the North, West Basin Concept Plan, the 2023 Housing Action Plan, and the 2017 Affordable Housing Strategic Plan has identified areas throughout the core downtown that are being proposed for development of a central hub that will include residential development, retail, public services, restaurant, grocery and entertainment establishments that will be easily and safely accessible. The city also has property available that could be used as a bartering tool to aid in the development of affordable housing. The city is considering all possibilities to aid in the prevention of homelessness and create better living conditions for those in need.

Discussion

Through the development of the strategic plans developed by the City and other entities, a unique vision is coming together to create a cohesive, well-laid out community with affordable housing and pedestrian mobility key factors in determining the paths to the central hub as described above. Zoning regulations are being reviewed for changes that will allow greater density, multi-family mixed use development, and greater mobility which will help create more affordable living space within the central hub of downtown.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless/Assist Special Needs Populations	2023	2024	Homeless	Tracts 940600 & 940500	Homelessness/Assist Special Needs population	CDBG: \$15,680	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted
2	Preservation - Public Housing	2023	2024	Public Housing	Tracts 940600 & 940500	Housing Authority - Rehabilitation	CDBG: \$88,857	Rental units rehabilitated: 14 Household Housing Unit

Table 101 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless/Assist Special Needs Populations
	Goal Description	Public service activities other than low/mod income housing benefit. approx 190 individuals assisted annually.
2	Goal Name	Preservation - Public Housing
	Goal Description	14 unit (2 buildings) rehabilitation - reroof project

Introduction

The projects chosen are based on HUD criteria that the activity meet at least one of the national objectives (benefit to low and moderately low income persons, aid in the prevention or elimination of slums or blight, and meet a need having a particular urgency) and they meet the criteria established in the City’s Strategic Plan. The City determined that the public services funding be provided to the Anacortes Family Shelter as the Center meets a need of particular urgency by assisting families and women who would otherwise end up living on the streets without this service.

#	Project Name
1	Anacortes Family Center Public Services
2	Anacortes Housing Authority Reroof Project

Table 102 – Project Information

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

The City established priorities for allocating resources and long-range strategies following a careful assessment of the needs and demographics of the community. A clear priority identified in the analysis is a response to the needs of low to moderately low-income families and individuals within the City for safe and affordable housing and basic services such as medical, dental, and home energy assistance. Families and individuals in crisis situations need significant services and housing to be able to reach self-sufficiency. Included in this population are the homeless and others with special needs that generally are either priced out of housing or are unable to maintain stable housing.

Improving conditions, creating new housing resources and opportunities, retaining jobs, and reducing housing costs to affordable levels represent major means of responding to the needs of the targeted population. The strategies and objectives outlined in the 2023-2027 Strategic Plan reflect these priorities and outline activities designed to alleviate these needs.

The primary basis for allocation of resources is to serve the needs of the low and moderately low-income households. Consolidated Plan strategies developed through the community planning process reflect that a significant amount of funds are targeted to projects that benefit the low to moderately low-income households. The public services portion provides services and resources to the households in need while the remaining resources are directed to projects that provide safe and stable transitional and permanent housing for families and individuals in need.

A major obstacle to address underserved needs is lack of funding.

Project Summary Information

1	Project Name	Anacortes Family Center Public Services
	Target Area	Tracts 940600 & 940500
	Goals Supported	Homeless/Assist Special Needs Populations
	Needs Addressed	Homelessness/Assist Special Needs population
	Funding	CDBG: \$15,680
	Description	Anacortes Family Center - public services to provide temporary shelter (60-90 days) to single women and families with children with support to find permanent housing, work and safe, stable living environment
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 190 individuals will benefit from this activity. The individuals/families served by this activity are very low income and on the verge of becoming homeless or are homeless. The services will assist single women, women with children and families with children.
	Location Description	Tract 940600 1011 27th Street, Anacortes, WA 98221
	Planned Activities	The Center provides housing for 60-90 days and intensive case management and life skills education to assist the household with gaining the skills and resources needed to become fully self-sufficient. In 2021, the Center provided successful transition to stable living/working environments to approximately 76% of their clients, which amounted to approximately 122 individuals.
2	Project Name	Anacortes Housing Authority Reroof Project
	Target Area	Tracts 940600 & 940500
	Goals Supported	Preservation - Public Housing
	Needs Addressed	Housing Authority - Rehabilitation
	Funding	CDBG: \$88,857

Description	Reroof of 14 unit public housing facility complex. Complex consists of 2 separate, adjacent units that house approximately 39 low income individuals
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Tract 940600 - complex is located in a primarily residential area, adjacent to the downtown core business area and close walking distance to shopping and essential services.
Planned Activities	Tear off of existing roof materials and replace with new roofing materials, including gutters and downspouts.

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

Anacortes is located on Fidalgo Island in Skagit County with 12.5 miles of saltwater shoreline, four freshwater lakes, and 3000 plus acres of city-owned forestlands and city-owned parks. Anacortes is approximately 20 miles from the county seat in Mount Vernon, Washington. A majority of public services available to the citizens of Skagit County are provided in the Mount Vernon area.

The current population of Anacortes is approximately 17,437 citizens (US 2021 Census). Anacortes has two areas with a concentration of moderately low to low income households, Census Tracts 940600 (50.85% LMI households) and 940500 (43.48% LMI households). The overall low, to moderately low, income households in Anacortes is approximately 39%.

