

Skagit County HOME Consortium

DRAFT Annual Action Plan FY 2021

Draft

Updated April 1, 2021

Executive Summary

The Executive Summary presents the principal recommendations concerning funding, priorities and related policy matters covered in the body of the document. It is included for the convenience of individuals who wish to review this Public Comment Draft.

Action Plan 2021

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

Skagit HOME Consortium Budget FY 2021

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

2021 Program Area & Project Descriptions

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

- **CHDO Operating Support:** To support Home Trust of Skagit as it builds its capacity to develop affordable homeownership projects. Operating costs may include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.
- **Island, Skagit and Whatcom County TBRA:** Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.
- **Administration & Planning:** Planning and administration to implement the Consolidated Plan and comply with applicable regulations.