

Channel Cove Affordable Homeownership Project

Project Description

The proposed project is the new construction of five affordable homes at Channel Cove in La Conner, WA. Three homes will be approximately 1300 square feet and 2 will be approximately 1000 square feet. Three of the proposed homes are stand alone and 1 is a duplex with a common wall. The property is located in Skagit County in the Town of La Conner, 1,131 feet east of the Swinomish Channel, at the end of Park Street, between Park and Fourth. Parcels to be developed include P128672, P128671, P128680, P128681, and P128684. Channel Cove is a planned residential community with high-density housing, lawn, trees, parking areas, and playgrounds. The site is surrounded by lower density, single-family homes, fields, and wetlands. Home Trust Skagit (HTS) owns the land and 18 rental homes on the property. There are also nine owner-occupied homes on land leased from Home Trust Skagit, for a total of 27 homes currently on the site. All utilities and neighborhood infrastructure are in place.

The five affordable homes to be constructed by HTS as a part of this project is the completion of the Southfield Planned Unit Residential Development, which was approved in 1997. Potential beneficiaries of the Channel Cove project are households with incomes at or below 80 percent of the area median income (AMI), adjusted for family size. Skagit County has tentatively awarded \$373,600 in HOME Community Housing Development Organization (CHDO) development funds to HTS for this project.



Aerial photo of subject property. Yellow outline shows parent parcel 129848. Orange rectangles show undeveloped home sites that are the subject of proposed project. (Google Earth 2018)