While Anacortes has two census tracts (940600 & 940500) with the highest concentration of individuals living below the poverty level, there are smaller concentrations of low income households interspersed throughout the City. The City establishes priorities for allocating resources and long-range strategies following a careful assessment of the needs and demographics of the community. A clear priority identified in the analysis is a response to the needs of low to moderately low income families and individuals within the City for safe and affordable housing and basic services such as medical, dental and home energy assistance. Families and individuals in crisis situations need significant services and housing to be able to reach self-sufficiency. Included in this population are the homeless and others with special needs who are generally either priced out of housing or are unable to maintain stable housing.

Improving conditions, creating new housing resources and opportunities, and reducing housing costs to affordable levels represent major means of responding to the needs of the targeted population. The strategies and objectives listed in the Strategic Plan reflect these priorities and outline activities designed to alleviate these needs.

The primary basis for allocation of resources is to serve the needs of the low and moderately low income households. Consolidated Plan strategies developed through the community planning process reflect that a significant amount of funds are targeted to projects that benefit the low to moderately low income households. The public services portion is allocated to services that provide multiple benefits to households in dire situations and the remaining resources are directed to projects that provide safe and

stable environments, transitional and permanent housing for families and individuals in need.

Geographic Distribution

Target Area	Percentage of Funds
Tracts 940600 & 940500	100

Table 103 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census Tracts 940600 and 940500 contain the highest concentration of low, to moderately low households.

Discussion

This is where a majority of the public housing complexes are located. The Housing Authority public housing and the Anacortes Family Center are located in these tracts. Also, many of the residents in these tracts are older and have been living in their homes for many, many years. Such families are low to moderately low income residents who do not necessarily have the funds to maintain an older home nor the ability to move to another location. It is vitally important to provide support to all of these residents in need to allow the aging residents to remain safely in their own homes and support those families struggling to reach self-sufficiency.

Introduction

Because the City of Anacortes's annual CDBG grant is minimal, it is difficult to use CDBG for many other purposes than those already identified. However, the City does intend to invest other resources and effort toward the following actions:

Actions planned to address obstacles to meeting underserved needs

The City will continue outreach to various community sectors to inform lenders, property managers, and the public about Fair Housing laws. The City includes many fair housing resources on the CDBG website for public access. The City recently completed the work on the 2023 Housing Action Plan which is intended to define strategies and implementing actions that promote greater housing diversity, affordability, and access to opportunity for residents of all income levels.

The purpose of this effort is to identify ways to encourage construction and preservation of both affordable and market-rate housing in a greater variety of types, densities, and cost levels. The priorities for the HAP were informed by a housing needs assessment, public engagement, discussion with the City Council and Planning Commission, and City staff.

Actions planned to foster and maintain affordable housing

The City will work in partnership with the Anacortes Housing Authority to secure the resources necessary to rehabilitate the various complexes, an important low-income housing resource in Anacortes. The City will also work with the Housing Authority to promote development of more complexes to accommodate the growing wait list for affordable housing.

The 2023 Housing Action Plan is intended to inform updates to the Anacortes Comprehensive Plan (most notably the Land Use and Housing elements) and guide implementation strategies such as development regulations, housing programs, and infrastructure spending priorities that will foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

Code enforcement will address any and all lead based paint issues that may arise; additionally the City will include lead based paint hazard information in community education and outreach.

Actions planned to reduce the number of poverty-level families

The Public Services funding to the Anacortes Family Center provides intensive case management and life skills education to assist the household with gaining the skills and resources needed to become fully self-sufficient. The City is working on strategies developed in the 2023 Housing Action Plan, the 2017 Affordable Housing Strategic Plan and the 2016 Comprehensive Plan to reduce the number of poverty-level families. The consensus from the community in the development of the 2023 Housing Action Plan

is that we need more housing options for those in lower income brackets. The City will work to make zoning changes and create building incentives to encourage the development of more affordable housing. The City is also working with partners to keep opportunities for new businesses and expansion of existing businesses to provide decent wage jobs within the community.

Actions planned to develop institutional structure

The City worked in partnership with adjacent and regional jurisdictions to create the regional HOME Consortium. The HOME Consortium will enhance the resource base for developing more affordable housing, and for addressing institutional barriers to creating more affordable housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City supports the efforts of the Anacortes Community Health Council and participates regularly in their multi-agency meetings. Active participation in the Council improves the coordination of the City's Consolidated Plan goals and the efforts to reduce instability in the low income community.

Discussion

Funding continues to be the main obstacle to meeting underserved need. Obstacles include lack of sufficient financial resources to adequately address large projects such as permanent housing and shelters. Also, the limit on the public services prohibits the City from adequately providing a greater service to households in need of basic services.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The primary basis for allocation of resources is to serve the needs of the low and moderately low income households. The 2023 Action Plan allocates all of the funds to projects that benefit the low to moderately low income households. The public services portion provides services and resources to the households in need while the remaining resources are directed to projects that provide safe and stable transitional and permanent housing for families and individuals in need.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

This Action Plan covers a one year period – July 1, 2023 through June 30, 2024. The entire funding allocated to the City of Anacortes through the CDBG will be provided to assist the low income population of the city. The City leaders have determined that, because the funding is such a minimal amount, distributing the full allocation to fund projects is a better use of the funds. No CDBG funds will be used for administration of the grant and projects.

