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2018-2022 Skagit County HOME Consortium Consolidate Plan

Executive Summary

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

1. Introduction

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 Plan covers a five-year period from program years 2018 to 2022. 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.

CDBG funding is designed to help the participating jurisdictions of the City of Mount Vernon and the City of Anacortes meet these objectives:

The basic elements of the Consolidated Plan are:

- Public and Stakeholder Input
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- 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 16 towns and cities in the three counties. The Consortium has been structured so that all three counties and 16 of the 21 municipalities within these counties are members. The City of Sedro-Woolley in Skagit County elected not to join during the formation of the Consortium but may reconsider membership at a later date. The City of Bellingham in Whatcom County already administers its own HOME program.

2. Summary of the objectives and outcomes identified in the Plan 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.

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. Severe housing cost burden continues to be a significant problem in the Consortium region as increases in rent continue to outpace wage growth.

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In addition to cost burden, the Consortium is particularly concerned with living conditions that negatively impact health and wellbeing, such as overcrowding and substandard housing (lacking complete kitchen or plumbing facilities). With increasing housing costs and an extremely tight rental market, renters--especially those with low incomes and barriers to housing--are often forced into unhealthy living environments.

Homelessness continues to rise in Washington State, due to rapidly rising housing costs. However, progress has been made on prioritizing service for households who are living in the worst conditions. Thus, the rate of "unsheltered" households has gone down in many communities within the Consortium.

Farm workers represent a special housing needs group in the region. 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.

Please note: data tables contained within this draft plan are automatically generated by the United States Department of Housing and Urban Development (HUD). Many data tables will be updated with Consortium data upon publication of the final plan.

3. Evaluation of past performance

The Consortium has committed all of its FY 2015 HOME funding and the majority of FY 2016 funding. The Consortium will execute contracts for the balance of FY 2016 and FY 2017 funding in summer 2018.

Currently there are 12 households leased up in the Whatcom County TBRA program, 8 households in the Island County program, and 17 households in the Skagit County program. These formerly homeless households utilize TBRA vouchers to provide housing stability while meeting goals in other life domains, such as employment, recovery and education.

The Consortium has contributed toward the development and acquisition of 3 affordable homes through homebuyer assistance funds. HOME funds committed to downpayment assistance activities have not yet been spent.

In 2018, Consortium staff will continue its work to develop administrative infrastructure for the efficient contracting and spend-down of HOME funds. The Consortium expects that administrative efficiencies will increase significantly over the next two years, greatly increasing the community benefits the HOME consortium is able to provide.

4. Summary of citizen participation process and consultation process

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

- Skagit County Consortium Member municipalities
- Public housing authorities
- Community action agencies

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- Nonprofit agencies providing housing and/or services
- Low-income homeownership organizations
- Housing affordability advocates
- Citizens in the region with an interest in housing affordability issues

PUBLIC HEARING PROCESS: The first public hearing on the Consolidated Plan was held on February 27, 2018, following a 14-day public notice that was published in the Skagit Valley Herald in English and Spanish. The purpose of the hearing was to obtain the views of citizens and other interested parties on the housing development needs of the Consortium region before the draft Consolidated Plan is prepared.

The draft Consolidated Plan is being made available for review and comment by the public between March 15, 2018, and April 20, 2018. On April 17, 2018, a second public hearing will be held on the draft plan prior to the Skagit County Commissioners taking action to approve the plan.

5. Summary of public comments

Will be added once plan is finalized.

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

Will be added once plan is finalized.

7. Summary

The Skagit County HOME Consortium'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 five-year period from July 1, 2018 through June 30, 2022.

PRIORITIES: The level of need in a community is always greater than the limited resources available to help meet those needs. The Consortium uses these priorities as a basis to determine what types of housing and community development programs the Consortium will fund over the next five years. The Consortium has identified the following general priorities (not in priority order) for the use of HOME funding.

Homelessness: The Washington State Legislature required all counties to develop a ten-year plan to reduce homelessness by 50% by the year 2015. These plans continue to be updated and used beyond the year 2015. The Consortium member counties will allocate HOME funds for the purpose of providing tenant-based rental assistance (TBRA) targeted toward homeless households that are prioritized for housing assistance through each county's coordinated entry program. The Consortium adopts, by reference, each county's Homeless Plan, including its goals and strategies.

Affordable Housing: The cost of rental and homeowner housing is beyond the reach of many households within the Consortium region. Aspiring low-income, first-time homebuyers cannot find affordable homeownership opportunities in today's housing market, and a high proportion of renters are challenged by severe housing cost burden, putting their future tenancy at risk. The Consortium

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anticipates setting aside funds to provide development opportunities for affordable housing—both rental and homeownership—as well as possible assistance for low-income homebuyers.

Anticipated Resources

The Consortium anticipates approximately \$3,372,290 in funding during the 2018-2022 Consolidated plan period. This is an estimate based on the Consortium's 2017 allocation.

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit TBRA: 15%

Skagit Rental Development: 16%

Whatcom TBRA: 24%

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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 Skagit County Consortium is comprised of 19 jurisdictions in three counties (Skagit, Island, and Whatcom) that volunteered to join the Consortium and adopted a legislative Resolution in 2014 and 2017 that authorized the signing of an Interlocal Cooperation Agreement (ICA) that establishes the Consortium.

In the ICAs (Skagit County Interlocal Agreement No. C20140290 and No. C20170287) Skagit County has been designated as the lead entity and administrator for the Consortium.

The Cities of Mount Vernon and Anacortes in Skagit County are participating CDBG entitlement jurisdictions that each administer their own CDBG programs.

Consolidated Plan Public Contact Information

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

Will be added once consolidate plan is finalized.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

Will be added once consolidated plan is finalized.

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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.

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. Severe housing cost burden continues to be a significant problem in the Consortium region as increases in rent continue to outpace wage growth.

In addition to cost burden, the Consortium is particularly concerned with living conditions that negatively impact health and wellbeing, such as overcrowding and substandard housing (lacking complete kitchen or plumbing facilities). With increasing housing costs and an extremely tight rental market, renters--especially those with low incomes and barriers to housing--are often forced into unhealthy living environments.

Homelessness continues to rise in Washington State, due to rapidly rising housing costs. However, progress has been made on prioritizing service for households who are living in the worst conditions. Thus, the rate of "unsheltered" households has gone down in many communities within the Consortium.

Farm workers represent a special housing needs group in the region. 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.

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NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Please note: data tables contained within this draft plan are automatically generated by the United States Department of Housing and Urban Development (HUD). Many data tables will be updated with Consortium data upon publication of the final plan.

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.

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 Census data, renter households within the Consortium region experience severe housing cost burden at a higher rate than households who own their home. Renters also experience overcrowding (more than one person per room), substandard housing, and severe housing problems at a substantially higher rate than households who own their home.

Across Whatcom, Island, and Skagit counties, the annual Point-In-Time (PIT) homeless census in 2017 identified 1,161 people in 813 households who were literally homeless, meaning they were living unsheltered (486) or sheltered in emergency shelter or transitional housing (675); 23 households with children were unsheltered during this time. A significant number of chronically homeless persons (167) were identified as part of this homeless population, with 117 of them living unsheltered.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	0	270,144	
Households	0	105,911	
Median Income	\$0.00	\$0.00	

Table 2 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

	2009	2013	% Change
Island Co	\$56,138	\$58,455	+4%
Skagit Co	\$53,094	\$55,925	+5%
Whatcom Co	\$47,812	\$51,939	+9%

Table 3 - Median Household Income

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,634	10,015	17,509	10,560	58,234
Small Family Households	3,061	3,195	5,499	3,979	29,620
Large Family Households	353	658	1,561	1,210	4,511

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,810	2,228	4,558	2,458	14,666
Household contains at least one person age 75 or older	1,252	2,248	3,319	1,224	4,304
Households with one or more children 6 years old or younger	1,388	1,763	2,925	1,915	5,162

Table 4 - Total Households Table

Data 2009-2013 CHAS

Source:

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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	196	80	158	104	538	112	43	70	75	300
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	4	67	34	145	0	23	33	12	68
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	103	228	273	81	685	45	62	216	209	532
Housing cost burden greater than 50% of income (and none of the above problems)	3,161	1,863	540	20	5,584	2,645	2,002	2,270	750	7,667
Housing cost burden greater than 30% of income (and none of the above problems)	429	1,430	3,258	772	5,889	423	1,374	2,777	2,103	6,677

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	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
Zero/negative Income (and none of the above problems)	378	0	0	0	378	547	0	0	0	547

Table 5 – Housing Problems Table

Data 2009-2013 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	3,506	2,184	1,038	245	6,973	2,805	2,119	2,590	1,047	8,561
Having none of four housing problems	1,441	2,247	5,598	3,303	12,589	908	3,445	8,292	5,942	18,587
Household has negative income, but none of the other housing problems	378	0	0	0	378	547	0	0	0	547

Table 6 – Housing Problems 2

Data 2009-2013 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	1,580	1,548	1,792	4,920	971	1,155	1,743	3,869
Large Related	225	358	380	963	59	169	408	636
Elderly	565	559	736	1,860	1,366	1,751	2,007	5,124

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,533	1,052	1,014	3,599	730	400	1,062	2,192
Total need by income	3,903	3,517	3,922	11,342	3,126	3,475	5,220	11,821

Table 7 – Cost Burden > 30%

Data 2009-2013 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	1,258	846	208	2,312	930	782	722	2,434
Large Related	217	175	24	416	55	103	200	358
Elderly	435	381	231	1,047	1,029	897	849	2,775
Other	1,468	579	126	2,173	659	269	558	1,486
Total need by income	3,378	1,981	589	5,948	2,673	2,051	2,329	7,053

Table 8 – Cost Burden > 50%

Data 2009-2013 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	139	232	345	70	786	45	67	232	190	534
Multiple, unrelated family households	4	0	24	49	77	4	14	16	23	57
Other, non-family households	70	0	10	0	80	4	4	0	8	16
Total need by income	213	232	379	119	943	53	85	248	221	607

Table 9 – Crowding Information - 1/2

Data 2009-2013 CHAS

Source:

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	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 10 – Crowding Information – 2/2

Data Source

Comments:

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

The largest percentage of LMI households with a housing problem in the Consortium area concerns either Severe Cost Burden or Cost Burden. Data is provided in the Cost Burden >30% Table and the Cost Burden >50% Table (also known as Severe Cost Burden) concerning the types of households affected.

The types of household detailed in these Tables include Small Related (four or fewer related persons), Large Related (five or more related persons), Elderly (household with at least one person 62-74 years old), and other. The “other” category would include, for example, households with at least one frail elderly (aged 75 and older), single-person households, and households composed of unrelated members. Because single-person households are not broken out separately, it is difficult to know how many of the “other” households represent single-person households.

For households categorized as “other,” Cost Burden and Severe Cost Burden occur the most frequently in households at the 0-30% AMI income level regardless of whether the household rents or owns the home.

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.

Based on statewide data from the 2016 Washington State Point-In-Time Homeless Count, it is estimated that, within the region, there are 196 severely mentally ill adults who are homeless; 124 homeless adults with a chronic substance use disorder and 115 homeless adult survivors of domestic violence. These estimates include the City of Bellingham and the City of Sedro-Woolley.

What are the most common housing problems?

The overwhelming housing problem is severe cost burden. The other housing problems identified, though not nearly as prevalent as cost, are severe overcrowding and substandard housing -- lacks kitchen or plumbing.

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

These problems affect renters more frequently than homeowners. They also tend to be concentrated toward the lower end of the LMI income continuum, especially for renters.

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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

Approximately 12% of total households in the Consortium region have children age six and younger; however, among extremely low-income households, it is 14%. Approximately 27% of all households with children six or younger present (1,388 out of 5,162) are extremely low-income. Extremely low-income households with small children are divided among income levels as follows: 0-30%AMI (27%), 30-50% AMI (34%), and 50-80% AMI (57%).

It is clear that a significant number of households with children in the Consortium area also have an extremely low income level. If combined with other risk factors, these households may be more vulnerable to homelessness. Risk factors may include:

Severe housing cost burden – Homelessness is primarily a problem associated with housing affordability, the combination of very low-income and relatively high housing cost comprise a significant risk factor.

Medical problems – if one or more adults in an LMI household are on disability, it is unlikely that that household will be able to adequately cover all the expenses associated with raising children, in addition to medical and housing costs.

Criminal history – An adult with a criminal history has a great deal of difficulty finding a job and housing.

Addiction and mental illness – Adults with a history of addiction or mental illness also find it difficult to find and maintain employment.

Poor credit/ poor rental history – Having poor credit and/or poor rental history reduces the options of low-income families when they do face a crisis. They are often unable to borrow money from traditional lenders like banks, and if forced to move, they have difficulty finding a new place to live.

