

Executive Summary

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

1. Introduction

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

The participating municipalities include:

Island County: Oak Harbor, Langley, Coupeville

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

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

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

The Annual Action Plan is a component of the 2023-2027 five-year Consolidated Plan and is designed and intended to satisfy the yearly statutory requirements of the Skagit County Consortium and its participating jurisdictions to receive funding allocations from the Department of Housing and Urban Development (HUD) through the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant Program (CDBG).

The Plan covers the 2024 program year. HOME funding is designed to help participating jurisdictions implement local housing strategies designed to increase the supply of decent, affordable housing for low- and very low-income households.

2. Summarize the objectives and outcomes identified in the Plan

2024 Program Area & Project Descriptions

- **Volunteers of America Western Washington North** - VOA North is a new construction project in Burlington, WA, Skagit County with 42-units of affordable housing serving 30% and 50% AMI households. 12 of the units will target homeless Veterans utilizing VASH vouchers administered through the local PHA.

- **Island Roots Housing-** Generations Place is a new construction Goosefoot development in Langley, WA, Island County. The project will serve 60% and 80% AMI with a total of 14 apartments including 2- and 3-bedroom units.
- **CHDO Housing Development:** 15% percent of the Consortium funds will be allocated to CHDO Development through a competitive NOFA. Initially, the Consortium did not receive any applications through the spring 2023 NOFA, however Skagit County staff worked to provided information and training to a local housing developer who requested funds and working towards becoming a certified CHDO in our Consortium.
- **Island, Skagit and Whatcom County TBRA:** 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.
- **Administration & Planning:** Planning and administration to implement the Consolidated Plan and comply with applicable regulations.

NEW Amendment to 2018 Action Plan

- The Consortium will reallocate \$43,549.65 in general development funds to Island Roots Housing for a Goosefoot housing affordable housing project called Generations Place in the city of Langley, WA in Island County.

NEW Amendment to 2020 Action Plan

- The Consortium will reallocate \$224,360.55 in general development funds to Island Roots Housing for a Goosefoot Housing affordable housing project called Generations Place in the city of Langley, WA in Island County.

NEW Amendment to 2022 Action Plan

- The Consortium will reallocate \$370,060.95 in general development funds and \$9,972.30 in CHDO development fund to Island Roots Housing for a Goosefoot housing affordable housing project called Generations Place in the city of Langley, WA in Island County.

NEW Amendment to 2023 Action Plan

- The Consortium will reallocate \$500,000.00 in general development funds to Volunteers of America VOA North affordable housing development located in Burlington, WA in Skagit County.
- The Consortium will reallocate \$75,668.00 in general development funds and \$150,174.00 in CHDO development funds to Island Roots Housing for a Goosefoot Housing affordable housing development project called Generations Place in the city of Langley, WA in Island County.

Proposed Plan table

2024 Program Areas & Projects	Program Areas		Projects	
	%	\$	%	\$
Consortium Housing Development	40%	\$400,464		
1. VOA				
2. Island Roots Housing			100%	\$400,464.00
CHDO Housing Development -allocated to Island Roots Housing	15%	\$150,174.00	100%	\$150,174.00
Island TBRA	8%	\$86,044		
Whatcom TBRA	12%	\$119,530		
Skagit TBRA	15%	\$144,831		
Administration & Planning	10%	\$100,116.00		
TOTAL	100%	\$1,001,160.00		

***All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.**

3. Evaluation of past performance

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

The 2024 Annual Action Plan is consistent with the Consortium’s 2023-2027 Consolidated Plan. Skagit County continues to see a lack of affordable rental housing and very low rental vacancy rates so tentative awards were made to two development projects. Program performance is discussed in more detail in the Consolidated Annual Performance Evaluation Report (CAPER).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

PUBLIC HEARING PROCESS: A public hearing is scheduled for April 23, 2024, following a 14-day public notice that was published twice in the Skagit Valley Herald in English and Spanish. The draft Action Plan was available for review and comment by the public starting on March 25, 2024, and closing on April 26, 2024.