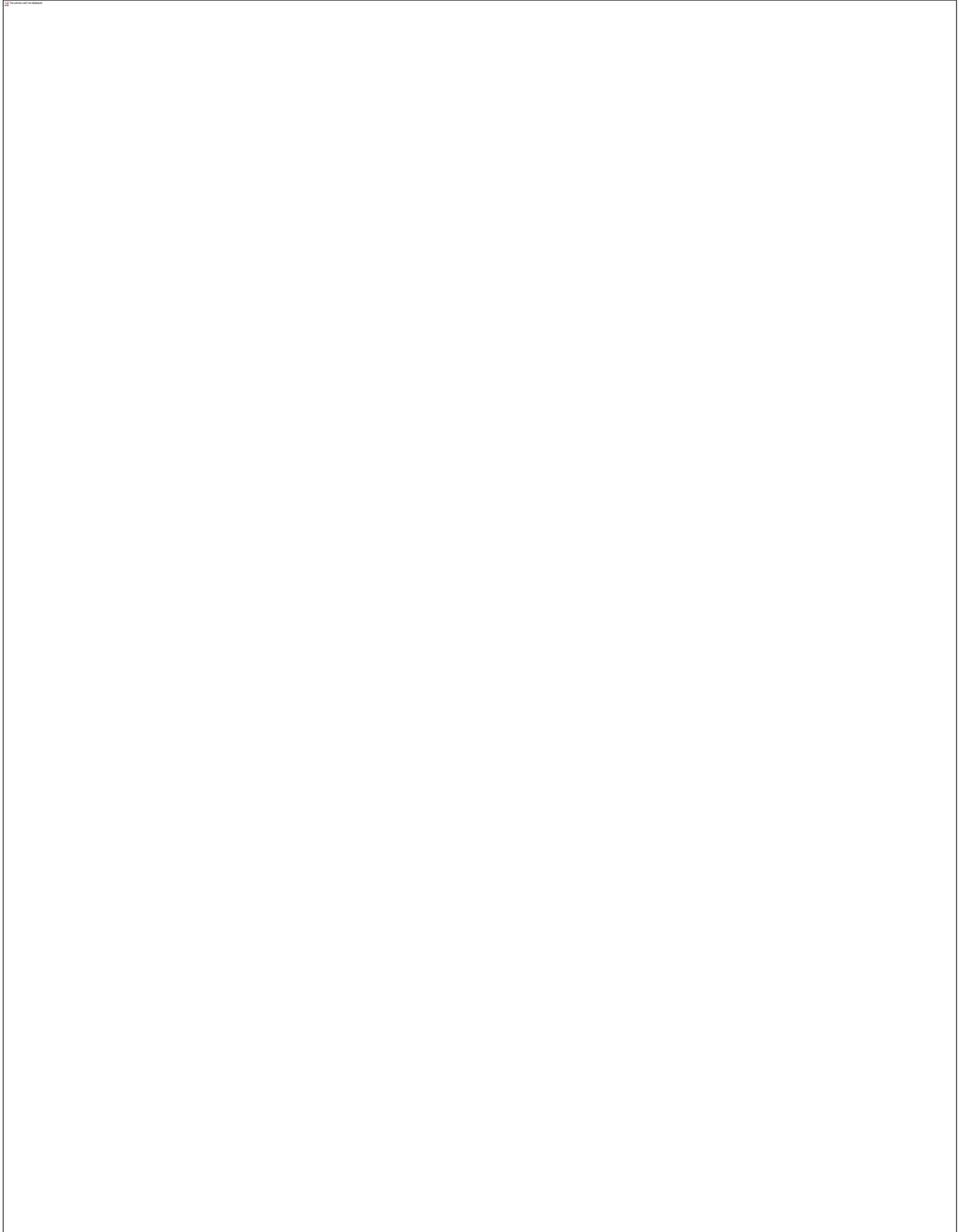
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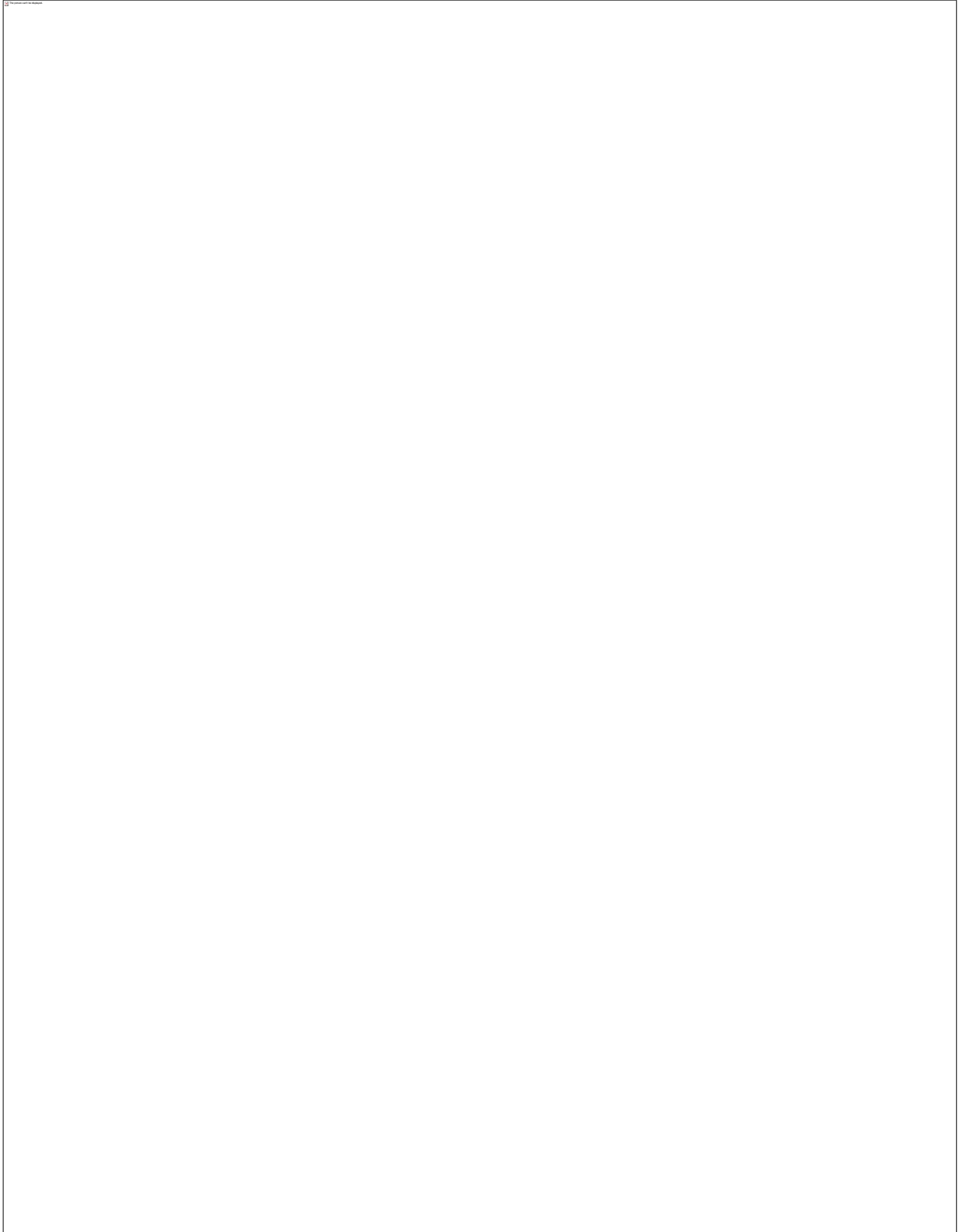
Citizen Participation Comments