Opportunity Council and Community Action of Skagit County provide rapid rehousing assistance in the region. Rapid re-housing clients who are nearing termination of assistance may request additional assistance due to continued lack of employment by working age adults in the household. They may also need assistance with more intensive employment services to help them become job-ready. Assistance with child care is a common need that is also related to successful employment. Throughout the period of assistance, it is also common for housing case managers to help clients access a variety of mainstream benefits and community-based social and health services. Finally, it is useful for rapid rehousing programs to provide follow-up check-ins after program exit. The families and individuals should have continued contact with someone familiar with the case who can assist, support, encourage, and mentor them as problems arise.

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:

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Households are at-risk of homelessness when the housing cost burden is severe, meaning, housing costs equal or exceed 50% of total household income and the total income of the household is at or below 50% AMI (very low-income).

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 the household must move into an emergency shelter or similar setting, 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.

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:

- increase the availability of rent assistance to create more affordable rental opportunities within the existing inventory of housing;
- increase the supply of affordable housing (including the supply of permanent supportive and other special needs housing);
- preserve the existing housing stock of affordable housing; and
- develop new resources to increase supply and maintain affordable housing stock through new and creative partnerships.

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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	7,147	1,511	925
White	5,649	1,195	693
Black / African American	70	0	68
Asian	327	85	32
American Indian, Alaska Native	178	88	49
Pacific Islander	30	0	0
Hispanic	746	115	75

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 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	7,110	2,864	0
White	5,796	2,585	0
Black / African American	90	15	0

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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
Asian	186	74	0
American Indian, Alaska Native	73	94	0
Pacific Islander	0	0	0
Hispanic	747	54	0

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 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	9,687	7,841	0
White	8,088	6,992	0
Black / African American	127	0	0
Asian	202	103	0
American Indian, Alaska Native	173	176	0
Pacific Islander	16	43	0
Hispanic	788	369	0

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 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	4,183	6,356	0
White	3,647	5,222	0

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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
Black / African American	115	93	0
Asian	104	223	0
American Indian, Alaska Native	79	151	0
Pacific Islander	0	18	0
Hispanic	196	424	0

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 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 7,147 households affected with Housing Problems out of 8,658 (83%).

Disproportionately greater need (at least 10 points higher than 83%) exists for:

- Black/African Americans (70 out of 70 households for 100%)
- Pacific Islanders (30 out of 30 households for 100%).

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

At 30%-50% AMI, there are 7,110 homes affected with Housing Problems out of 9,974 (71%).

Disproportionately greater need (at least 10 points higher than 71%) exists for:

- Black/African Americans (90 out of 105 households for 86%)
- Hispanic (747 out of 801 households for 93%).

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

At 50%-80% AMI, there are 9,687 households affected with Housing Problems out of 17,528 (55%).

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

- Black/African Americans (127 out of 127 households for 100%).

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- Asian (202 out of 305 households for 66%).
- Hispanic (788 out of 1,157 households for 68%).

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

At 80-100% AMI, there are 4,183 households affected with Housing Problems out of 10,539 (40%).

Disproportionately greater need (at least 10 points higher than 40%) exists for:

- Black/African Americans (115 out of 208 households for 55%)

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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	6,311	2,349	925
White	4,983	1,856	693
Black / African American	40	30	68
Asian	252	165	32
American Indian, Alaska Native	172	96	49
Pacific Islander	30	0	0
Hispanic	693	168	75

Table 15 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 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	4,303	5,692	0
White	3,492	4,905	0

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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
Black / African American	65	40	0
Asian	81	178	0
American Indian, Alaska Native	30	130	0
Pacific Islander	0	0	0
Hispanic	448	348	0

Table 16 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 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	3,628	13,890	0
White	2,915	12,149	0
Black / African American	8	119	0
Asian	83	222	0
American Indian, Alaska Native	110	246	0
Pacific Islander	8	51	0
Hispanic	438	718	0

Table 17 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 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	1,292	9,245	0

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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
White	1,108	7,760	0
Black / African American	20	188	0
Asian	43	286	0
American Indian, Alaska Native	33	200	0
Pacific Islander	0	18	0
Hispanic	68	552	0

Table 18 – Severe Housing Problems 80 - 100% AMI

Data 2009-2013 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 6,311 households affected with Severe Housing Problems out of 8,660 (73%).

Disproportionately greater need (at least 10 points higher than 73%) exists for:

- Pacific Islanders (30 out of 30 households for 100%).

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

At 30-50% AMI, there are 4,303 households affected with Severe Housing Problems out of 9,995 (43%).

Disproportionately greater need (at least 10 points higher than 43%) exists for:

- Black/African Americans (65 out of 105 households for 62%)
- Hispanic (448 out of 796 households for 56%).

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

At 50-80% AMI, there are 3,628 households affected with Severe Housing Problems out of 17,518 (21%).

Disproportionately greater need (at least 10 points higher than 21%) exists for:

- American Indian, Alaska Native (110 out of 356 households for 31%).
- Hispanic (438 out of 1,156 households for 38%).

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

At 80-100% AMI, there are 1,292 homes affected with Severe Housing Problems out of 10,537 (12%). A disproportionately greater need (at least 10 points higher than 12%) does not exist for any racial or ethnic group.

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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	68,701	21,228	14,965	949
White	60,929	18,458	12,559	708
Black / African American	329	363	133	68
Asian	1,663	680	443	32
American Indian, Alaska Native	1,155	205	205	53
Pacific Islander	167	12	38	0
Hispanic	3,154	1,144	1,274	75

Table 19 – Greater Need: Housing Cost Burdens AMI

Data 2009-2013 CHAS

Source:

Discussion

Cost Burden: Disproportionally Greater Need

There are 36,193 households affected with Housing Cost Burden out of 105,843 (34%).

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

- Black/African American (496 out of 893 households for 56%).

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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?

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

NA-15 Housing Problems

- At 0-30% AMI: Black/ African American and Pacific Islander
- At 30%-50% AMI: Black/ African American and Hispanic
- At 50%-80%AMI: Black/ African American, Asian, and Hispanic
- At 80%-100% AMI: Black/ African American

NA-20 Severe Housing Problems

- At 0-30% AMI: Pacific Islander
- At 30%-50% AMI: Black/ African American and and Hispanic
- At 50%-80% AMI: American Indian, Alaska Native and Hispanic

NA-25 Housing Cost Burden

- Black/ African American

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

No additional needs have been identified.

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

Island County compared to Skagit and Whatcom counties has a higher proportion of people who are Black/African American, Asian, and Filipino. Skagit County has a relatively high proportion of people of Hispanic ethnicity. Whatcom County has a higher proportion of people who are Native American or Alaska Native.

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

Introduction

Anacortes Housing Authority (AHA)

The AHA owns and/or manages 183 units of housing, including 112 public housing units, project-based section 8, and tax-credit properties. Rents at AHA properties are well below market rents in the area.

Housing Authority of Island County

The Housing Authority of Island County owns and manages 148 units of affordable housing within Island County. 110 of these units are Public Housing for seniors (62+) and disabled. Those units receive funding from HUD. The remaining 38 units are broken out as follows: 12 unit senior condominium complex (55 and older), 10 unit mental health permanent supportive housing, and a 16 unit women & children's emergency & transitional housing. The Housing Authority of Island County also administers the HUD Section 8 rental assistance program and a tenant-based rental assistance program via Washington State Department of Commerce.

Housing Authority of Skagit County (HASC)

HASC owns and manages 263 units of housing. 60 of these units receive rental subsidies through the USDA, and occupancy is for farmworker households. 80 units were developed through tax credits and are available to farmworker households. Of the remaining 123 units, 85 units are located at the Burlington Terrace. The final 38 units are located in the President Apartments, located in downtown Mount Vernon. Rents at these apartments are below area market rents. The Housing Authority does not own or manage any HUD subsidized "public housing" units. HASC manages a Housing Choice Voucher Program for all of Skagit County including Veterans Affairs Supportive Housing (VASH) and non-elderly disabled Programs.

Sedro-Woolley Housing Authority

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

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Whatcom County Housing Authority

The Whatcom County Housing Authority assists approximately 1,738 households with Housing Choice Voucher Program (HCV) including 274 project based units and tenant based rental assistance. Included are 45 VASH tenant and project-based, 75 mainstream vouchers for households with disabilities and 75 non-elderly disabled households.

The Housing Authority administers funding for the Shelter Plus Care Program to provide rental assistance and supports to approximately 200 households annually.

The Housing Authority manages approximately 600 units of Public Housing overall. There are 209 units in the county and unincorporated area that includes: 1 single family scattered site home, 32 public housing units, 24 rural development, 11 rural development senior housing units, 61 units of low income housing tax credit units, and 50 Low Tax Credit senior units. There are also 30 public housing units in the unincorporated area of Whatcom.

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	276	786	5	766	0	0	1

Table 20 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	2	1	1	0	0
# of Elderly Program Participants (>62)	0	0	104	157	1	154	0	0
# of Disabled Families	0	0	86	355	0	350	0	0
# of Families requesting accessibility features	0	0	276	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 21 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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	253	743	5	726	0	0	1
Black/African American	0	0	6	19	0	18	0	0	0
Asian	0	0	8	11	0	9	0	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	6	10	0	10	0	0	0
Pacific Islander	0	0	3	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	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	14	135	1	133	0	0	0
Not Hispanic	0	0	262	651	4	633	0	0	1
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Anacortes Housing Authority: Given the low amount of available affordable rental units in Skagit County, there is a significant need for any affordable housing unit much less accessible units.

Housing Authority of Island County: The Housing Authority of Island County owns 110 public housing units. Public housing residents are seniors or non-elderly disabled. The wait for these units can be three to six years depending on the area of the island the prospective tenant chooses to reside.

Housing Authority of Skagit County: The Housing Authority of Skagit County does not own or manage any public housing units.

Sedro-Woolley Housing Authority: There is one person on the waiting list for a unit at Hillsvie who is approved for an ADA unit but there are no accessible units at that project.

Whatcom County Housing Authority: Based on pre-applications for assistance which are completed to get on a public housing waiting list, 27 out of 1,020 households report needing an accessible unit. Based on pre-applications for tenant-based Section 8 vouchers, 39 out of 1,193 households report needing accessible units. Based on pre-applications for project-based Section 8 vouchers, 80 out of 1,438 households report needing an accessible unit.

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: The biggest need is for affordable housing units for the elderly or disabled, with working families being the next most immediate need. The Housing Authority currently has a need for approximately 400 one bedroom units and about 60 family units.

Housing Authority of Island County: The exact number is not available as the Housing Authority of Island County is undergoing its annual assessment of its waiting list. Public Housing is only for seniors and disabled. Housing is the most immediate need for these individuals.

Housing Authority of Skagit County: There are 1786 households (4600 Family members) on the Section 8 waiting list. Of these 13% (227) are elderly households, 17% (309) are non-elderly disabled households and the remaining 70% (1250) have not reported being elderly or disabled. The most immediate need to address the waiting list is increased funding for affordable family housing.

Sedro-Woolley Housing Authority: The Sedro-Woolley Housing Authority does not administer Section 8 rental assistance. There are 153 applicants on the Hillsvie waiting list and 184 households on the Cedar Grove waiting list. On the Cedar Grove waiting list, 115 households need a two-bedroom unit, 65 need a three-bedroom unit, and four need a four-bedroom unit. Considering the demand represented by the waiting lists vs. the supply of units, the most immediate need is for decent, safe, affordable housing development.

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Whatcom County Housing Authority: There are 1,020 households who have filled out pre-applications for the public housing waiting list, 1,193 households for tenant-based Section 8 vouchers, and 1,438 households for project-based section 8 vouchers.

Affordable housing units are an immediate need. Public Housing waitlists are long and new Housing Choice Voucher families are finding it difficult to locate a safe, decent housing situation. Security deposits and transportation are also of concern for families. Vacancy rates are very low in Whatcom County and lack of affordable unit construction over the past 6 years is contributing to the difficulty for very low income families with vouchers to locate units. In addition, owner/agents require first month's rent and security deposits that very low income families must seek assistance for.

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

Anacortes Housing Authority: With a large retiree population in Anacortes, the housing authority's waiting list compares similarly to the needs of Anacortes at large. Additionally, with Anacortes being the highest-cost area in Skagit County, a need for affordable workforce housing exists throughout the community.

Housing Authority of Island County: Public housing residents are only seniors and non-elderly disabled, whereas the population at large has a variety of household types, sizes, and needs.

Housing Authority of Skagit County: The population at large includes 15.6% households with a disability while the Section 8 waiting list includes only 8%. This is primarily because 37% of all the Skagit County Section 8 vouchers are for non-elderly disabled households.

Sedro-Woolley Housing Authority: These needs are similar to those of the population at large. Across the Consortium region there is a desperate need for a greater supply of safe, healthy, affordable housing.

Whatcom County Housing Authority: The same concerns exist for the public at large. More affordable homes are needed. The Housing Authority and its programs have limited resources to provide rentals and rental assistance to low income families that need it. Affordability for young families in low-to moderate-income ranges moving toward homeownership is still very difficult in this economy. Those families, too, are competing for affordable rentals and seeking to be near work, services and schools that support their families until they have the ability to make other choices.