STAKEHOLDER SOLICITATION: The consortium will send out emails to all the cooperating jurisdictions, housing authorities, and other stakeholders soliciting participation in developing the 2024 Action Plan. An email notice and invitation for comment was published to the 3,700+ members of the Skagit County email distribution list. The draft plan was also advertised on the Skagit County website for the 30-day public comment period.

5. Summary of public comments

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

Public Comment: TBD

Stakeholder Solicitation: TBD

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

TBD

7. Summary

TBD

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

George Kosovich
Public Health Analyst
Manager, Community Services Division
Skagit County Public Health
301 Valley Mall Drive, Suite 110
Mount Vernon, WA 98273
360-416-1547
georgek@co.skagit.wa.us

Shelley Kjos
Housing Resource Coordinator
Skagit County Public Health
301 Valley Mall Drive, Suite 110
Mount Vernon, WA 98273
360-416-1513
skjos@co.skagit.wa.us

Madeleine Anthony
Skagit County Public Health
301 Valley Mall Drive, Suite 110
Mount Vernon, WA 98273
360-416-2014
Manthony@co.skagit.wa.us

DRAFT

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

1. Introduction

As part of developing this Action Plan, Skagit County and participating jurisdictions undertook an outreach program to consult and coordinate with nonprofit agencies, affordable housing providers, government agencies, and other entities. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan. We provided public notice in English and Spanish and offered accommodations for people with disabilities.

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

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

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

The Consortium has incorporated into the Strategic Plan, elements of all three local Continuum of Care plans to end homelessness (Island, Skagit, Whatcom counties), which comprise the blueprint for prioritizing the use of HOME and CDBG funds toward the goals of ending homelessness in the Consortium region. Skagit County meets regularly with a HOME Consortium steering committee that includes members that lead CoC in the three member counties.

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

Skagit Consortium does not receive ESG funding. As noted previously, the Consortium has incorporated into the Strategic Plan, elements of all three local Continuum of Care plans to end homelessness (Island, Skagit, Whatcom counties).

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

Agencies, groups, organizations who participated

1	Agency/Group/Organization	ISLAND COUNTY
	Agency/Group/Organization Type	Other government - County Other government - Local
	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 - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Skagit County asked Island County to review and provide input on the Action Plan. Skagit County also asked Island County to solicit comments from other stakeholders in Island County.
2	Agency/Group/Organization	WHATCOM COUNTY
	Agency/Group/Organization Type	Other government - County Other government - Local
	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 Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Skagit County asked Whatcom County to review and provide input on the Action Plan. Skagit County also asked Whatcom County to solicit comments from other stakeholders in Whatcom County.</p>
<p>3</p>	<p>Agency/Group/Organization</p>	<p>SKAGIT COUNTY</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Health Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
--	---	---

DRAFT

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Skagit County consulted with dozens of nonprofit service providers and municipalities on the plan. A few agency examples include Community Action of Skagit County, Catholic Housing Services, Home Trust Skagit, Habitat for Humanity Skagit County, tribal entities, local housing authorities and all cities and towns in the County. A few other notable items for Skagit County: - Skagit County has completed a 5 year Homeless Housing Plan in consultation with numerous stakeholders. The Plan is intended to complement the work of other housing action plans, such as those of the County, cities and towns, Skagit Council of Governments, and Skagit County HOME Consortium. The plan's goals of better coordinating services, rapidly re-housing families and providing permanent supporting housing are consistent with the HOME Consortium's 2024 Action Plan. The County is committed to facilitating an annual review with the Homeless Housing Plan task force to check on its progress and make adjustments as appropriate. These task force meetings will provide a place to report on progress, identify new or continuing challenges and refine strategies.- Resilience Specific (agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies): Skagit County provides emergency management services to Anacortes, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and the unincorporated areas of Skagit County. Skagit County recently</p>
---	---