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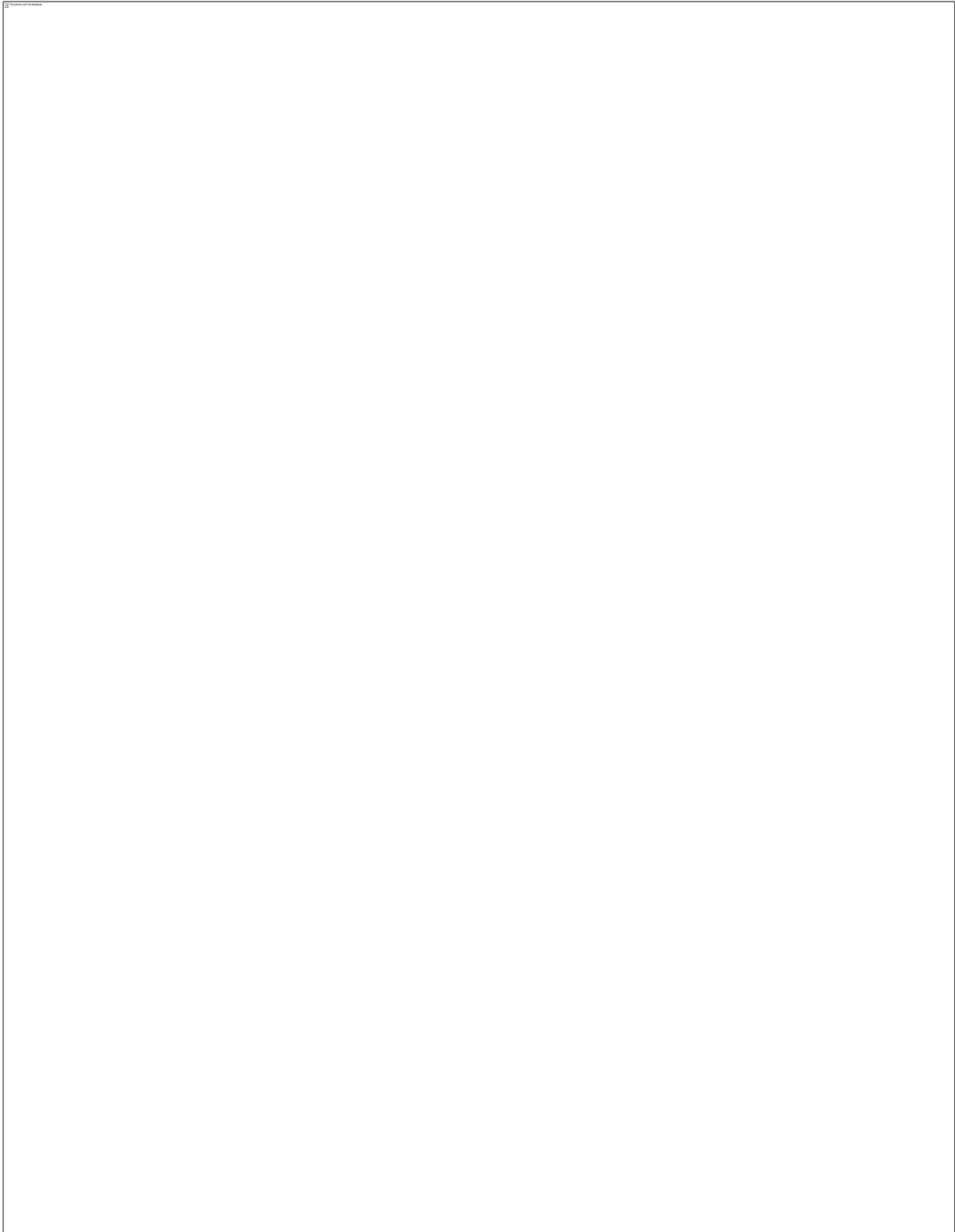