Discussion

Anacortes Housing Authority: The Anacortes Housing Authority operates 112 public housing units. However, the Anacortes Housing Authority provides an enormous amount of housing assistance through the management of Bayview Apartments Tax Credit/Project-Based Section 8 program and Wilson Hotel Tax Credit program. Additionally, the Anacortes Housing Authority owns and operates housing facilities that are extremely important resources for the community. During the consultation process for this plan, it is clear that the Anacortes Housing Authority is eager to partner with the City of Anacortes and others to develop the resources needed to implement the housing goals of the plan.

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Housing Authority of Island County: The Housing Authority of Island County operates public housing for seniors and persons with disabilities, as well as other Housing Trust Fund projects. The Housing Authority provides an enormous amount of housing assistance through the management of Housing Choice vouchers, HOME TBRA vouchers, and VASH vouchers. The Housing Authority also manages six units of emergency shelter, 8 units of transitional housing, and 10 units of housing for people with chronic mental illness.

Housing Authority of Skagit County: The Housing Authority of Skagit County does not operate public housing. However, the Housing Authority provides an enormous amount of housing assistance through the management of Housing Choice vouchers and VASH vouchers. Additionally, the Housing Authority owns and operates housing facilities that are extremely important resources for the community.

Sedro-Woolley Housing Authority: The Sedro-Woolley Housing Authority manages 80 units of public housing, found in two different communities. Cedar Grove offers 2-, 3-, and 4- bedroom townhouse apartments for families. Hillsvievw provides 1-bedroom apartments for people 62 years of age or older, as well as younger adults with disabilities and single people.

Whatcom County Housing Authority: The Whatcom County Housing Authority has a 99% occupancy rate in public housing and a 98% lease up rate for voucher programs, demonstrating both efficiency of service and a significant need for more affordable housing in Whatcom County.

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NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Washington State passed legislation that requires county auditors to charge an additional surcharge on recorded documents. These funds are collected to support local strategies to prevent or reduce homelessness. The county governments within the Consortium are the lead agencies for administering these and other funds and 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 census conducted in 2017 by each of the three counties, and each county’s Housing Inventory Chart, which is maintained by the Washington State Department of Commerce based on input from each county lead agency.

Indicate if the homeless population is: All 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)	64	377	0	0	0	0
Persons in Households with Only Children	3	8	0	0	0	0
Persons in Households with Only Adults	419	299	0	0	0	0
Chronically Homeless Individuals	208	62	0	0	0	0
Chronically Homeless Families	5	7	0	0	0	0
Veterans	64	24	0	0	0	0
Unaccompanied Youth	3	8	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 24 - Homeless Needs Assessment

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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:

Families and individuals in rural areas who are homeless or at risk of homelessness experience the worst combination of difficult circumstances among homeless populations. There are few, if any, emergency shelters available. The few shelters available usually cater to specific populations such as domestic violence. In addition, there are relatively few jobs and limited public transportation. The rental housing stock is small, and yet the rents are relatively high. This combination of circumstances makes it difficult for providers to offer quality program assistance in the more rural areas of the region.

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 into 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: 1,170; Length of Time Homeless: 64 Days

Island: Total Project Entries: 780; Length of Time Homeless: 126 Days

Whatcom: Total Project Entries: 2,076; Length of Time Homeless: 172 Days

This data covers the reporting period of October 1, 2016 to September 30, 2017.

Source: Washington State Homeless System Performance: County Report Cards, Winter 2018

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	442	339
Black or African American	36	12
Asian	4	3
American Indian or Alaska Native	54	43
Pacific Islander	6	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	108	49
Not Hispanic	486	347

Data Source

Comments: 2017 Point in Time Count

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

The 2017 Point-in-Time Count found 141 homeless families with children, totaling 441 persons. 121 families were sheltered and 20 were unsheltered. The 2017 count also identified 88 homeless Veterans in the region: 24 of whom were sheltered in emergency shelter or transitional housing programs, while 64 were unsheltered in the region.

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

The percentage breakouts below represent data from the 2017 Point-in-Time Count for each county in the Consortium region.

Whatcom: 84% of respondents identified as Non-Hispanic/Non-Latino, and 16% identified as Hispanic/Latino. 72% identified as White, 12% as US Indian/Alaska Native, 9% as Multiple Races, 5% as Black/African-American, 1% as Native Hawaiian/Pacific Islander, and 1% as Asian.

Skagit: 83% of respondents identified as Non-Hispanic/Non-Latino, and 17% identified as Hispanic/Latino. 81% identified as White, 7% as US Indian/Alaska Native, 6% as Multiple Races, 5% as Black/African-American, and 1% as Asian.

Island: 91% of respondents identified as Non-Hispanic/Non-Latino, and 9% identified as Hispanic/Latino. 92% identified as White, 6% as Multiple Races, 1% as US Indian/Alaska Native, and 1% as Asian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2017 Point-in-Time Count identified 1,161 homeless persons in the region. 675 persons (58%) were sheltered, and 486 persons (42%) were unsheltered. Families with children and unaccompanied youth

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were sheltered at a greater percentage than adults in the region. 85% of persons in households with children were sheltered, while 15% were unsheltered, and 73% of unaccompanied youth were sheltered, with 27% unsheltered. For persons in households with only adults, 42% were sheltered, and 58% were unsheltered.

Comparing individual counties, Whatcom County had 61% of the homeless persons in the region, compared to 27% in Skagit County and 11% in Island County. Of sheltered persons counted in the region, 66% were in Whatcom County, 27% in Skagit, and 7% in Island County. 55% of unsheltered persons counted were in Whatcom County, while 28% were in Skagit County and 16% in Island County.

Discussion:

Local homeless service providers are hard at work implementing their recently updated 10-Year Plans to End Homelessness. The plans call for more coordination, planning, and data-driven programming and decision making. The new and improved coordinated entry programs within each of the three counties promise to deliver on the HEARTH Act goals related to reducing the number of people who experience homelessness, reducing repeat episodes of homelessness, and reducing the time that people spend in a state of homelessness. Service providers will continue to deploy a diverse set of tools that include interim housing (shelter and transitional housing), rapid rehousing, and supportive housing that may be specialized to meet the needs of certain populations: youth, minors, individuals and families who are chronically homeless, and people re-entering the communities from institutions such as jail, prison, psychiatric hospitals, and inpatient addiction treatment. As local homeless services implement practices framed around directing limited resources to the most vulnerable populations experiencing homelessness, systems are continuously adapting to meet the changing and growing needs of the sheltered and unsheltered population.

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NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The non-homeless special needs population includes the elderly and frail elderly, 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. They often have difficulty paying for essential needs such as food, rent, utilities, health care, and medicine. Special needs populations are diverse. They differ greatly in their needs, some needing 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 good condition.

Non-homeless special needs elderly and frail elderly: The 2013 American Community Survey 5-Year Estimates indicate 90,531 persons in the region 60 years of age and over, totaling 23% of the region's population. 29% of those in the region over the age of 60 reports a disability, compared to 13% of the entire regional population. Significant increases in the number of persons between the ages 55 - 69 occurred between 2000 and 2010, a 77% increase compared to only a 16% population increase overall. This indicates that the needs, including housing needs, will increase significantly as this baby boom cohort continues to age.

Persons with disabilities: 51,075 persons within the region report a disability, representing 13% of the total population. 11% of persons 18 to 64 years of age report a disability, compared to 5% of persons between 5 and 17 years of age, and 0.5% of those under the age of 5. Total estimated rates of disability range between 3 and 3.5% for the following types of disabilities: hearing difficulty; vision difficulty; cognitive difficulty; ambulatory difficulty; self-care difficulty; and independent living difficulty. (2013 ACS 5-year Estimates).

Substance use and mental health: Substance use and mental health are frequently identified as high priority issues. Some indicators of the severity of these special needs in the Consortium region include:

- The percentage of adults at or below 200% of the Federal poverty level who are in need of substance use treatment and eligible for subsidized treatment services ranges from 8.7% in Skagit County to 11.7% in Whatcom County; however, for the whole Consortium region, only 35% of these adults received treatment, leaving a treatment gap of 65%. This is about equal to the statewide treatment gap (66%). The treatment gap for individual counties are: Island – 83%; Skagit – 46%; and Whatcom – 69%. (Source: WA DBHR Trends Report 2010).
- The rate of adult treatment admissions for heroin addiction increased substantially in all three Consortium counties between the years 2004 and 2009. In Island County the rate of heroin treatment admissions from 9 per 100,000 population in 2004 to 13 in 2009. In Skagit, from 140 to 265, and in Whatcom from 49 to 187. (Source: WA DBHR Trends Report 2010).

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- During the 2017 Point-in-Time Count, 172 respondents in the region reported chronic substance use, and 376 respondents reported substantial and long-term mental health.

Domestic violence: Domestic violence is one of several primary factors associated with homelessness. During the 2017 homeless census, 291 homeless persons reported being a survivor of domestic violence.

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

A single type of housing will not work for all those in need of housing assistance. Some groups do better in group settings in which they can find mutual support. Others may do better in individual settings that are more integrated into neighborhoods; those living with acute disabilities may need housing that includes daily supportive services. A diverse inventory of special needs housing should be the goal of communities in the Consortium region. While there may be general 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. Therefore, housing determinations are based on both general and specific, client-centered criteria.

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

Washington State Department of Health reports that there are 355 persons in the Consortium region presumed to be living with HIV/AIDS as of December 31, 2015 (WA State Dept. of Health, HIV Surveillance Semiannual Report, July 2016).

Public Size and Characteristics of Population with HIV / AIDS

Consortium region residents living with HIV/AIDS have access to services from Bellingham-based Evergreen Wellness Advocates, a grassroots community effort that began in 1985 to meet the needs of people living with HIV and AIDS. The organization now services in 11 Western Washington counties, including Island, Skagit and Whatcom, with a range of programs and services, including:

- Case management
- Women's program
- Volunteer program
- Emergency financial assistance (Barney Wood Memorial Fund)
- Community education and forums
- Outreach and prevention

Discussion:

The rapidly growing elderly population presents a challenge to the community to prepare for housing and other special needs unique to older adults. The housing cost burden for the elderly population, particularly renters, is already high and is projected to increase in both prevalence and magnitude.

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Other special needs populations are best accommodated by having some level of consumer choice in housing type (e.g. congregate living versus scattered site) and location. They are also best served by having supportive services that are tailored to the needs of individual tenants, including having the option to obtain housing stability without the prerequisite of mandatory service participation as one would find in a “housing-first” or harm reduction supportive housing model.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

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.

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Housing Market Analysis

Please note: data tables contained within this draft plan are automatically generated by the United States Department of Housing and Urban Development (HUD). Many data tables will be updated with Consortium data upon publication of the final plan.

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.

Housing markets continue to be supply-constrained across the three-county region, as demonstrated by extremely low vacancy rates and rapidly escalating home and rent prices.

Affordable housing, in particular, is limited in supply. The 2017 "Out of Reach" report, published by the National Low Income Housing Coalition, identifies the following affordability conditions across the Consortium region:

Island County

Hourly wage needed to afford one-bedroom apartment: \$15.48

Estimated mean renter wage: \$10.62

The average renter would need to earn an additional \$4.86 per hour to afford a modest one-bedroom apartment.

Skagit County

Hourly wage needed to afford one-bedroom apartment: \$14.00

Estimated mean renter wage: \$12.60

The average renter would need to earn an additional \$1.40 per hour to afford a modest one-bedroom apartment.

Whatcom County

Hourly wage needed to afford one-bedroom apartment: \$14.37

Estimated mean renter wage: \$11.83

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The average renter would need to earn an additional \$2.54 per hour to afford a modest one-bedroom apartment. Based on this data, Island County is the most unaffordable County within the Consortium region.

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MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

A large majority (78%) of the Consortium region’s housing stock is single-family (detached or attached) units, and 11% is multi-family housing with two or more units. The rest are mobile homes, boats, RV’s or other types of housing units. Just 2% of the region’s housing stock is in buildings with 20 or more units. 74% of the owner-occupied housing stock is in housing units with 3 or more bedrooms; however, only 43% of the rental stock is 3+ bedrooms. 18% of the rental stock is studio or 1-bedroom units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	95,729	76%
1-unit, attached structure	2,388	2%
2-4 units	5,876	5%
5-19 units	5,242	4%
20 or more units	2,690	2%
Mobile Home, boat, RV, van, etc.	14,864	12%
Total	126,789	100%

Table 25 – Residential Properties by Unit Number

Data 2009-2013 ACS

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	217	0%	678	2%
1 bedroom	2,312	3%	4,461	16%
2 bedrooms	17,687	23%	11,278	39%
3 or more bedrooms	57,054	74%	12,224	43%
Total	77,270	100%	28,641	100%

Table 26 – Unit Size by Tenure

Data 2009-2013 ACS

Source:

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

There are 7,067 affordable rental housing units assisted by federal, state and local programs in the region (885 in Island County, 2,286 in Skagit County, and 3,896 in Whatcom County). This includes apartment units that are assisted by the Washington State Housing Finance Commission’s Tax Credit and Bond programs, USDA Rural Housing program, and Public Housing Agencies. These figures do not include rental units operated by Tribally Designated Housing Entities (TDHE’s).