		<p>completed a multi-jurisdiction Hazard Mitigation plan update, which included participation from municipalities, tribes, and special taxing districts. The hazard mitigation plan identifies resources, information, and strategies for reducing risk from natural hazards. The Consortium's housing development activities are connected to the goals in the plan as they relate to natural hazards like flood planning and mitigation and natural disaster planning. The recent Hazard Mitigation plan update also highlights the needs of special populations like the Homeless and Disabled Populations, which is a particular priority for the HOME Action Plan. - 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</p>
--	--	---

		access in other ways. 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.
--	--	---

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

None

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	Prioritization of homeless households
Continuum of Care (Island County 10-Year Plan)	Island County Human Services	Prioritization of homeless households
Continuum of Care (Whatcom County 10-Year Plan)	Whatcom County Health Department	Prioritization of homeless households
Housing Action Plan	Skagit Council of Governments	Plan outlining strategies for production of affordable multi- and single-family housing in Skagit County.
Hazard Mitigation Plan	Skagit County	The hazard mitigation plan identifies resources, information, and strategies for reducing risk from natural hazards. The Consortium's housing development activities are connected to the goals in the plan as they relate to natural hazards like flood plains or natural disaster planning.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Skagit County Capital Facilities Plan	Skagit County	The Skagit County Capital Facilities Plan ensures that those public facilities and services necessary to support development shall be adequate. The plan includes collaboration and consultation with resilience specific agencies like public sewer and water providers, dike and drainage districts, and other entities responsible for public infrastructure and emergency management.

Table 3 – Other local / regional / federal planning efforts

Narrative

In addition to the above governmental agencies, Skagit County solicited comments on the 2024 Annual Action Plan and Amendments to the 2018, 2020, 2022, 2023 Annual Action Plans from all 20 Consortia participating jurisdictions, local housing authorities, and other stakeholders. Projects presented in the 2024 Annual Action Plan were selected via a competitive NOFA process, and then reviewed by the HOME Consortium Executive Advisory Committee and the Skagit County Loan Review Board.

Because we have not typically received feedback from Broadband or Resilience Specific-providers, we specifically reached out to all of the broadband providers and our area departments of emergency management for comment.

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

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

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

PUBLIC HEARING PROCESS: A public hearing on the Action Plan will be held on April 23, 2024, following a 14-day public notice that was published twice in the Skagit Valley Herald in English and Spanish. The purpose of the hearing is to obtain the views of citizens and other interested parties on the housing development needs of the Consortium region while the draft Action Plan and Amendments were prepared. The draft Action Plan and Amendments were available for review and comment by the public between March 25, 2024 and April 26, 2024.

STAKEHOLDER SOLICITATION: The Consortium sent out emails to all the cooperating jurisdictions, housing authorities, other stakeholders soliciting participation in developing the 2024 Action Plan and Amendments of the 2018, 2020, 2022, and 2023 Annual Action Plans. An email notice and invitation for comment was published to the 3,700+ members of the Skagit County email distribution list. The draft plan was also advertised on the Skagit County website for the 30-day public comment period.

Final award announcements were not available from HUD when Skagit County began its public participation process, so estimated funding amounts from 2023 were included in a proposed plan. The proposed plan noted that when final awards were made available, this document would be updated to reflect those budget figures and that the proposed activities will would proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts.

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 Hearing	Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing				
2	Internet Outreach	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Send to 3,700+ on housing list.			
3	Internet Outreach	Consortium	Communication to 20 HOME member jurisdictions.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Final awards have not yet been announced by the US Department of Housing and Urban Development. Skagit County HOME Consortium expects a FY 2024 HOME allocation of \$1,001,160 and plans to leverage approximately \$1,100,000 in state and local resources during the 2024 program year. Leverage sources include the state CDBG program and local sources that are described in detail below.

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	Skagit County does not receive CDBG entitlement funding.