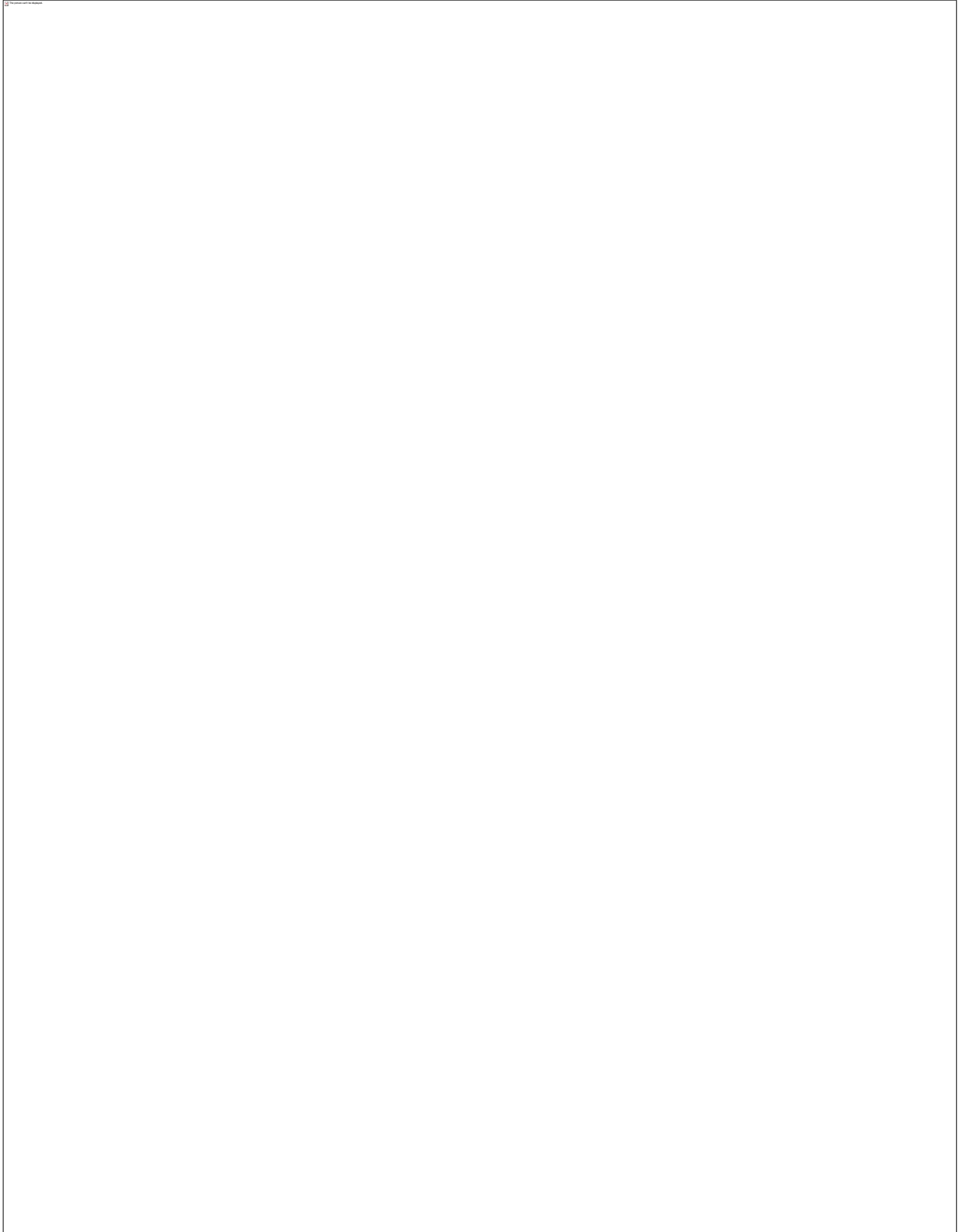






Grantee Unique Appendices





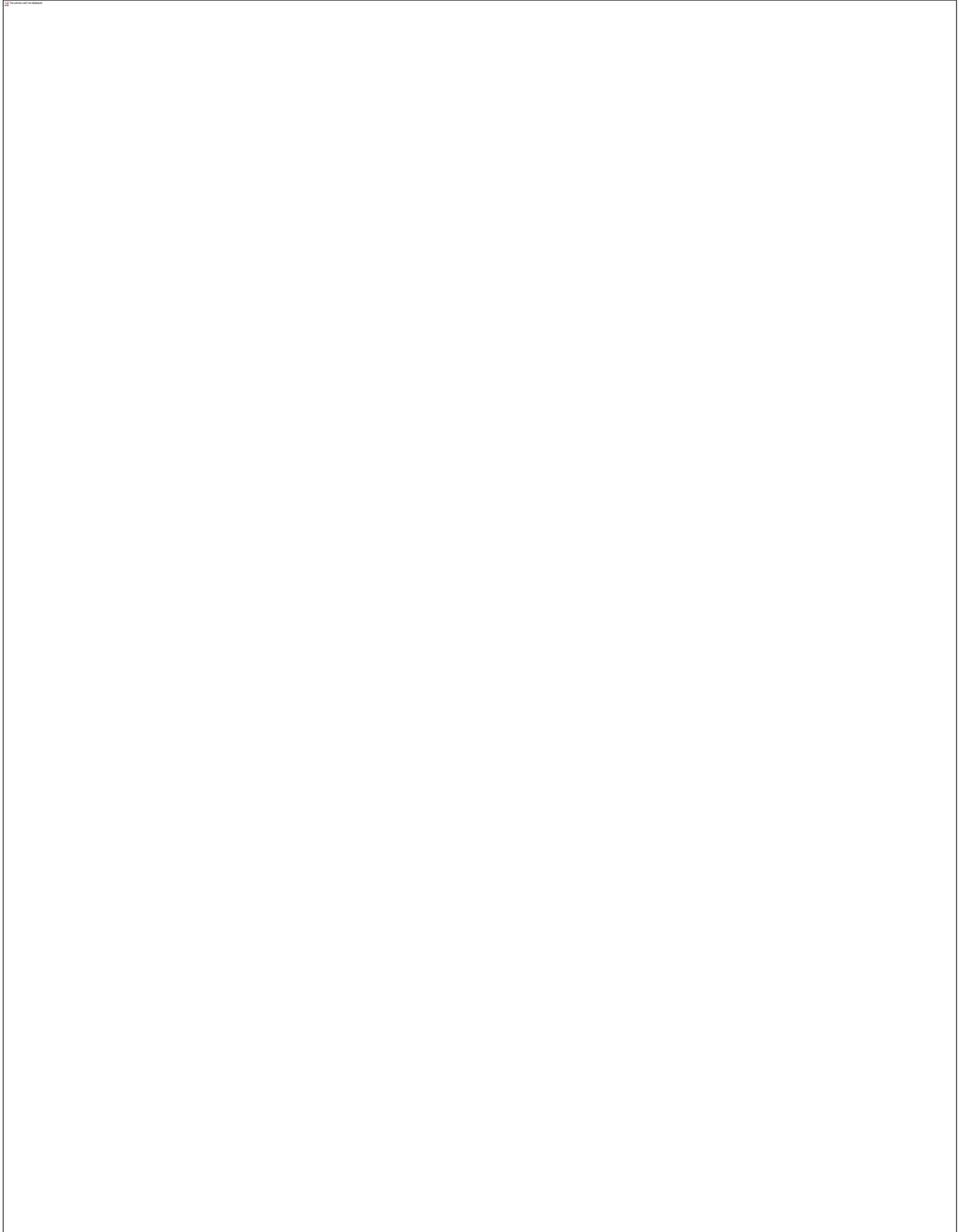


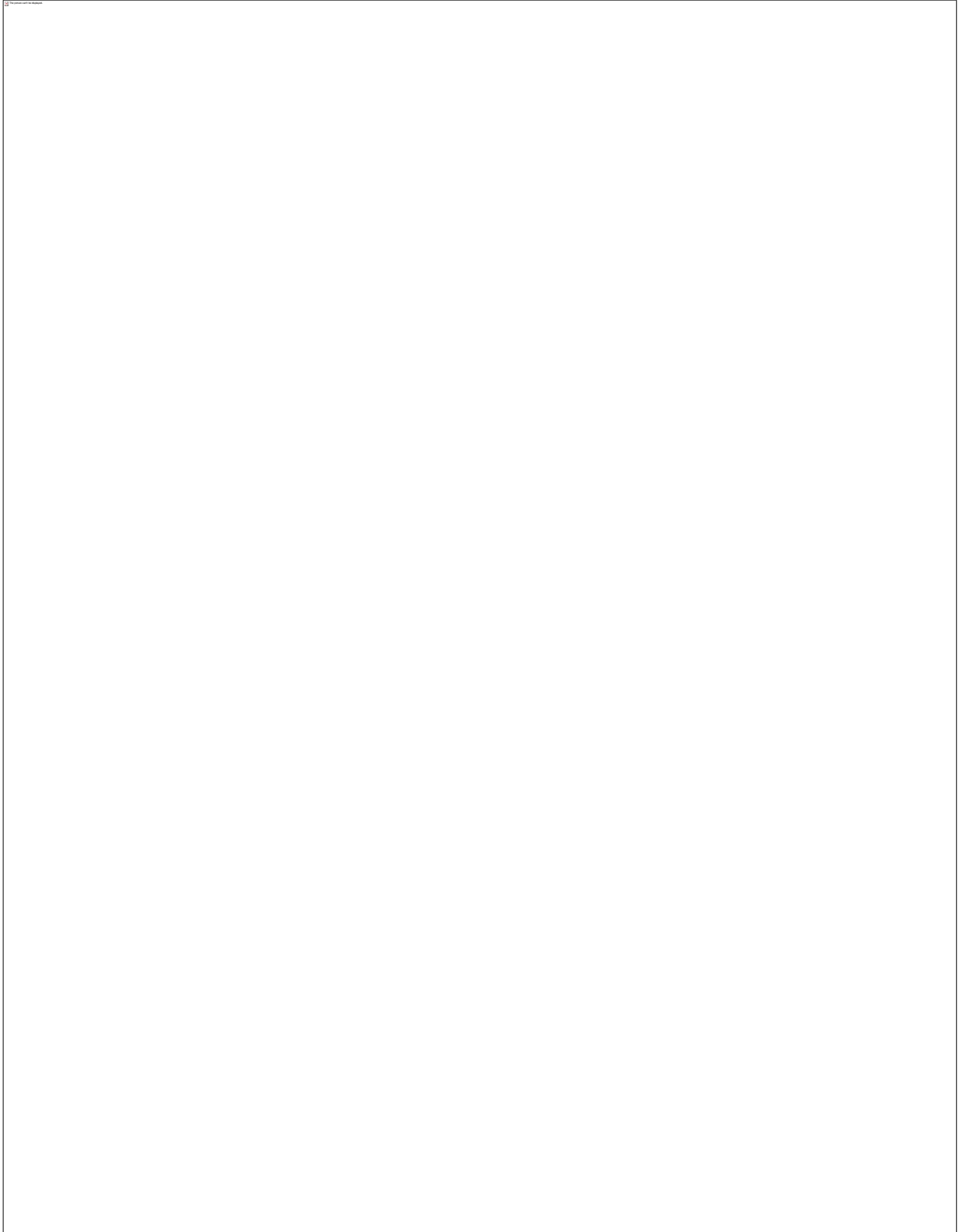


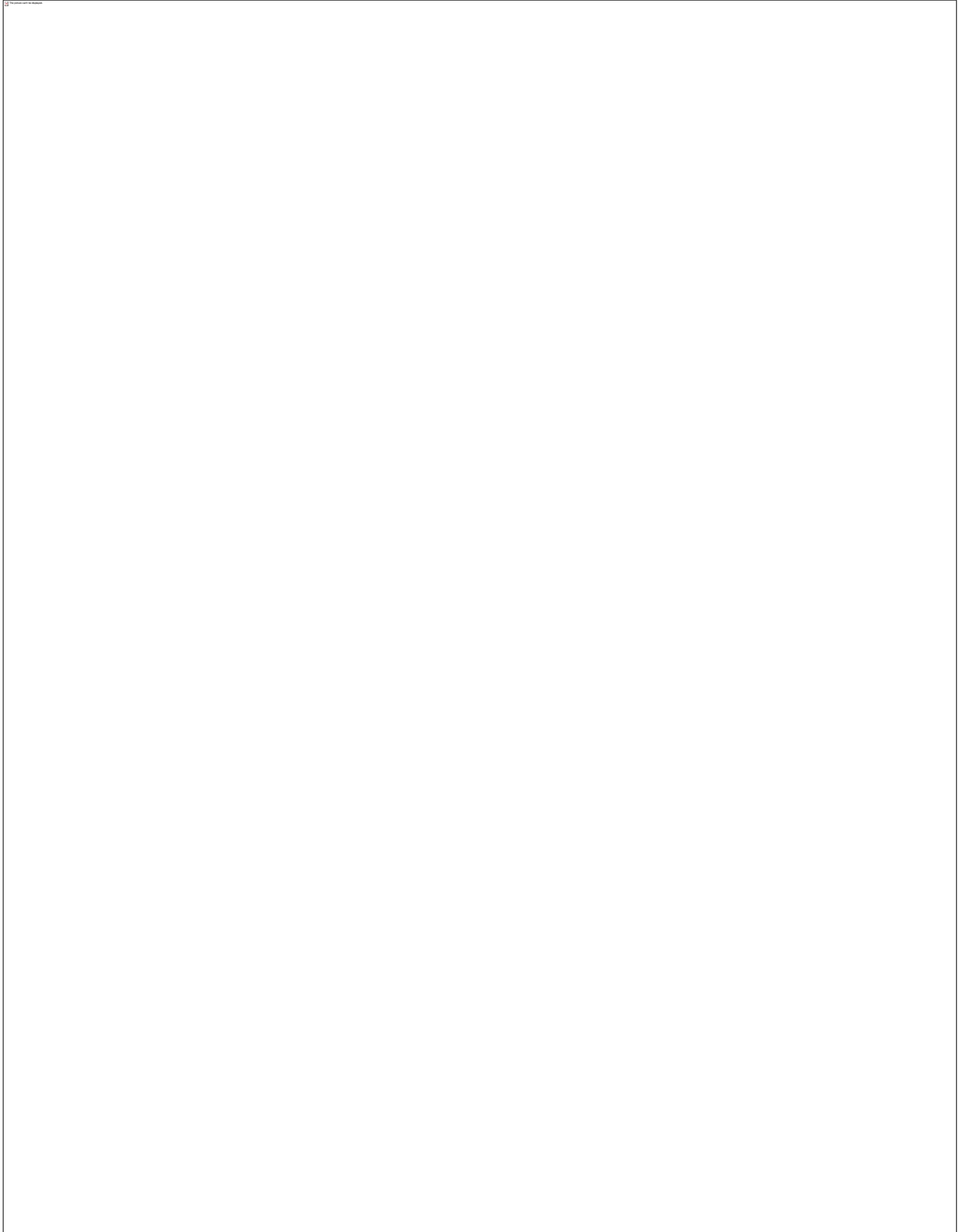
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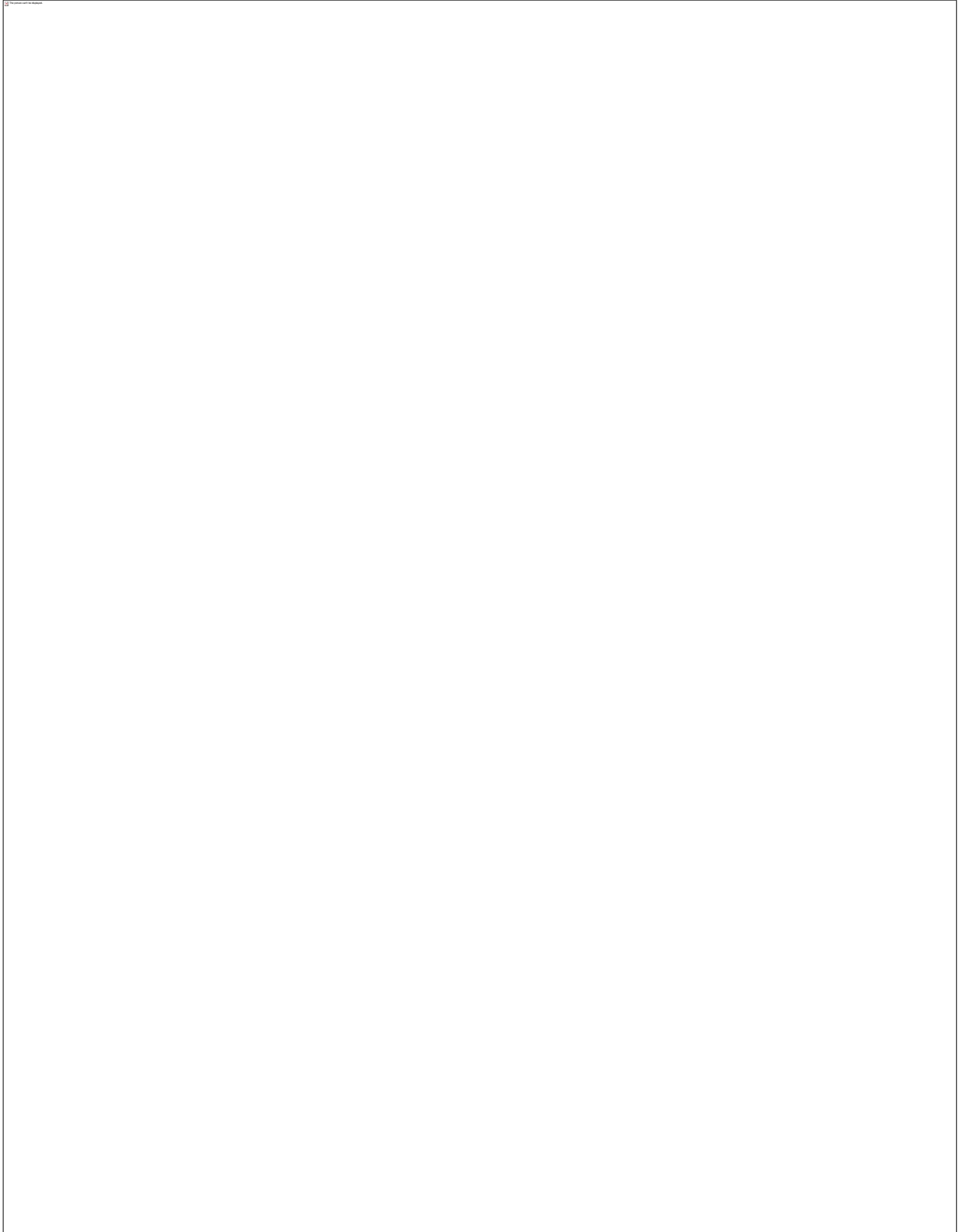


















Appendix - Alternate/Local Data Sources

1	<p>Data Source Name https://data.census.gov/profile/Anacortes_city,_Wa</p>
	<p>List the name of the organization or individual who originated the data set. United States Census Bureau</p>
	<p>Provide a brief summary of the data set. 2021 ACS 5 Year Estimates Subject Tables S2405</p>
	<p>What was the purpose for developing this data set? More current than the automatically populated information which was 2013-2017 ACS</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected. 2021 when documentation was collected</p>
	<p>Briefly describe the methodology for the data collection. Searching the US Census Bureau information</p>
	<p>Describe the total population from which the sample was taken. Total population of Anacortes, currently 17,437</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Survey created by the US Census Bureau and was used in this program to determine the numbers of individuals within the community who are low to moderately low income.</p>