All of these units are income restricted at 80% AMI or below, with the vast majority of units income-restricted at 60% AMI or below.

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Many of these units are set aside to serve specific low-income special groups, including the elderly (1,263 units) and families (387 units).

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.

Some of the federally subsidized, privately held units may convert to market rate as subsidy contracts or regulatory agreements expire. Potential conversion of affordable units to market rate units is an ongoing and critical problem. Across the region, 1,229 units are at risk of converting to market rate. This represents 17% of the income-restricted housing stock.

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

The availability of housing units, and particularly affordable housing units, does not meet the needs of the existing population. This is evidenced by the extremely low vacancy rate experienced across the region, the significant number of homeless households, and the high number of severely cost-burdened households.

Describe the need for specific types of housing:

There are many specific types of housing that are needed in the community. Housing for the homeless, with supportive services, is a high priority. This is particularly important for people who are homeless and who have an addictive or mental illness, and also for people who are homeless and have criminal histories or poor credit, including evictions, on their records. Special needs housing for these populations is needed because it is very difficult for these people to find landlords who will rent to them.

With the aging population, additional housing for the elderly is also needed. For people who are elderly and for people with behavioral health disorders, it is increasingly clear that investments in multi-disciplinary, intensive case management is needed to help people obtain and retain housing and to keep them from using emergency health services to the greatest extent possible.

Additional affordable farm worker housing, as identified in the strategic plan of the Skagit Valley Farmworker Housing Trust Advisory Council, is also needed.

Multifamily rental housing (particularly for larger families) is also needed, as are more units of rental housing that are accessible for people with mobility limitations.

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Overall, there is a need for additional affordable housing supply in the Consortium region to meet existing and projected needs. The majority of this housing need is rental housing that serves very low-income households or below. Targeted populations include the homeless, elderly, disabled, farm workers, families with children and housing for persons with behavioral health issues.

Affordable homeownership opportunities are also needed. Each of the three counties in the region include a community land trust focused on providing limited equity homeownership programs that act to preserve the affordability of homes in perpetuity and provide LMI households the opportunity to build wealth. This allows many community land trust homeowners to move into conventional homeownership should they choose to do so.

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

Introduction

This section of the Consolidated Plan examines the Cost of Housing in the Consortium area. Specific areas of consideration are the availability of housing at all income levels, the affordability of housing, and how rental rates in the Consortium compare to the Fair Market rate for the area.

Data from the Runstad Center for Real Estate Studies at the University of Washington illustrates the rapidly rising cost of housing across the region. From 2016 to 2017, the region experienced increases in median home sales price across the board:

Island Co: +8.7%

Skagit Co: +13.7%

Whatcom Co: +7.2%

Data from the Runstad Center for Real Estate Studies at the University of Washington and Zillow also illustrates price increases in the average rent from 2016 to 2017:

Island Co: +7%

Skagit Co: +14%

Whatcom Co: +6%

*Data from the Runstad Center not available for Island Co. Zillow rent index data used to report for Island Co.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,198	18.2%
\$500-999	14,572	50.9%
\$1,000-1,499	7,305	25.5%
\$1,500-1,999	1,071	3.7%
\$2,000 or more	495	1.7%
Total	28,641	100.0%

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Table 28 - Rent Paid

Data 2009-2013 ACS

Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,601	No Data
50% HAMFI	4,361	2,656
80% HAMFI	15,078	6,982
100% HAMFI	No Data	14,312
Total	21,040	23,950

Table 29 – Housing Affordability

Data 2009-2013 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	659	747	968	1,409	1,706
High HOME Rent	659	747	968	1,219	1,340
Low HOME Rent	612	656	787	908	1,013

Table 30 – Monthly Rent

Data HUD FMR and HOME Rents

Source:

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Island	\$723	\$795	\$984	\$1,431	\$1,627
Skagit	\$654	\$748	\$970	\$1,365	\$1,533
Whatcom	\$707	\$790	\$1,028	\$1,495	\$1,811

Table 31 - 2018 FMR by County

Is there sufficient housing for households at all income levels?

There is not sufficient housing that low-income families can afford. This is evidenced by the number of homes affordable at 80% AMI and below as compared to the number of households with incomes at 80% AMI and below. This effect is most pronounced at the lowest income levels (30% AMI and below). Overcrowding further suggests an unhealthy level of housing supply. Additionally, an extremely low vacancy rate across the region indicates that housing supply is constrained overall, not just for low-income households.

Vacancy Rates

Island Co: 5%

Skagit Co: 2%

Whatcom Co: 1%

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(Washington State Department of Commerce, County Report Cards)

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

Both rental and homeownership prices have skyrocketed in recent years. This trend is expected to continue due to the following factors:

- booming demand in the Puget Sound Region
- constraints on housing supply and building, as reported by industry professionals
- high prices of land, labor, and construction materials
- limited number and/or capacity of CHDOs and nonprofit housing developers

With regard to rental housing, the low, current vacancy rates are seen as a major influence on the latest increase in rents. Without new construction of affordable rental units, a steady increase in rents would be expected. New construction is starting to take place after the economic retraction; however, few of these new units are affordable to LMI households.

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 most current data that is readily available showing the actual rental market data is from University of Washington's Real Estate Research Center. At this time, the most current rental market survey is from the fall of 2017. Comparing these data from Skagit and Whatcom Counties (Island County is not part of the survey area), we see a disparity between market rents and FMR for one-bedroom units.

In Skagit County, the FMR for one-bedroom units is 14% lower than market rents. In Whatcom County, the FMR for one bedroom units is 12% lower than market rents.

In Skagit County, the FMR for two-bedroom units is 2% higher than market rents. In Whatcom County, the FMR for two bedroom units is 3% higher than market rents.

This disparity presents a challenge for the planned TBRA program. It is challenging finding one-bedroom units that meet these payment standards, particularly for households with multiple barriers to housing, such as criminal background, low income, eviction history, or poor credit. The Consortium has conducted a local market study to develop a local rent standard to mitigate this impact on the TBRA program.

Discussion

Housing costs have risen faster than incomes in the past ten years, making housing less affordable in the Consortium region. The significant reduction in the pace of new housing development as a result of the great recession will continue to put upward pressure on rent prices due to lower vacancy rates. The supply of homes that are affordable to low-income families has plummeted in recent years. This could

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be exacerbated by the loss of income-restricted housing over the next decade, due to an expected wave of expiring affordability restrictions.

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

Introduction

The Consortium region's housing stock is aging. Nearly half of the housing stock was built before 1980. Housing units built before 1978 may have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards, particularly to children. Federal law governs this health hazard when using federal funds. Lead paint control or abatement is now required for any project that uses federal funds. Age of housing is commonly used to estimate the risk of significant hazards in the home. With almost half of the Consortium's housing stock built before 1980, there are numerous homes with potential lead-based paint hazards.

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

"Standard Condition": A housing unit that has basic infrastructure, is structurally sound, meets the demands of primary living situations, and meets HUD's Section 8 Housing Quality Standards.

"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	23,720	31%	13,007	45%
With two selected Conditions	561	1%	601	2%
With three selected Conditions	87	0%	156	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	52,902	68%	14,877	52%
Total	77,270	100%	28,641	100%

Table 32 - Condition of Units

Data 2009-2013 ACS

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,808	20%	4,240	15%
1980-1999	28,857	37%	9,706	34%

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Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	23,462	30%	10,701	37%
Before 1950	9,143	12%	3,994	14%
Total	77,270	99%	28,641	100%

Table 33 – Year Unit Built

Data 2009-2013 CHAS
Source:

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	32,605	42%	14,695	51%
Housing Units build before 1980 with children present	8,648	11%	5,304	19%

Table 34 – Risk of Lead-Based Paint

Data 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data 2005-2009 CHAS
Source:

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

Given the age of units in the region, a need for ongoing rehabilitation is warranted. Deferred or absent maintenance can result in loss of housing, including older, more affordable housing. Unresolved conditions tend to create a depressing effect on investment in the area and can lead to overall deterioration of values and livability of a neighborhood.

Mobile homes are housing for many residents in the region and offer an affordable, although frequently unsafe, housing option. Condition concerns include hazardous electric or heating systems. It is not always possible or feasible to address more than immediate health and safety issues on the units.

Each of the cities supports rehabilitation of owner-occupied units, weatherization programs, and provides additional assistance to partners to improve the availability and quality of owner-occupied and rental units.

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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

Housing units built before 1978 may have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards, particularly to children. Federal law governs this health hazard when using federal funds. Lead paint controls or abatement is now required for any project that uses federal funds.

Age of housing is commonly used to estimate the risk of significant hazards in the home. With nearly half of the Consortium region's housing stock built before 1980, there are numerous homes with potential lead-based paint hazards. According to a special tabulation of Census data, there are 4,434 LMI households with children 6 or younger living in structures that might have lead-based paint hazards; 1,544 are owner-occupied and 2,890 are renter-occupied.

Discussion

As thousands of homes housing LMI households are already in poor condition and thousands more are rapidly aging and falling into disrepair, rehabilitation has been identified as a high priority in the Consortium region. Current HOME and CDBG funding levels, however, permit the rehabilitation of relatively few housing units. The Consortium, therefore, relies on its partnering organizations – community action organizations and public housing agencies – to provide home repair and weatherization services with other federal, state, and local funding.

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MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Anacortes Housing Authority: The Anacortes Housing Authority owns or manages 183 units of affordable housing within the City of Anacortes. Anacortes Housing Authority has 112 Public Housing units which receive rental subsidy through HUD. The remaining 71 units are Tax Credit units in Anacortes.

Housing Authority of Island County: Besides Public Housing, the Housing Authority of Island County owns 38 units of affordable housing throughout the county that serve the needs of very specific populations. 10 units are for persons with chronic mental illness that receive services through Compass Health, 12 units are for seniors age 55 and older (not Public Housing), and 16 of the units serve Homeless women and children who may or may not be victims of Domestic Violence.

Housing Authority of Skagit County: The Housing Authority of Skagit County owns and manages 263 units of affordable housing within Skagit County. 60 of these units receive rental subsidies through the U.S. Department of Agriculture, and occupancy is restricted to farmworker households. 80 units were developed through Low-Income Housing Tax Credits and are available to eligible farmworker households. Of the remaining 123 units, 85 units are located at the Burlington Terrace Apartments, which is centrally located in Burlington, WA with easy access to I-5, schools, shopping and other amenities. The final 38 units are located in the President Apartments, a historic hotel located in downtown Mount Vernon. Rents at both of these apartment complexes are well below market rents in the area. The Housing Authority of Skagit County does not own or manage any HUD subsidized “public housing” units.

Sedro-Woolley Housing Authority: The Sedro-Woolley Housing Authority owns and manages 80 units of public housing.

Whatcom County Housing Authority: The Whatcom County Housing Authority manages a portfolio of 528 public housing units. The majority of these units are located in 3 high-rise buildings for seniors and persons with disabilities. In addition to these three buildings, the housing authority manages a variety of lower-density public housing properties for families throughout Whatcom County. In addition to public housing, the Housing Authority manages an extensive portfolio of Bond and Tax-Credit Financed developments, USDA Rural Development Projects, and HUD Section 202 supportive housing.

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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	284	904	4	271	0	0	260
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

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:

Anacortes Housing Authority: The Anacortes Housing Authority manages 111 public housing units. The existing units were constructed in the 1970s and 1980s. The units' condition have suffered from a reduction in capital funds from the federal government.

Housing Authority of Island County: All 110 units of public housing are single floor and in excellent condition.

Housing Authority of Skagit County: The Housing Authority of Skagit County owns and manages 263 units of affordable housing within Skagit County. 60 of these units receive rental subsidies through the U.S. Department of Agriculture, and occupancy is restricted to farmworker households. 80 units were developed through Low-Income Housing Tax Credits and are available to eligible farmworker households. Of the remaining 123 units, 85 units are located at the Burlington Terrace Apartments, which is centrally located in Burlington, WA with easy access to I-5, schools, shopping and other amenities. The final 38 units are located in the President Apartments, a historic hotel located in downtown Mount Vernon. Rents at both of these apartment complexes are well below market rents in the area. The Housing Authority of Skagit County does not own or manage any HUD subsidized “public housing” units.

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Sedro-Woolley Housing Authority: The Sedro-Woolley Housing Authority owns and manages 80 units of public housing.