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	0	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 CDHO capacity building and administration costs.
Housing Trust Fund	public - state	Acquisition Homebuyer assistance	333,333	0	0	333,333	0	Funding available to eligible low-income first-time home buyers for down payment assistance

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: \$		
Local housing sales tax (1590/1406/ State CHIP, Private Capital Campaign Donations)	Public local	Affordable Housing Development	4,247,627			4,247,627	Funding available for acquisition, development, and rehabilitation of affordable homeownership and rentals. Funding operations and maintenance costs of new units and supportive housing. And funding for homeless crisis response. Local match funding expected on affordable housing projects.	

Table 2 - Expected Resources – Priority Table

*Funding level is an estimated amount, and the proposed Plan will be adjusted to match the actual allocation amounts, once actual amounts become known

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

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

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

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

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

Many jurisdictions within the Consortium are assessing the possible use of publicly owned land/property for the purposes of advancing affordable housing and homeless system objectives. Skagit County is undertaking a formal assessment of county-owned property to evaluate its suitability for potential housing development. No publicly owned property is proposed for use during this Action Plan year.

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs	Consortium region	Affordable Housing Ending Homelessness	HOME: *\$1,001,160 public-state: \$1,100,000	56 Affordable rental projects constructed
2	Administration and planning	2023	2027	Administration and Planning	Consortium region	Affordable Housing Ending Homelessness	HOME: *\$100,116	
3	End Homelessness	2023	2027	Affordable Housing Homeless	Consortium region	Ending Homelessness	HOME: *\$350,456	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
4	CHDO Set Aside Development	2023	2027	Affordable Housing	Consortium region	Build CHDO Capacity	HOME: *\$150,174	Other: 1 Other

*All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Construction and preservation of affordable housing.
2	Goal Name	Administration and planning
	Goal Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
3	Goal Name	End Homelessness
	Goal Description	Tenant-based rental assistance in the form of rapid rehousing for families and individuals presenting at each counties Coordinated Entry system.
4	Goal Name	Build CHDO Capacity
	Goal Description	Build CHDO capacity

Table 3 – Goals Summary

DRAFT

AP-35 Projects - 91.420, 91.220(d)

Introduction The 2024 Action Plan continues existing activities, with funding allocated generally among projects in these program areas:

- Tenant-based rental assistance
- Affordable rental housing development
- CHDO set-aside housing development
- Administration and Planning

#	Project Name
1	VOA North Affordable Housing Construction
2	Generations Place Affordable Housing Construction
3	CHDO Housing Development
4	Island County TBRA
5	Skagit County TBRA
6	Whatcom County TBRA
7	Administration and planning

Table 4 – 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 consultation with many organizations, including local government, housing developers, public housing agencies, and nonprofit organizations. There is broad agreement that housing affordability and housing stock are serious problems. Recognizing that homelessness is a serious problem in all three counties, much of the HOME funding is allocated to assisting homeless households and households at risk of homelessness through the development of new affordable housing and permanent supportive housing and through providing tenant-based rental assistance to act as a bridge to longer-term housing stability.

In terms of the development priorities, the Consortium sought out project applications through a competitive Notice of Funding Application (NOFA) process. Two applications were received, both of which are consistent with Consortium-identified needs.

The VOA North project fits with local Skagit County priorities, including a focus on serving very-low-income and homeless populations. In July 2022, Skagit County Commissioners and the Mayors of Anacortes, Burlington, Mount Vernon, and Sedro-Woolley established the North Star Initiative, joining forces to coordinate and share dollars, services, and people to create effective care and expand housing options for those experiencing chronic homelessness. The VOA North project was unanimously

supported by all of the NorthStar Initiative members, and received a significant local funding commitment from the City of Burlington for \$1.15 million.

For Island County, the Generations Place project has also been identified as fitting with local needs. Island County provided a \$1.1 million grant from Island County using American Rescue Plan Act Funding. The project sponsor has conducted extensive outreach to neighbors and the Langley community has stepped up to secure \$1.7m of private donations for the project.