Whatcom County Housing Authority: The Whatcom County Housing Authority manages a portfolio of 528 public housing units. All of the Housing Authority's housing stock with the exception of 4 units was built 35 to nearly 50 years ago. Although properties are well maintained, many systems are reaching the end of their useful life.

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

Anacortes Housing Authority: The Anacortes Housing Authority has a large backlog of restoration and revitalization needs due to a reduction in capital funds available for this purpose.

Housing Authority of Island County: The Housing Authority maintains its Public Housing through the use of Capital Funds provided by HUD. Public Housing was constructed in 1968, and has been maintained through the use of these funds. New roofs, windows, doors, and exterior paint are all items these funds are used for. New flooring, countertops, bathroom vanities, paint, and tile work are being rehabilitated as tenants vacate units.

Housing Authority of Skagit County: The Housing Authority has no public housing. The Housing Authority has identified \$12,000,000 in capital fund needs for the rehabilitation of the President Apartments in downtown Mount Vernon.

Sedro-Woolley Housing Authority: Information on the restoration and revitalization needs of Sedro-Woolley's public housing units was unavailable during the Consolidated Plan Update.

Whatcom County Housing Authority: HUD provides an annual capital fund grant for revitalization and restoration. The past few years the grant has been less than \$1,000 per unit. This requires addressing only the most significant of physical needs at best. HUD does not generally allow additional amortizing debt to be secured against Public Housing properties, severely constricting the Housing Authority's ability to modernize.

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

Anacortes Housing Authority: The Anacortes Housing Authority has a goal to provide an improved living environment in their affordable housing. Included in that goal are improving 508 6th Street & 511 T Avenue units to upgrade. The Housing Authority is starting with addressing health and safety issues and them working to improve the "curb appeal" of properties in order to be good neighbors. All systems will be addressed, as well, as they are beyond their useful life.

Housing Authority of Island County: The Housing Authority has a goal to provide an improved living environment in their affordable housing. The Housing Authority of Island County was one of the first Housing Authorities in the state of Washington to implement a no-smoking policy for all of its housing units. All units have been non-smoking since 2005. Additionally, the Housing Authority administers a Family Self Sufficiency program within the Section 8 program. Participants are assisted in pursuing education, employment and personal goals for the purpose of attaining increased self-sufficiency. The Housing Authority is committed to a high quality maintenance program and addressing more significant capital needs as the develop. The Housing Authority is working to implement a unit upgrade program that fully renovates the interior of units as residents move out.

Housing Authority of Skagit County: The Housing Authority has a goal to provide an improved living environment in their affordable housing. Included with that goal were strategies to implement a non-smoking policy, which was completed for all projects. The Housing Authority collaborates with other

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service providers and social services agencies in the County to provide access and referral to additional services related to physical and emotional health and education. Additionally, the Housing Authority administers a Family Self Sufficiency program within the Section 8 program. Participants are assisted in pursuing education, employment and personal goals for the purpose of attaining increased self-sufficiency.

Sedro-Woolley Housing Authority: The Housing Authority has been non-smoking since 2005 and maintains all units to a standard of excellence.

Whatcom County Housing Authority: The Housing Authority has implemented a no smoking policy in all of its units and offered information out to the owner/agents of rental units in the County. The Northwest Regional Council provides case management and other services to elderly and disabled residents and the Housing Authority contracts with the Whatcom County Sheriff for anti-crime activities.

The 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.

Discussion:

All housing authorities within the consortium region provide a critical role in affordable housing supply. Each housing authority would like to develop additional housing in future years.

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MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Consortium region's homeless housing and shelter programs are operated by groups of organizations that comprise a local *continuum of care* (COC) within each of the three counties. The types of homeless housing programs can be roughly categorized as emergency shelter, transitional housing, rapid rehousing and permanent supportive housing.

Emergency shelter, transitional housing, and rapid rehousing

The region has several programs and facilities that provide a total of 658 emergency shelter beds that serve families with children, unaccompanied adults and unaccompanied youth. There are also 425 transitional housing beds in the region that serve those same populations. Emergency shelter offers a safe, secure, time-limited place for individuals and families to reside while they prepare to move into permanent housing. Transitional housing is longer term housing than emergency shelter with varying degrees of support services offered on-site. Several programs also provide emergency shelter with motel vouchers. Case management services are usually provided to shelter and transitional housing residents to help them gain longer term stability in housing, and to attain other goals that lead to self-sufficiency.

Opportunity Council, Community Action of Skagit County, Lydia Place, and Northwest Youth Services provide rapid rehousing services. Rapid rehousing is a form of homeless housing assistance that provides temporary financial assistance and case management to help individuals or families obtain permanent housing as quickly as possible.

Opportunity Council and Community Action of Skagit County provide targeted homeless prevention assistance to very low-income households that are at imminent risk of losing their rental housing.

Permanent supportive housing

Permanent supportive housing (PSH) provides long-term, safe, decent and affordable housing for individuals and families. This housing is provided through a variety of programs and in a variety of facilities within the Consortium region. There are 630 current PSH beds in the region. PSH is provided in either facility-based programs that are professionally staffed with case management staff, or in scattered site apartments where the formerly homeless tenants are more integrated into the community.

In Island County, Compass Health, in partnership with the Housing Authority of Island County, operates three permanent supportive housing projects for single individuals.

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The Housing Authority of Skagit County partners with the Veterans Administration to provide 47 permanent, tenant-based housing vouchers under the Veteran Affairs Supportive Housing (VASH) Program. In Skagit County, Compass Health operates two PSH facilities totaling 28 beds for single adults with a mental health disorder. Community Action of Skagit County operates a program funded by the HUD Supportive Housing Program (SHP) that provides housing and long-term services for 12 chronically homeless adults, as well as PSH for families with children funded by the HUD Skagit Family Development program.

In Whatcom County the Bellingham/Whatcom County Housing Authority, in partnership with several partner organizations, offers tenant-based and sponsor-based rental assistance, Housing Choice Vouchers that are set aside for homeless families, and VASH vouchers. Opportunity Council also offers HUD SHP vouchers. Pioneer Human Services operates a PSH facility for people who are homeless and re-entering the community from jail or prison. Catholic Housing Services provides PSH in a 42-unit facility, Francis Place, located in the heart of Bellingham. 40 additional units of PSH are under construction for the 22 North project, a collaboration between the Opportunity Council and Northwest Youth 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)	203	6	262	235	0
Households with Only Adults	216	117	94	240	40
Chronically Homeless Households	0	0	0	74	0
Veterans	0	0	0	81	0
Unaccompanied Youth	116	0	69	0	0

Table 37 - Facilities Targeted to Homeless Persons

Data Source Housing Inventory Count, WA State Dept. of Commerce (2016)

Comments:

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

Through each county's Continuum of Care, there are strong interagency collaborations in place to integrate homeless housing and mainstream services. Homeless families and individuals require the basic needs of shelter, food, clothing, health and dental care. Beyond this, supportive services such as case management, life skills and financial literacy training, employment support, mental health services, substance use recovery assistance, education, transportation and childcare must be adequate, accessible and affordable to people who are experiencing homelessness. Each County's 10-Year Plan to End Homelessness recognizes these services as essential to reduce homelessness in Mount Vernon and throughout Skagit County.

A wide range of public and nonprofit agencies provide mainstream services targeted to homeless persons. In addition to the resources of North Sound Behavioral Health Organization, each County has enacted local sales tax funding to address behavioral health issues, with a significant focus toward homeless persons and those incarcerated in the county jail. Nonprofit agencies that focus on health and mental health services in the region include Compass Health, SeaMar, Interfaith Clinic, and Sunrise Services.

Employment support programs are frequently accessed by homeless individuals and families to support the transition from homelessness to housing stability. Local Worksource office, Workfirst programs, and job training resources provide employment focused support and skills which can be key to the long-term housing stability of formerly homeless persons.

There are robust services for homeless veterans in the region through partnerships between the Veterans Administration, Housing Authorities, Community Action of Skagit County, Opportunity Council, all three county governments, and WorkSource. Together these partners deliver housing and mainstream services to homeless veterans through the Veteran Affairs Supportive Housing Program (VASH), Supportive Services for Veteran Families Program (SSVF), and County veterans relief programs.

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.

The Consortium region has several programs and facilities that provide emergency and transitional shelter. Emergency shelter offers a safe, secure, time-limited place for individuals and families to reside while they prepare to move into permanent housing. Transitional housing is longer term housing than emergency shelter with varying degrees of support services.

Rapid rehousing is a type of homeless housing service that provides temporary rental subsidy and housing case management to people who are transitioning from homelessness to permanent housing in private market rentals. Opportunity Council (in Island and Whatcom counties), and Community Action of Skagit County provide these services with funding from each county and WA Department of Commerce.

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Permanent supportive housing (PSH) provides long-term, safe, decent and affordable housing for individuals and families. This housing is provided through a variety of programs and in a variety of facilities within the region. Much of the capacity for PSH is in private, scattered site apartments; the rest of the capacity is in specialized housing projects that range in size from four units to 42 units.

Programs that are focused on special homeless populations include the homeless veteran housing programs referenced above, homeless youth programs through Northwest Youth Services and Oasis Teen Shelter, shelter and support programs for domestic violence survivors in all three counties, permanent supportive housing for chronically homeless persons through many partnerships that exist between community action agencies, mental health providers and housing agencies.

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MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

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. Special needs populations include, but are not limited to elderly persons, people with developmental disabilities, persons with HIV/AIDS, survivors of domestic violence, and people with mental and addictive illnesses. **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**

Elderly: In the Consortium region, as in most other locales, aging “baby boomers” comprise an increasing proportion of the population. Many people need special housing accommodations as they age. Housing is provided in nursing, convalescent or retirement facilities, and by Public Housing Agencies. The elderly and frail are also able to stay longer within their own homes with assistance provided through DSHS programs (e.g. COPES) and other supportive programs such as Meals on Wheels that delivers meals to homebound seniors.

Persons with Developmental Disabilities: The Arc of Whatcom County reports that over 2,000 persons with developmental disabilities, their families and service providers look to the non-profit agency to connect them with available resources in its three-county service area that includes Island, Skagit and Whatcom. Supportive housing needs range from the challenges of affordability for persons living on a low, fixed income; living with an aging caregiver and, hence, an uncertain housing stability future; housing discrimination; and the basic scarcity of supportive housing.

People with Mental Illness: Mental illness is highly prevalent among people who are homeless or at risk of homelessness. Recovery-oriented mental health services help maximize housing stability for people with severe mental illness. There are several permanent supportive housing programs in the region that integrate mental health services into their housing program. There are also a number of mental health service providers that serve people who may not be in a supportive housing program.

People with Alcohol or Other Addictions: People with substance use disorders and mental health disorders (co-occurring) are high “utilizers” of expensive services such as law enforcement, criminal justice and hospital emergency departments. People who are homeless or who are at risk of homelessness due to substance abuse disorders need access to detox, inpatient and outpatient treatment programs, as well as a wide variety of after-care services to support them in their recovery. Many of these services are available in the region, but they are often in short supply.

Sex Offender Housing: Washington State has limited the options a community has in regard to regulating sex offender housing. (See RCW 9.94A.8445) The law does include a statewide restriction that prohibits certain sex offenders from living within 880 feet of a public or private school, in addition to other restrictions. The community of service providers believes that it is safer for the community to provide housing support for sex offenders who would otherwise be homeless. A limited amount of such supports are available through coordinated partnerships between community action agencies, County Health and Human Services organizations, Washington State Department of Corrections, County Jails, and other private, nonprofit organizations.

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People Diagnosed with AIDS and Related Diseases: The Evergreen AIDS Foundation provides direct client services for housing, utilities, personal care needs and limited medical assistance in the region.

Survivors of Domestic Violence: Survivors of domestic violence comprise a major segment of the homeless population. Women – primarily – fleeing domestic violence often need access to confidential shelter for safety reasons. Many also benefit from transitional or rapid rehousing assistance to help them transition to a stable life without their abuser present. Domestic Violence and Sexual Assault Services (DVSAS) in Whatcom County, Skagit County DVSAS, and Citizens Against Domestic Abuse in Island County provide 24-hour crisis response, advocacy, and a variety of other services.

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

Island County: Supportive Housing Program (a collaboration between Compass Health and Island County Human Services) serves individuals with mental health disabilities, providing case management and transitional housing. Additionally, Compass Health serves individuals with mental health disabilities by providing case management and permanent housing. Compass Health’s Cornerstone Housing program serves individuals leaving institutions (psychiatric facilities, chemical dependency treatment, jail, prison) and more vulnerable populations with case management and transitional housing for at least 6 months.

Skagit County: Community Action of Skagit County operates a range of housing and homeless services including Coordinated Entry to Local Housing and Homeless Service System, rapid rehousing, homelessness prevention, family shelter, transitional living. Community Action serves a significant number of people with mental and physical health barriers to housing. Supportive Housing Program (a collaboration between Community Action, Pioneer Human Services, and Sunrise Services) serves individuals with mental health disabilities, providing case management and permanent housing. The Pioneer Transitions House is a staffed transitional housing program operated by Pioneer Human Services for homeless individuals leaving institutions (Psychiatric facilities, chemical dependency treatment, jail, prison). Oasis Teen Shelter (operated by YMCA) serves homeless youth often experiencing emotional and/or mental health issues.

Whatcom County: Opportunity Council operates a range of housing and homeless services including Coordinated Entry to Local Housing and Homeless Service System, rapid rehousing, homelessness prevention, family shelter, transitional housing. Opportunity Council serves a significant number of people with mental and physical health barriers to housing.

City Gate Apartments (a collaboration between Whatcom County Health Department (WCHD), Pioneer Human Services, and Opportunity Council) serves individuals who are re-entering the community from prison and jail, providing case management, mental health services, and permanent housing. Sun Community operates a nine-bed emergency shelter for people with severe and persistent mental illness and are entering the community from psychiatric and corrections institutions, or from the street.

A partnership between Lighthouse Mission and PeaceHealth St. Joseph’s Medical Center offers medical respite emergency shelter beds at Lighthouse’s main shelter facility in Bellingham. The WCHD also funds a part-time Mental Health Professional at the Drop-In Center, another Lighthouse Mission program.

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Lake Whatcom Treatment Center operates a boarding home, sponsor-based and tenant-based Shelter Plus Care, and a PACT program with intensive, home-focused mental health treatment with links to housing for individuals leaving psychiatric facilities.

Whatcom County, in partnership with Pioneer Human Services and Compass Health, operates a Crisis Triage Center providing detox, mental health crisis stabilization, and transitions from institutions to community housing. Construction for a new Crisis Triage Center will begin later this month in Whatcom County, adding 24 beds for mental health stabilization and substance use withdrawal management.

In 2015, Catholic Community Services and Catholic Housing Services opened a 42-bed, permanent supportive housing apartment building, known as Francis Place, providing 24-hour staffing and case management services for people with a history of chronic homelessness. Construction is underway for an additional PSH facility, 22 North, a joint project of Opportunity Council and Northwest Youth Services, which will serve people with a history of chronic homelessness including young adults and Veterans.

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)

The Consortium will focus in its first year on assisting households who are experiencing homelessness, and direct homebuyer assistance to low-income households. Although the HOME homebuyer program will be open to any eligible low-income household, regardless of age or disability, the Consortium subrecipients may give special consideration to the elderly and disabled who meet program requirements. The Consortium staff will continue to interact with existing agencies that provide supportive services but will focus most of the limited resources on addressing the housing needs for people who are homeless.

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))

The Consortium is planning in its first year to allocate most of the funding to provide tenant based rental assistance (TBRA) targeted toward people who are homeless and who are being served through each county's coordinated entry program. It is likely that each county's coordinated entry program will prioritize people who have special needs as described above. The Consortium may, in future years, fund activities that serve people who are not homeless and who have special needs.

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MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

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

Public policies may serve as a barrier to affordable housing. Policies that might have a negative effect include tax policies, land use controls, zoning ordinances, building codes, development fees and charges, growth limits and policies that affect the return on residential investment.

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. 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.

Washington State's property tax system also limits the municipalities' increase in 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.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

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

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MA-50 Needs and Market Analysis Discussion

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 cost burden and severe cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. Cost burden is a pervasive problem throughout the Consortium.

The Consortium is not aware of a concentration of multiple housing problems in one area.

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

We have only examined racial and ethnic population characteristics at the county level. Island County compared to Skagit and Whatcom counties has a higher proportion of people who are Black/African American, Asian, and Filipino. Skagit County has a relatively high proportion of people of Hispanic ethnicity. Whatcom County has a higher proportion of people who are Native American or Alaska Native.

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

No sub-county areas have been identified. See sections MA-05 and MA-15 for the characteristics of each county's housing market.

Are there any community assets in these areas/neighborhoods?

No sub-county areas have been identified.

Are there other strategic opportunities in any of these areas?

No sub-county areas have been identified.

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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 2018-2022.

These needs and resources 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:

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 deconcentration 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.

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

Geographic Area

Table 38 - 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?	

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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:	Whatcom 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?	

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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Consortium does not target specific areas in the region because the need for affordable housing is widespread in the three-county area and similar conditions exist in all of 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.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 39 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate 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 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	Consortium region Island County Skagit County Whatcom County
	Associated Goals	Affordable Housing

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	Description	Our region will have an adequate supply of affordable housing so that each subregion of the Consortium can meet the housing needs of low to moderate-income population. We invest in projects that predominantly serve households at or below 50 percent AMI; mixed-income projects that serve a portion of households at or below 30 percent AMI; projects that are inclusive of homeless households and people with special needs; and projects that support increasing access to affordable homeownership opportunities.
	Basis for Relative Priority	Extremely low vacancy rates across the Consortium region indicate an urgent need for additional housing supply.
2	Priority Need Name	Ending Homelessness
	Priority Level	High
	Population	Extremely Low Low 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 Island County Skagit County Whatcom County
	Associated Goals	Affordable Housing End Homelessness
	Description	HOME funds will assist in the goals of each community's Plan to End Homelessness, including reducing the number of households becoming homeless; reducing the length of time that households remain homeless; increasing the rate of exits to permanent housing; and, decreasing the number of households that re-enter the homeless system after exiting to permanent housing.

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	Basis for Relative Priority	Each county within the Consortium is committed to the principles of directing the bulk of its investments to those who are most in need.
3	Priority Need Name	Build CHDO Capacity
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Consortium region Island County Skagit County Whatcom County
	Associated Goals	Build CHDO Capacity
	Description	The Consortium must continue to build a pipeline of eligible CHDO projects to ensure affordable housing development goals are met.
	Basis for Relative Priority	Each community within the Consortium must have a CHDO to ensure they can adequately compete for HOME funding.

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SP-30 Influence of Market Conditions - 91.415, 91.215(b)

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)	<p>Throughout the HOME Consortium region, large proportions of households are severely cost burdened. Additionally, the number of homeless families and individuals is unacceptably high and the waiting lists for Housing Choice Vouchers from the region’s PHAs are very long. Additional TBRA resources are needed to address these needs.</p> <p>Disparities between market rents and FMR does impact the success of TBRA programs, notwithstanding the local market study completed by the Consortium.</p>
TBRA for Non-Homeless Special Needs	Non-Homeless Special Needs is not a specific target population for the TBRA program, as recipients are prioritized through each county's existing coordinated entry system.
New Unit Production	<p>Apartment vacancy rates have declined over in recent years. As the vacancy rates have declined, average apartment rent has increased, making rental housing less affordable. The private market has generally provided the rental housing needs, but is unable to meet the affordable housing needs for those earning less than 50% AMI. Although the recession caused a downward adjustment in home sale prices, the supply of those homes affordable to low-income families has decreased.</p> <p>The following factors affect the Consortium's ability to develop affordable housing:</p> <ul style="list-style-type: none"> -increased cost of building -limited CHDO capacity across the region -limited nonprofit development capacity -limited supply of construction labor -building limitations resulting from the Consortium's relatively rural geography
Rehabilitation	A priority need is for rehabilitation of existing low-income rental housing stock, in particular, those that are at risk of losing their affordability restrictions.
Acquisition, including preservation	Housing subsidies expiring for tax credit and USDA rural multi-unit rental housing.

Table 40 – Influence of Market Conditions

	2009	2013	% Change
Island Co	\$56,138	\$58,455	+4%
Skagit Co	\$53,094	\$55,925	+5%
Whatcom Co	\$47,812	\$51,939	+9%

Table 41 - Median Household Income

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

Introduction

The Consortium anticipates approximately \$3,372,290 in funding during the 2018-2022 Consolidated plan period. This is an estimate based on the Consortium's 2017 allocation.

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit TBRA: 15%

Skagit Rental Development: 16%

Whatcom TBRA: 24%

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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	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	674,458	0	0	674,458	3,372,290	

Table 42 - 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 need to be generated from local jurisdiction or competitive state, federal, and private funding sources. Potential sources of local jurisdiction funds include: county document recording fees (2060 and 2163 funds), WA State Consolidated Homeless Grant (CHG), local general funds.

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Other competitive funding sources available to local units of government within the consortium service area are:

1. State HOME funds
2. State CDBG funds
3. State Housing Trust Funds
4. USDA Rural Development Housing Preservation Grant funds
5. Federal Home Loan Bank
6. Low-income Housing Tax Credits
7. Private foundations
8. Donations of volunteer labor and materials

The above funds are available on a competitive basis and thus the exact amounts available throughout the year cannot be determined. Even though the annual HOME allocation is not insubstantial, the need for decent, safe, and affordable housing within the region is far greater than the HOME allocation can address. For this reason, an important criterion for project funding is to encourage each county and applicants for CHDO set-aside funding to include leveraging as well as non-federal match whenever possible.

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

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

Discussion

The Consortium 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.

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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	Homelessness Ownership Planning Rental	Region
ISLAND COUNTY	Government	Homelessness Ownership Planning Rental	Jurisdiction
Whatcom County	Government	Homelessness Ownership Planning Rental	Jurisdiction
MOUNT VERNON	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
ANACORTES	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

**Table 43 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

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This regional HOME Consortium was new in 2015. As such, the strengths and gaps of the institutional delivery system are not yet readily apparent. Still, the primary organizations that are breathing life into the Consortium have already shown great enthusiasm and willingness to become partners in the endeavor. The primary institutions responsible during this first three-year consolidated plan period were the lead entity – Skagit County – and the adjacent Whatcom and Island Counties. The two CDBG entitlement cities of Anacortes and Mount Vernon were also institutional delivery partners in the first consolidated plan. Staff and consultants representing all five of these entities actively participated in the formation of the regional Consortium and remain committed to partnering with many other organizations that have also contributed to, and expressed support for delivering a successful new HOME program to the region.

Each CDBG entitlement city is responsible for all functions of its CDBG Program. A strength of the new HOME Consortium is that it provides a needed forum to regularly place the housing needs of the region on the agendas of more local leaders and local government staff. The CDBG programs are less isolated and participate in a larger group of stakeholders with regional reach and the ability to leverage more resources for the entitlement communities and their neighboring jurisdictions that are also participants in the Consortium.

Critical to the success of the strategic and action plans are the many nonprofit organizations that are mission-oriented toward the objectives of the consolidated plan. Examples of these organizations include Community Action of Skagit County, Opportunity Council, Home Trust of Skagit, Kulshan Community Land Trust, Island County Housing Authority and several nonprofit agencies that work in all three counties (e.g. Catholic Housing Services, Compass Health, and Sunrise Services). The fact that the three counties are in close proximity, with common issues and opportunities, provides a base for cooperation.

There is a close working relationship with the Housing Authorities, some of which will use HOME or CDBG funds for assisted housing development activities and whose residents have benefitted from public services delivered by the area’s nonprofit agencies.

The overarching challenge is lack of resources, including limited staffing. Declining CDBG and HOME funds are only part of the problem. Nonprofit agencies, the Housing Authorities, and other providers are facing the same challenges. Still, steps have been taken to coordinate services, increase efficiencies, and reduce duplication. A significant step for housing providers is the homeless coordinated entry system, an effective tool that connects homeless persons with the region’s housing and supportive services.

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	

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Street Outreach Services			
Law Enforcement			
Mobile Clinics			
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			
	X	X	

Table 44 - 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)

Community Action of Skagit County and Opportunity Council operate centralized and coordinated entry homeless housing services that cover all three counties in the region. These three resource centers serve as hubs for all homeless housing related activity in each community, including intake and assessment of all homeless households and targeting the right level of intervention to homeless households based on need. These centers also maintain the local homeless management information system (HMIS).

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 Resource Centers of the Opportunity Council service centers in Whatcom (Bellingham) and Island (Oak Harbor) counties and at Community Action of Skagit (Mount Vernon) in Skagit County which offers information and referral 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 and provides services throughout the region.

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Rental assistance—Each of the coordinated entry programs in all three counties 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. Families with children, youth, and veteran households are among the populations that are supported by rental subsidies and case management. Additionally, there are limited long-term rental assistance and supportive services for people who are chronically homeless. Opportunity Council also operates the Supportive Services for Veteran Families (SSVF) program that offers temporary financial assistance and case management to homeless and at-risk veteran households through local partnerships in all three counties. Community Action of Skagit County also offers case management and financial assistance to veterans with funding from Skagit County. Some of the Housing Authorities in the region offer rental assistance that is targeted toward homeless families, individuals and veterans.

Street outreach— Street outreach is currently provided on a limited basis in the City of Mount Vernon, through a partnership with the Mount Vernon Police Department and Skagit County.