DRAFT

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	VOA North Affordable Housing Construction
	Target Area	Skagit County
	Goals Supported	Affordable Housing End Homelessness
	Needs Addressed	Affordable Housing Ending Homelessness
	Funding	HOME ARP: \$1,500,000.00 State HTF: \$12,858,202.00 State CHIP: \$1,396,231.00 Local City of Burlington: \$1,150,000.00 HOME FY 2023: \$500,000 Deferred Developer Fee: \$475,635.00 Permanent Loan: \$779,209.00
	Description	Rental Housing Construction Project (42 units) in Burlington
	Target Date	Skagit County
	Estimate the number and type of families that will benefit from the proposed activities	42 households: the project will include 28 1-bedroom units and 12 2-bedroom units for households at 30% and 50% AMI with 12 set aside units for homeless Veterans supported with VASH voucher through the Housing Authority of Skagit County.
	Location Description	Burlington, WA
	Planned Activities	Estimating 4 HOME units
2	Project Name	Generations Place Affordable Housing Construction
	Target Area	Island County
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	HOME FY 2018: \$43,549.65 HOME FY 2020: \$224,360.55 HOME FY 2022: \$370,060.95 HOME FY 2023: \$75,688.00 HOME FY 2024: \$440,464.00 HOME CHDO Dev FY 2022: \$9,972.30 HOME CHDO Dev FY 2023: \$150,174.00 HOME CHDO Dev FY 2024: \$150,174.00 Island County ARPA: \$1,070,774.00 Private: \$1,701,396.00 Construction Loan: \$1,400,00.00
	Description	Rental housing Construction Project (14 units) in Whidbey Island
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	14 households: the project includes 14 housing units totaling 34 bedrooms. Households will be at or below 60% and 80% AMI. Units will consist of two-bedroom and three-bedroom units targeted towards multigenerational families with children.
	Location Description	City of Langley on Whidbey Island, WA
	Planned Activities	Estimating 6 HOME units
3	Project Name	CHDO Housing Development
	Target Area	Consortium region
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: *\$150,174

	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Island County TBRA
	Target Area	Island County
	Goals Supported	End Homelessness
	Needs Addressed	Ending Homelessness
	Funding	HOME: *\$80,092.80
	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	
	Estimate the number and type of families that will benefit from the proposed activities	9 families are expected to be assisted with these funds.
	Location Description	
	Planned Activities	
5	Project Name	Skagit County TBRA
	Target Area	Skagit County
	Goals Supported	End Homelessness

	Needs Addressed	Ending Homelessness
	Funding	HOME: \$150,174
	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	
	Estimate the number and type of families that will benefit from the proposed activities	19 households are expected to be assisted with these funds.
	Location Description	
	Planned Activities	
6	Project Name	Whatcom County TBRA
	Target Area	Whatcom County
	Goals Supported	End Homelessness
	Needs Addressed	Ending Homelessness
	Funding	HOME: *\$120,139.20
	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	
	Estimate the number and type of families that will benefit from the proposed activities	14 households are expected to be assisted with these funds.
	Location Description	
	Planned Activities	

7	Project Name	Administration and planning
	Target Area	Consortium region
	Goals Supported	Administration and planning
	Needs Addressed	Affordable Housing Ending Homelessness Build CHDO Capacity
	Funding	HOME: *\$100,116
	Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	

*All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

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	10
Island County	63
Skagit County	15
Whatcom County	12

Table 5 - 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 with creating new housing and the small amount of HOME funds available annually, HOME housing development funds are allocated competitively across the three-county area. TBRA funding is allocated geographically by county using a population and demographic-based formula; each county has its own system and partners for administering these resources.

Over the five-year consolidated planning period, the goal is to ensure proportionate investment in each County, based on a population and

demographic-based formula. Geographical equity may be considered during each funding cycle to ensure proportionate investment over the planning period. In 2024 Island County is utilizing the 40% allocation of affordable housing development, 15% allocation of CHDO, and 8% allocation of TBRA.