Supportive services— All of the listed supportive services are provided to some degree to people who are homeless throughout the region. A regional constellation of local, community-based, nonprofit organizations is largely responsible for delivering these 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

Strengths of Service Delivery:

- Centralized, coordination of providers and their services
- Strong collaborative partnerships across systems of care through the local homeless coalition (COC), Shelter Provider’s Network, and other collaborations
- Increasing capacity to manage and report comprehensive data (especially HMIS), including outcomes data that attract and leverage funds.
- Many services readily available at a single location through Community Action and Opportunity Council service centers in all three counties
- Affordable and comprehensive primary health care and wrap-around services
- Continuum of care and care coordination (primary care, hospital, supportive services organizations)
- Strong client support/advocacy organization

Gaps of Service Delivery:

- Lack of enough 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
- There is an acute need for more project-based, harm-reduction housing with intensive case management for people who are chronically homeless

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- As is the case nationally, strategies to end youth homelessness are challenging. There is a need to more clearly define youth subpopulations for which specific, evidence-based or promising practices will be effective housing retention strategies
- A small, but significant proportion of the veteran households are not eligible for veteran-specific services due to discharge status
- Additional, professional street outreach is needed for people who are chronically homeless.
- 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
- There is a severe shortage of adult dental services for people who are uninsured, poor, and/or homeless
- 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

Strategy to Overcome Gaps

- 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. A successful example of this is the Bellingham Home Fund, a new fund approved by voters in 2012 that is based on a renewable property tax levy and can be used for affordable housing production, rehabilitation, acquisition, rental assistance and housing support services.
- Improve coordination of services between healthcare, behavioral health, and housing systems, starting at the state level, and including the development of the new, regional North Sound Accountable Community of Health (NSACH).
- Develop an approach to better identify and serve the homeless and at-risk youth population, to include youth outreach workers.
- Create more affordable housing units, including set asides for permanent supportive housing units that are operated with housing-first or harm reduction principles.
- Continue to improve and refine HMIS data management and reporting capabilities to monitor progress toward becoming a high performing community as defined by HUD's HEARTH Act regulations.
- Expand nutrition services for those living with HIV.
- Build a peer support program/network for those living with HIV to provide mentoring opportunities for employment readiness, system navigation, etc.

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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	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Consortium region Island County Skagit County Whatcom County	Affordable Housing Ending Homelessness	HOME: \$1,044,508	Rental units constructed: 36 Housing Units Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Administration and planning	2018	2022	Administration and Planning	Consortium region		HOME: \$337,229	Other: 0 Other
4	End Homelessness	2018	2022	Affordable Housing Homeless	Consortium region Island County Skagit County Whatcom County	Ending Homelessness	HOME: \$1,821,938	Tenant-based rental assistance / Rapid Rehousing: 91 Households Assisted
5	Build CHDO Capacity	2018	2022	Affordable Housing	Consortium region Island County Skagit County Whatcom County	Build CHDO Capacity	HOME: \$168,614	Other: 3 Other

Table 45 – Goals Summary

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Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Ensure that there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.
3	Goal Name	Administration and planning
	Goal Description	Administration and planning activities.
4	Goal Name	End Homelessness
	Goal Description	Collaborate with the continuums of care in each Consortium community to ensure that in the future homelessness is rare, brief, and one-time.
5	Goal Name	Build CHDO Capacity
	Goal Description	HOME requires that 15% of grant funds be set-aside for Community Housing Development Organizations (CHDOs). It is imperative that the Consortium support CHDOs in creating a pipeline of projects to ensure the efficient and effective expenditure of grant funds.

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 41 affordable housing units are estimated for the five-year period of this Strategic Plan. The housing would be provided to the following income targets:

- Extremely low-income (18)
- Very Low-income (18)
- Low Income (5)

A total of 91 households will be served with tenant-based rental assistance.

- Extremely low-income (68)

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- Very Low-income (23)

An additional 5% will be used for CHDO operating expenses.

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit TBRA: 15%

Skagit Rental Development: 16%

Whatcom TBRA: 24%

If allocation amounts are adjusted, the number of families served and goal outcomes will be adjusted upward or downward to reflect the level of resources provided.

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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)

Anacortes Housing Authority: The Anacortes Housing Authority has 112 public housing units, with three two-bedroom units and one-three bedroom unit ADA accessible. - The Harbor House apartments 50 units are designed for elderly and/or disabled.

Housing Authority of Island County: Not required.

Housing Authority of Skagit County: The Housing Authority of Skagit County (HASC) does not have any public housing so the question on public housing accessibility is not applicable to HASC.

Activities to Increase Resident Involvements

Anacortes Housing Authority: The Anacortes Housing Authority notifies Residents each year to ask for ideas on what they suggest we use Capital Funds for to improve apartments and/or grounds.

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

No

Plan to remove the 'troubled' designation

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SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Public policies may serve as a barrier to affordable housing. Policies that might have a negative effect include tax policies, land use controls, zoning ordinances, building codes, development fees and charges, growth limits and policies that affect the return on residential investment.

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. 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.

Washington State's property tax system also limits the municipalities ability to increase in 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The recent Skagit County Housing Action Plan, developed by the Skagit Council of Governments provides a useful framework for reviewing strategies to remove or ameliorate the barriers to affordable housing. These strategies fall into a number of categories, as detailed below:

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Strategy 1 - Facilitate Development of Market-rate and Subsidized Affordable Housing

Strategy 2 - Build Local Organizational Capacity to Develop Subsidized Affordable Housing

Strategy 3 - Address Funding Needs to Support Subsidized Affordable Rental Housing Development and Operation

Strategy 4 - Support Housing Rehabilitation and Preservation

Strategy 5 – Continue to Support Affordable Homeownership Development

Island County is in the process of developing a similar Action Plan. Jurisdictions within the Consortium will be guided by their own housing strategic plans and comprehensive plans when determining which strategies to utilize to mitigate barriers to affordable housing.

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SP-60 Homelessness Strategy - 91.415, 91.215(d)

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 counties in the region is implementing strategic plans to end homelessness. This section generally summarizes the strategies that are common to each county.

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

Strategy: Centralize and coordinate the process of intake, assessment and referral. By centralizing intake and program admissions decisions, a coordinated entry process makes it more likely that families and individuals will be served by the right services more quickly. In a coordinated system, each system entry point uses the same assessment tool and makes decisions on which programs families are referred to, based on a comprehensive understanding of each program's specific requirements, target population, and available beds and services. A vision for the centralized intake system that emerged from the 10-Year Plan process includes these features:

- Staffed, physical presence at a central location
- Core staffing for intake assessment and central data management
- All participating programs use the central database
- Data sharing to facilitate client services and county-wide performance evaluation
- "Housing Resource Centers" linked to the coordinated system to accommodate geographic disparity, and consumer choice and convenience staffed by people who are trained to use the standardized intake and triage process and to use HMIS and other data management tools to facilitate speedy referral and performance measurement

Addressing the emergency and transitional housing needs of homeless persons

Strategy: Provide interim housing through emergency shelter and transitional housing to those who need it most. Emergency shelter and transitional housing provide essential interim housing services to people with severe barriers to obtaining and retaining housing, especially to people in crisis such as those who are fleeing domestic violence and/or sexual assault. Because people served in these programs remain in a state of homelessness, the community should collaborate in ways that minimize length of stay and facilitate transition to stable housing. Because transitional housing tends to be a relatively expensive housing intervention, it should be targeted toward those who have not succeeded with other, less intensive housing assistance services (e.g. rapid re-housing).

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.

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Strategy: Rapidly re-house families who become homeless. Helping families and individuals rapidly return to their own housing is a proven, cost-effective strategy to reduce homelessness. Relatively small amounts of assistance have been remarkably effective in helping people regain housing stability. Public and private funders are increasingly encouraging community providers to invest significantly in this strategy while also maintaining the capacity for more intensive services for people who have the most significant barriers to retaining housing. Rapid re-housing is enhanced and can serve more families when there is greater access to high quality, low cost housing units. Therefore, landlord outreach and community support for the development of additional, affordable multi-family are key, allied strategies to increase the impact of rapid re-housing.

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

Strategy: Target homeless prevention assistance to people most at risk of losing housing. In general, people who are likely to become homeless have extremely low incomes or have no income at all. They may also have criminal histories, behavioral health issues, and poor employment histories. Risk factors that make finding and maintaining housing more challenging may be used to screen people into assistance rather than screening them out. An effective prevention targeting approach should serve people with characteristics similar to those who actually become homeless in the community. Another approach to prevention targeting, known as homelessness diversion, is to structure assistance so that it serves people as they are about to enter shelter. Although it makes resolving a housing crisis challenging, this approach has the virtue of ensuring that most people served would be homeless without assistance.

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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 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.

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

With nearly half of the region's housing stock (46%) built before 1980, there are numerous homes with potential lead-based paint hazards. According to a special tabulation of Census data, there are 84,266 structures built before 1980.

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 HOME Consortium and CDBG entitlement cities take regarding lead-based paint hazards are integrated into the city's housing policies and procedures.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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 CDBG entitlement jurisdictions provide funds to public service agencies to assist households below the poverty level. Major economic development programs in support of business development and job creation are being undertaken, including efforts to revitalize the Downtown neighborhood in Mount Vernon. The jurisdictions that comprise the Consortium region continue to have three major priorities for expanding the range of economic development opportunities available to low- and moderate-income residents:

- Develop new businesses and create new jobs in the target areas,
- Improve access to employment opportunities within the target areas, and
- Help residents acquire the skills required for success in today's job market.

The goal to increase and preserve affordable housing choices (particularly rental housing) will remove some of the burden of cost, increase housing safety (improved condition), and result in housing stability for some of the region's households. That would potentially free assets and energy for job skills development, education for youth and increased connections to economic options.

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

The Consolidated Plan focuses on meeting the needs of lower-income persons and neighborhoods. The Consortium will use HOME and CDBG funds to reduce the impacts of poverty on low and moderate income families while supporting strategies to increase self-sufficiency and increase economic opportunities.

The cost of housing will be addressed through downpayment assistance, and tenant-based rental assistance. If feasible over the next five-years, the jurisdictions will cooperate and contribute to projects that increase the supply of housing affordable to very low-income residents.

The Consortium will assist each county's Continuum of Care to expand housing and services to prevent and reduce homelessness. Importantly the TBRA program will be incorporated into Coordinated Entry Systems to target housing assistance to homeless households most in need, along with services and case management to help them exit poverty.

The cities will continue to coordinate with community action agencies and housing authorities to support opportunities to expand voucher programs and maintain capacity to assist lowest income households.

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SP-80 Monitoring - 91.230

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, written correspondence, desk monitoring, and on-site monitoring visits. Technical assistance is offered throughout the year, both to new subrecipients and existing subrecipients. Subrecipients are required to provide written semi-annual reports to identify progress made in the program and how funds have been used.

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.

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Expected Resources

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

Introduction

The Consortium anticipates approximately \$3,372,290 in funding during the 2018-2022 Consolidated plan period. This is an estimate based on the Consortium's 2017 allocation.

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit TBRA: 15%

Skagit Rental Development: 16%

Whatcom TBRA: 24%

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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	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	674,458	0	0	674,458	3,372,290	

Table 46 - 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 need to be generated from local jurisdiction or competitive state, federal, and private funding sources. Potential sources of local jurisdiction funds include: county document recording fees (2060 and 2163 funds), WA State Consolidated Homeless Grant (CHG), local general funds.

Other competitive funding sources available to local units of government within the consortium service area are:

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1. State HOME funds
2. State CDBG funds
3. State Housing Trust Funds
4. USDA Rural Development Housing Preservation Grant funds
5. Federal Home Loan Bank
6. Low-income Housing Tax Credits
7. Private foundations
8. Donations of volunteer labor and materials

The above funds are available on a competitive basis and thus the exact amounts available throughout the year cannot be determined. Even though the annual HOME allocation is not insubstantial, the need for decent, safe, and affordable housing within the region is far greater than the HOME allocation can address. For this reason, an important criterion for project funding is to encourage each county and applicants for CHDO set-aside funding to include leveraging as well as non-federal match whenever possible.

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

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

Discussion

The Consortium 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.

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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	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Island County Skagit County Whatcom County	Affordable Housing	HOME: \$208,901	Rental units constructed: 6 Homeowner Housing Added: 2 Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Administration and planning	2018	2022	Administration and Planning	Consortium region	Affordable Housing	HOME: \$67,445	Other: 0 Other
3	End Homelessness	2018	2022	Affordable Housing Homeless	Consortium region Island County Whatcom County	Ending Homelessness	HOME: \$364,387	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
4	CHDO Capacity Building	2018	2022	Affordable Housing	Consortium region	CHDO Capacity Building	\$33,722	Other: 0 Other

Table 47 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase the supply of affordable homes.

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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	Make homelessness rare, brief, and one-time.
4	Goal Name	CHDO Capacity Building
	Goal Description	Support the development and capacity of CHDOs across the consortium.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

Consortium: The 2018 Action Plan continues existing activities and adds the development of rental housing, with funding being allocated generally among projects in these program areas:

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

#	Project Name
1	Island County TBRA
2	Whatcom County TBRA
3	Homeowner Housing Development & Assistance
4	Administration and Planning
5	CHDO Operating Expenses
6	Rental Housing Development

Table 48 – Project Information

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit Rental Development: 31%

Whatcom TBRA: 24%

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. Recognizing that

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homelessness is a serious problem in all three counties, much of the HOME funding is allocated to assisting homeless households with tenant-based rental assistance that will act as a bridge to longer-term housing stability. 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.

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AP-38 Project Summary

Project Summary Information

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit Rental Development: 31%

Whatcom TBRA: 24%

The number of households served will be adjusted once allocations are finalized.

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1	Project Name	Island County TBRA
	Target Area	Island County
	Goals Supported	End Homelessness
	Needs Addressed	Affordable Housing
	Funding	HOME: \$103,866
	Description	Provide TBRA in Island County.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 families will benefit.
	Location Description	Island County, Washington
	Planned Activities	Tenant-based rental assistance, provided through Island County's coordinated entry system.
2	Project Name	Whatcom County TBRA
	Target Area	Whatcom County
	Goals Supported	End Homelessness
	Needs Addressed	Ending Homelessness
	Funding	HOME: \$160,521
	Description	Provide TBRA in Whatcom County.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 households will benefit from the proposed activity.
	Location Description	Whatcom County, WA
	Planned Activities	Tenant-based rental assistance, managed through Whatcom County's coordinated entry system.
3	Project Name	Homeowner Housing Development & Assistance
	Target Area	Consortium region
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$101,168
	Description	Provide funding for the development and acquisition of homebuyer opportunities.

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	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 families will benefit from the proposed activity.
	Location Description	Agencies across the Consortium region will be able to compete for homebuyer development and acquisition 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.
5	Project Name	Administration and Planning
	Target Area	Consortium region
	Goals Supported	Administration and planning
	Needs Addressed	
	Funding	HOME: \$67,445
	Description	Administration and planning of the HOME Consortium.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will support general administration of the HOME program.
	Location Description	Planning activities support projects across the Consortium region.
	Planned Activities	n/a
6	Project Name	CHDO Operating Expenses
	Target Area	Consortium region
	Goals Supported	Affordable Housing
	Needs Addressed	Build CHDO Capacity
	Funding	HOME: \$33,722
	Description	Support capacity building activities of community housing development organizations.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This will support the development of CHDOs across the region, which has a direct impact on service delivery to needy families. However, the number of families that will directly benefit from this capacity investment cannot be quantified.
	Location Description	CHDOs across the Consortium region will compete for CHDO operating and capacity building funds.

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	Planned Activities	Operating costs include: salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.
7	Project Name	Rental Housing Development
	Target Area	Consortium region Skagit County
	Goals Supported	Affordable Housing
	Needs Addressed	
	Funding	HOME: \$207,733
	Description	Support the construction of rental housing within the Consortium region.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 families will benefit during the initial lease up of units, with additional families benefiting on each successive lease up.
	Location Description	CHDO rental development funds will be allocated competitively across the Consortium region. In addition, Skagit County has set-aside a portion of its entitlement for rental housing within Skagit County.
	Planned Activities	The construction of affordable rental housing for extremely-low and very-low income households.

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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. The CHDO set-aside will be allocated base on a competitive application process to CHDO-eligible organizations that have the capacity to deliver affordable housing programs that preserve long-term affordability.

Geographic Distribution

Target Area	Percentage of Funds
Consortium region	30
Island County	15
Skagit County	31
Whatcom County	24

Table 49 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The HOME funding for Admin/Planning and CHDO activities is allocated across the Consortium. The remainder of funding is allocated geographically by county using a population and demographic-based formula.

Discussion

Adjustments may be made to this allocation formula on a year-to-year basis to recognize Skagit County's significant investment in Consortium administrative costs.

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Affordable Housing

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

Introduction

The Consortium expects to assist 23 households with FY 2018 HOME funds, through a combination of homebuyer, rental development, and tenant-based rental assistance activities.

This section will be updated once final 2018 allocations are available. The amount of funding allocated to a given activity or geography may be adjusted if anticipated resources exceed or do not meet the level of anticipated resources. Regardless of what the final allocation amounts are, activities will be funded on a percentage basis as follows:

CHDO Development: 15%

Administration and Planning; 10%

CHDO Operating: 5%

Island TBRA: 15%

Skagit Rental Development: 31%

Whatcom TBRA: 24%

The number of households served will be adjusted once allocations are finalized.

One Year Goals for the Number of Households to be Supported	
Homeless	19
Non-Homeless	4
Special-Needs	0
Total	23

Table 50 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	17
The Production of New Units	6
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	23

Table 51 - One Year Goals for Affordable Housing by Support Type

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Discussion

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

The Consortium is interested in expanding activities to include rental housing, but expects that progress in this area will be slow at the start. Over the entirety of the Consolidated Plan Period, the Consortium expects to gradually shift a greater percentage of resources toward the development of affordable rental housing.

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

Introduction

Anacortes Housing Authority (AHA)

The AHA owns and/or manages 183 units of housing. AHA owns and manages 112 HUD subsidized “public housing” units. AHA manages the remaining 71 units, which consist of 46 tax credit units at Bayview Apartments, which have 24 units with Project Based Section 8 and 25 tax credit units at The Wilson Hotel. Rents at the Bayview Apartments and The Wilson Hotel are well below market rents in the area.

Housing Authority of Island County

The Housing Authority owns and manages 148 units of affordable housing within Island County and is constructing a 26 unit LIHTC project. 110 of these units are Public Housing for seniors (62+) and disabled. Those units receive funding from the HUD. The remaining 38 units are broken out as follows: 12 unit senior condominium complex (55 and older), 10 unit mental health permanent supportive housing, and a 16 unit women & children’s emergency & transitional housing. The Housing Authority of Island County also administers the HUD Section 8 rental assistance program, the HOME/TBRA program via Washington State Department.

Housing Authority of Skagit County (HASC)

HASC owns and manages 263 units of housing. 60 of these units receive rental subsidies through the USDA, and occupancy is for farmworker households. 80 units were developed through tax credits and are available to farmworker households. Of the remaining 123 units, 85 units are located at the Burlington Terrace. The final 38 units are located in the President Apartments, located in downtown Mount Vernon. Rents at these apartments are below area market rents. The Housing Authority does not own or manage any HUD subsidized “public housing” units. HASC manages a 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

The Whatcom County Housing Authority assists approximately 1,738 households with Housing Choice Voucher Program (HCV) including 274 project based units and tenant based rental assistance. Included are 45 VASH tenant- and project-based vouchers, 75 mainstream vouchers for households with disabilities and 75 non-elderly disabled households.

The Housing Authority administers funding for the Shelter Plus Care Program to provide rental assistance and supports to approximately 200 households annually.

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The Housing Authority manages approximately 600 units of Public Housing overall. There are 209 units in the county and unincorporated areas that includes: one single family scattered site home, 32 public housing units, 24 rural development, 11 rural development senior housing units, 61 units of low income housing tax credits units, and 50 tax credit senior units. There are also 30 public housing units in the unincorporated areas of Whatcom.

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

Anacortes Housing Authority: Use capital funds and local CDBG funding to do capital repairs to public housing units.

Housing Authority of Skagit County: The Housing Authority of Skagit County does not own or manage any public housing units.

Island County Housing Authority: Limited capital investment to address site improvements (concrete and asphalt work) at both public housing locations.

Sedro-Woolley Housing Authority: Will continue to maintain public housing units to a high standard of excellence.

Whatcom County Housing Authority: The Housing Authority will continue to assess and address capital needs on a prioritized basis, using funds from the Capital Fund Grant program.

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

Anacortes Housing Authority: Works on a constant basis 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: The 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 14 vouchers for homeownership for Section 8 HCV participants and households are enrolled in family self-sufficiency programming.

Sedro-Woolley Housing Authority: Coffee hour for community building and opportunity for residents to informally speak with management staff at Hillview. Community service program representatives give presentations to Hillview residents. For example, the policy department has given a presentation on elder justice.

Whatcom County Housing Authority: Assures that residents representing the Bellingham/ Whatcom County Public Housing developments participate in the established Resident Advisory Board (RAB), which has nine resident representatives. 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

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affecting residents.

Offer housing assistance to residents of public and assisted housing offering self-sufficiency achievement programs. 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.

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

Not applicable.

Discussion

Housing authorities within the region are interested in modernizing their public housing stock and overall portfolio, but lack the funds necessary to complete this work. Additionally, the housing authorities would like to develop additional affordable homes but funding continues to be a barrier to new construction. Resources from the HOME and CDBG programs can be directed toward housing authorities for modernization and new development projects. The Consortium, Mount Vernon, and Anacortes will continue their efforts to partner with housing authorities on innovative projects to address the needs of public housing residents, wait list participants, voucher holders, and cost-burdened households within the community.

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2018-2022 Skagit County HOME Consortium Consolidate Plan

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Consortium is allocating most of its HOME funding to address homelessness through tenant-based rental assistance. However, 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

Each county is in various stages of developing and/or operating a coordinated entry system for conducting needs assessments of individual households experiencing homelessness as a first step toward addressing their needs through a network of Continuum of Care organizations that provide shelter, housing, and supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium does not receive funding for activities concerning homelessness; however, when possible, it will support the organizations that provide services to homeless populations.

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 is allocating most of its HOME funding to address homelessness through tenant-based rental assistance, which will act as bridge housing assistance while the household, with the support of a housing case manager, works toward goals that will result in long-term housing stability.

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's TBRA program will be available to people who are discharging from institutions.

Discussion

There are many organizations coordinating services toward the common goals of each County's 10-Year Plan to End Homelessness. The Consortium is supportive of these efforts and contributes directly from HOME resources to fund tenant-based rental assistance.

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

Introduction

Both Skagit County and Whatcom 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. The Consortium will continue to support qualified CHDO developers who apply for HOME funding to increase the availability of affordable housing within the region.

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.

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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

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.

Actions planned to foster and maintain affordable housing

No actions are anticipated under this action plan to conduct housing rehabilitation activities. However, members of the Consortium are actively pursuing other sources of funding to support housing preservation, rehabilitation and repair.

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:

1. 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.
2. Provide information, education and outreach activities on LBP hazard reduction through workshops and technical assistance to CHDOs and other recipients of HOME funds.
3. Continue to notify residents and owners of all houses receiving HOME assistance of the hazards of LBP.

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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. 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.

Actions planned to develop institutional structure

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.

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 10-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. As we begin to implement our second Consolidated Plan, other opportunities will arise for further collaboration and problem solving.

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Program Specific Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(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 its 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 and its partner agencies may provide additional subsidy so that the home is affordable to a low-income homebuyer in the event that the resale price necessary to provide fair return is not affordable to the subsequent homebuyer.

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

The Consortium's Resale policies and guidelines are included by reference, and available upon request.

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

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pertinent information. The Consortium will compile annual reports on changes in ownership, if any, owner-occupancy, and notice to homeowners.

The Consortium's Resale policies and guidelines are included by reference, and available upon request.

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).

Certification regarding tenant-based rental assistance (TBRA):

- (1) Tenant-based rental assistance is an essential element of this consolidated plan. There is a clearly demonstrated need to provide more rental housing opportunities for people who are homeless and who have extremely low income.
- (2) The Consortium certifies that it 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 24 CFR 92.214.
- (3) Before committing funds to a project, the Consortium and participating jurisdictions will evaluate the project in accordance with 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.

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Appendix - Alternate/Local Data Sources

1	<p>Data Source Name Consortium PHA Combined Data</p> <hr/> <p>List the name of the organization or individual who originated the data set. Skagit County HOME Consortium</p> <hr/> <p>Provide a brief summary of the data set. 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 Anacortes Housing Authorities.</p> <hr/> <p>What was the purpose for developing this data set? 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> <hr/> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? It covers all PHAs in the region.</p> <hr/> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? The current year, 2015 at a point in time when the conplan was being developed (winter and spring of 2015).</p> <hr/> <p>What is the status of the data set (complete, in progress, or planned)? Complete.</p>
2	<p>Data Source Name Alternate CHAS data 2009-2013</p> <hr/> <p>List the name of the organization or individual who originated the data set. U.S. Department of Housing & Urban Development</p> <hr/> <p>Provide a brief summary of the data set. Neither 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 separately (e.g. for median income, where it is not possible for us to develop that statistic for the three-county region).</p> <hr/> <p>What was the purpose for developing this data set? See above.</p>

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	<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>Comprehensive, covering the three-county consortium region.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2009-2013</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2009-2013 American Community Survey (ACS)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>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.</p>
	<p>What was the purpose for developing this data set?</p> <p>Neither 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 separately (e.g. for median income, where it is not possible for us to develop that statistic for the three-county 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 is a survey that samples across the geography and population.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2009-2013. The 2009-2013 data was used to align with the recommended data set year pre-populated in IDIS.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>