Discussion

Because the funding for housing development is awarded competitively across all three counties, the geographic distribution of funds is expected to vary from year to year. Furthermore, some of the specialized housing development projects (e.g., permanent supportive housing or special needs housing) may draw applicants from throughout the Consortium Region, even though they primarily benefit the county in which the project is located. During the 2023 Development NOFA, the Consortium received 2 applications. One was for an affordable rental project in Skagit County and one was for affordable rental project in Island County. Both projects have tentative HOME awards offered and both projects include rollover development funds from prior years including rollover CHDO funds allocated to Island Roots Housing in 2024.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

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.

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

The cost of housing or the incentives to develop, maintain, or improve affordable housing in the region are affected by the policies, including tax policies affecting land and other property, land use policies, zoning ordinances, building codes, fees and charges, growth policies and policies that affect the return on residential investment.

The Consortium is composed of multiple units of local governments including counties and municipalities. The Consortium does not have any

jurisdiction in the local policies of its members including zoning, land use or code enforcement. The Consortium does encourage its members to be aware of local conditions that may pose a barrier to affordable housing and address any situation that could prevent the development of affordable housing.

Skagit County participates in a regional Growth Monitoring Steering Committee and Technical Advisory Group, which provides a forum for addressing land use and housing policy. Every year, as part of this work, the Skagit Council of Governments produces a Growth Monitoring Report that evaluates progress against growth, employment and housing goals.

The Consortium will continue to support qualified CHDO developers who apply for HOME funding to increase the availability of affordable housing within the region. We will engage city leadership in identify publicly owned land that may be possible for affordable housing development as well as prevention strategies to work upstream preventing housing loss in the first place.

Discussion

The Consortium plans to continue to act as a catalyst for positive change in the areas of affordable housing policy, funding, and capacity building. In Skagit County, the County's Population Health Trust has begun a planning process focused on equity and housing, with the goal of engaging a broader cross-section of stakeholders to become advocates for affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Because the Consortium's annual HOME grant is relatively small, it is difficult to use HOME for many other purposes than those already identified. However, the Consortium does intend to invest other resources and effort toward the goals of increasing the supply of affordable housing and ending homelessness.

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 ranging from legal aid to tenant education and landlord mitigation programs. The Consortium supports local by and for agencies and other CBOs which demonstrate commitment to serving historically disadvantaged populations. Street outreach and mobile support is expanding to better support those in rural or hard to reach communities.

Actions planned to foster and maintain affordable housing

The Consortium is tentatively funding two new projects with FY 2024 HOME funds to address the needs of residents seeking affordable housing. VOA North project will be developed by VOA Western Washington and will provide 42 units of affordable one-bedroom and two-bedroom rental housing for households at or below 30% and 50% AMI including 12 set aside units for homeless Veterans using VASH vouchers administered by the local Housing Authority. Generations Place project will be a multifamily housing project developed by Goosefoot Community Fund and includes a total of 14 multifamily housing units.

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:

- 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;
- Provide information, education and outreach activities on LBP hazard reduction through

- workshops and technical assistance to CHDOs and other recipient of HOME funds;
- Continue to notify residents and owners of all houses receiving HOME assistance of the hazards of LBP;
 - 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

One goal of the Consolidated Plan programs and other initiatives in the Consortium region is 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. Important components of helping people attain self-sufficiency are employment, behavioral health support, and housing. While the regions CBO's employ housing first model we see increases in housing stability when supported with follow up case management support post housing move in. 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.

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.

Through 2024, Consortium lead staff are updating the HOME Policies and Procedures Manual as well as including new updates in the fall of 2024 pertaining to change from HQS to NSPIRE housing inspections.

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 to the success of the programs. The Consortium staff will continue to foster these relationships to improve the success rate of the HOME program.

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

The Consortium will support the efforts of each county's Continuum of Care and participate regularly in their multi-agency meetings. More active participation in these forums will improve the coordination of

the Consortium’s Consolidated Plan goals and each COC’s 5-Year Plan to End Homelessness.

Discussion

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.

DRAFT

Program Specific Requirements

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

Introduction

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion