

Skagit County HOME Consortium

**DRAFT Annual Action Plan FY 2022
And Amendments to FY 2020 Action Plan
Draft
Updated April 25, 2022**

Executive Summary

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

1. Introduction

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

The participating municipalities include:

Island County: Oak Harbor, Langley, Coupeville

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

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

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

The Annual Action Plan is a component of the 2018-2022 five-year Consolidated Plan and is designed and intended to satisfy the yearly statutory requirements of the Skagit County Consortium and its participating jurisdictions to receive funding allocations from the Department of Housing and Urban Development (HUD) through the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant Program (CDBG).

The Plan covers the 2022 program year. HOME funding is designed to help participating jurisdictions implement local housing strategies designed to increase the supply of decent, affordable housing for low- and very low-income households.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

Action Plan 2022

Final award announcements have not yet been received from HUD, so estimated funding amounts from 2021 are included in this draft plan. If final awards are made available prior to the finalization of the Action Plan, this document will be updated to reflect those budget figures. When final funding awards are provided to our Consortium, all of the proposed activities will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts.

The Skagit County HOME Consortium proposes allocating its FY 2022 HOME allocation per the following budget, which is consistent with the Consortium’s 2018-2022 Consolidated Plan.

Skagit HOME Consortium Budget FY 2022

2022 Program Areas & Projects	Program Areas		Projects	
	%	\$	%	\$
Consortium Housing Development	35%	\$ 346,792.25		
Volunteers of America Western Washington North			100%	\$ 346,792.25
CHDO Housing Development	15%	\$ 148,625.25		
Allocated through future NOFA			100%	\$ 148,625.25
CHDO Operating Support	5%	\$ 49,541.75		
Home Trust of Skagit			100%	\$ 49,541.75
Island County TBRA	8%	\$ 76,294.30		
Whatcom County TBRA	12%	\$ 117,909.37		
Skagit County TBRA	15%	\$ 152,588.59		
Administration & Planning	10%	\$ 99,083.50		
Total	100%	\$ 990,835.00		

2022 Program Area & Project Descriptions

- Volunteers of America Western Washington North** - VOA North is a new construction project in Burlington, Skagit County to be developed on what is currently American Legion Memorial Post 91. The mixed-use project would include commercial space on the ground floor of the building subleased to the American Legion and 42-units of affordable housing on the top three floors. The residential units will target veteran households but be available to non-veteran community members as well, and 15 of the project units will target households who are homeless at project entry. VOA North will include 21 studios, 18 one-bedrooms, and 3 two-bedrooms. 21 of the units will be income restricted at 30% of the Area Median Income and the other 21 units will be restricted at 50% of AMI.

- **CHDO Housing Development:** 15% percent of the Consortium funds will be allocated to CHDO Development through a competitive NOFA. The Consortium did not receive any applications through a spring 2022 NOFA, so funds will be allocated through a future competitive process,
- **CHDO Operating Support:** To support Home Trust of Skagit as it builds its capacity to develop affordable homeownership projects. Operating costs may include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.
- **Island, Skagit and Whatcom County TBRA:** Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.
- **Administration & Planning:** Planning and administration to implement the Consolidated Plan and comply with applicable regulations.

NEW Amendments to 2020 Action Plan

- The Consortium will reallocate \$263,557 in Consortium funding to the Whatcom Everson Meadows Project. Everson Meadows is a 24-unit multifamily development in Everson, Whatcom County, originally developed in 1989 by the Housing Authority of Whatcom County with USDA financing through the Section 514 and 516 Farm Labor Housing Loan and Grant programs. HOME Funds will be used to rehabilitate and preserve the project as affordable housing. The project will still target households with agricultural income but will be able to serve residents with other sources. The funds used for this project were previously allocated for COVID-TBRA that went unspent.

3. Evaluation of past performance

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

The 2022 Annual Action Plan is consistent with the Consortium’s 2018-2022 Consolidated Plan. Skagit County continues to see very low rental vacancy rates so tentative awards were made to two development projects: one new construction and a second preservation project. Program performance is discussed in more detail in the Consolidated Annual Performance Evaluation Report (CAPER).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

Annual Action Plan
2022

PUBLIC HEARING PROCESS: A public hearing is scheduled for May 2nd 2022, following a 14-day public notice that was published twice in the Skagit Valley Herald in English and Spanish. The draft Action Plan was available for review and comment by the public starting on April 1, 2022.

STAKEHOLDER SOLICITATION: The consortium will send out emails to all the cooperating jurisdictions, housing authorities, other stakeholders soliciting participation in developing the 2022 Action Plan. An email notice and invitation for comment was published to the 2,500+ members of the Skagit County email distribution list. The draft plan was also advertised on the Snohomish County website for the 30 day public comment period.

5. Summary of public comments

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

TBD

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

TBD

7. Summary

TBD

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

George Kosovich

Skagit County Public Health

700 South Second Street, #301

Mount Vernon, WA 98273

georgek@co.skagit.wa.us

(360) 416-1547

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

1. Introduction

As part of developing this Action Plan, Skagit County and participating jurisdictions undertook an outreach program to consult and coordinate with nonprofit agencies, affordable housing providers, government agencies, and other entities. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan.

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

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

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

The Consortium has incorporated into the Strategic Plan, elements of all three local Continuum of Care plans to end homelessness (Island, Skagit, Whatcom counties), which comprise the blueprint for prioritizing the use of HOME and CDBG funds toward the goals of ending homelessness in the Consortium region.

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

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

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

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

None

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Skagit County Public Health	Prioritization of homeless households
Continuum of Care (Island County 5- Year Plan)	Island County Human Services	Prioritization of homeless households
Continuum of Care (Whatcom County 5- Year Plan)	Whatcom County Health Department	Prioritization of homeless households
Housing Action Plan	Skagit Council of Governments	Plan outlining strategies for production of affordable multi- and single-family housing in Skagit County.
Hazard Mitigation Plan	Skagit County	The hazard mitigation plan identifies resources, information, and strategies for reducing risk from natural hazards. The Consortium's housing development activities are connected to the goals in the plan as they relate to natural hazards like flood plains or natural disaster planning.
Skagit County Capital Facilities Plan	Skagit County	The Skagit County Capital Facilities Plan ensures that those public facilities and services necessary to support development shall be adequate. The plan includes collaboration and consultation with resilience specific agencies like public sewer and water providers, dike and drainage districts, and other entities responsible for public infrastructure and emergency management.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

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

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

PUBLIC HEARING PROCESS: A public hearing on the Action Plan will be held on May 2, following a 14-day public notice that was published twice in the Skagit Valley Herald in English and Spanish. The purpose of the hearing is to obtain the views of citizens and other interested parties on the housing development needs of the Consortium region while the draft Action Plan was prepared. The draft Action Plan was available for review and comment by the public between April 1, 2022 and May 6, 2022.

STAKEHOLDER SOLICITATION: The consortium sent out emails to all the cooperating jurisdictions, housing authorities, other stakeholders soliciting participation in developing the 2022 Action Plan. An email notice and invitation for comment was published to the 2,500+ members of the Skagit County email distribution list. The draft plan was also advertised on the Snohomish County website for the 30 day public comment period.

Remaining section to be completed with public consultation/input process.

Expected Resources

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

Introduction

Final award announcements have not yet been received from HUD, so estimated funding amounts from 2021 are included in this draft plan. If final awards are made available prior to the finalization of the Action Plan, this document will be updated to reflect those budget figures. When final funding awards are provided to our Consortium, all of the proposed activities will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts. Leverage sources include the state CDBG program and local sources that are described in detail below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	Skagit County does not receive CDBG entitlement funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	990,835	0	0	990,835	0	
Other	public - state	Acquisition Homebuyer assistance	100,000	0	0	100,000	0	The Consortium expects to use approximately \$100,000 in state CDBG General Purpose grants that will be utilized for homeowner down payment assistance and homeowner rehab.
Other	public - local	Housing Multifamily rental new construction	1,000,000	0	0	1,000,000	0	Local funds spent on PSH project in Mt. Vernon during FFY.

Table 2 - Expected Resources – Priority Table

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

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

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

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

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

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. Most recently, the City of Burlington has provided a city-owned property for a shelter site.

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs	Consortium region	Affordable Housing Ending Homelessness	HOME: \$495,417 public-state: \$tbd	Rental units constructed: 42
2	Administration and planning	2018	2022	Administration and Planning	Consortium region	Affordable Housing Ending Homelessness	HOME: \$99,084	Other: 1 Other
3	End Homelessness	2018	2022	Affordable Housing Homeless	Consortium region	Ending Homelessness	HOME: \$346,792	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
4	Build CHDO Capacity	2018	2022	Affordable Housing	Consortium region	Build CHDO Capacity	HOME: \$49,542	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2022 Action Plan continues existing activities, with funding allocated generally among projects in these program areas:

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

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. Recognizing that homelessness is a serious problem in all three counties, much of the HOME funding is allocated to assisting homeless households and households at risk of homelessness through the development of new affordable housing and permanent supportive housing and through providing tenant-based rental assistance to act as a bridge to longer-term housing stability.

The two development projects were selected through a competitive notice of funding availability and review process.

15% percent of the Consortium funds will be allocated to CHDO Development through a competitive NOFA. The Consortium did not receive any applications through a spring 2022 NOFA, so funds will be allocated through a future competitive process.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The HOME funding for TBRA is allocated geographically by county using a population-based formula.

A competitive process across the entire Consortium region is used to review applications for funding all housing development projects, including those using CHDO housing development funds. Under most circumstances, funds will not be awarded to projects located in Bellingham because the city is not a member of the Consortium. However, in situations in which funds otherwise would have to be returned to HUD due to lack of eligible Consortium projects, housing development funds may be awarded to projects in Bellingham.

Geographic Distribution

Target Area	Percentage of Funds
Consortium region	25
Island County	8
Skagit County	55
Whatcom County	12

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The HOME funding for Admin/Planning and housing development activities is allocated across the Consortium. Admin/Planning funds support the Consortium overall, without regard to geography. Because of the cost and other challenges associated creating new housing and the small amount of HOME funds available annually, HOME housing development funds are allocated competitively across the three-county area. TBRA funding is allocated geographically by county using a population and demographic-based formula; each county has its own system and partners for administering these resources.

Over the five-year consolidated planning period, the goal is to ensure proportionate investment in each County, based on a population and demographic-based formula. Geographical equity may be considered during each funding cycle to ensure proportionate investment over the planning period.

Discussion

Because the funding for housing development is awarded competitively across all three counties, the geographic distribution of funds is expected to vary from year to year. Furthermore, some of the specialized housing development projects (e.g., permanent supportive housing or special needs housing) may draw applicants from throughout the Consortium Region, even though they primarily benefit the

county in which the project is located. During the 2022 NOFA, one of the applications was for Skagit County projects and two were for Whatcom County projects.

Note: table 4 - Geographic Distribution includes only the 2022 Action plan funding and does not reflect the NEW Amendments to 2020 Action Plan which will reallocate \$263,557 in Consortium funding to the Whatcom County Everson Meadows Project. Everson Meadows is a 24-unit multifamily development in Everson, Whatcom County, originally developed in 1989 by the Housing Authority of Whatcom County.

Affordable Housing

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

Introduction

The Consortium expects to assist 82 households with FY 2022 HOME funds, through a combination of rental development and tenant-based rental assistance activities.

One Year Goals for the Number of Households to be Supported	
Homeless	55
Non-Homeless	27
Special-Needs	0
Total	82

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	42
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	82

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The Consortium continues to prioritize resources towards those households at the lowest-income levels, and those households experiencing homelessness. The 42 unit VOA North includes 15 homeless units and the 40 households served through TBRA would expect to qualify as homeless.

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

Introduction

The Consortium Region includes the following public Housing Authorities:

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

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

Housing Authority of Skagit County (HASC): owns and manages 263 units of housing, including farmworker housing. HASC also manages the Housing Choice Voucher Program for all of Skagit County including VASH and non-elderly disabled programs. HASC currently has a 50 unit affordable housing development under construction in Mount Vernon.

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

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

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

Anacortes Housing Authority: using capital funds and local CDBG funding to do capital repairs to public housing units. Anacortes also plans to use funds from a local City of Anacortes Housing Levy to add to the affordable housing stock.

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.

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 vouchers for homeownership for Section 8 HCV participants and households are enrolled in family self-sufficiency programming.

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

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

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 frequently lack the funds necessary to complete this work. The Housing Authority of Skagit County, Anacortes Housing Authority, and Whatcom County Housing authority all are actively pursuing rental development and rehabilitation projects, but funding continues to be a barrier to 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.

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

Introduction

The Consortium includes funding in the FY 2022 plan to address the needs of low income and homeless individuals. The new VOA North project will include units that will target veteran households but be available to non-veteran community members as well, and 15 of the project units will target households who are homeless at project entry. In addition, the Consortium continues to allocate 35% of its HOME funding to address homelessness through tenant-based rental assistance for people experiencing homelessness. Most homeless and special needs activities are carried out by other, partnering organizations that are coordinated through each county's Continuum of Care.

Finally, Catholic Housing's Martha's Place (funded with prior year HOME \$) is currently under construction and will include 70 units fully dedicated to providing housing and services to individuals and couples experiencing homelessness.

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 has implemented 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 emergency shelter; 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 includes funding in the FY 2022 plan to address the needs of low income and homeless individuals. The new VOA North project will include units that will target veteran households but be available to non-veteran community members as well, and 15 of the project units will target households who are homeless at project entry. In addition, the Consortium continues to allocate 35% of its HOME

funding to address homelessness through tenant-based rental assistance for people experiencing homelessness. Most homeless and special needs activities are carried out by other, partnering organizations that are coordinated through each county's Continuum of Care.

Finally, Catholic Housing's Martha's Place (funded with prior year HOME \$) is currently under construction and will include 70 units fully dedicated to providing housing and services to individuals and couples experiencing homelessness.

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. Each County's CoC also includes services funding for prevention and diversion to help individuals and families avoid becoming homelessness.

Discussion

This has been another extremely challenging year due to the COVID-19 Pandemic, but our health and housing departments have stepped up to provide new and creative supports to keep our residents safe, including emergency motel and other housing programs. When completed, the PSH project will expand housing capacity and create a sense of hope and possibility both for clients and for the many organizations participating in each County's 5-Year Plan to End Homelessness. The new 42 unit VOA North project will also provide support to homeless households and add to the affordable housing stock.

While the Consortium will continue to allocate HOME resources to fund tenant-based rental assistance, new units are vitally important due to the very low vacancy rates in many communities of the Consortium.

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

Introduction

Both Skagit County and Island County have undertaken formal processes to develop affordable housing action plans, with an emphasis on land use and zoning issues. The Consortium will use the resulting set of strategies and those strategies that participating jurisdictions have proposed in their comprehensive plans.

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

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

The Consortium is composed of multiple units of local governments including counties and municipalities. The Consortium does not have any jurisdiction in the local policies of its members including zoning, land use or code enforcement. The Consortium does encourage its members to be aware of local conditions that may pose a barrier to affordable housing and address any situation that could prevent the development of affordable housing. Most recently, Consortium member City of Mount Vernon worked through a comprehensive update of its housing code to encourage affordable housing development. The City of Mount Vernon has been helpful in supporting a Permanent Supportive Housing Project, and the City of Burlington has been the impetus behind an emergency shelter project on city-owned land.

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

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

Discussion

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

section of stakeholders to become advocates for affordable housing.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

The Consortium is funding one new project with FY 2022 HOME funds to address the needs of residents seeking affordable housing: VOA North project, to be developed by VOA Western Washington, which will provide 42 units of affordable rental housing.

The Consortium will reallocate \$263,557 in FY2020 Consortium funding to the Whatcom Everson Meadows Project. Everson Meadows is a 24-unit multifamily development in Everson, Whatcom County, and HOME Funds will be used to rehabilitate and preserve the project as affordable housing.

Actions planned to reduce lead-based paint hazards

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

- Lead-based paint risk assessments, reductions and abatements, as outlined in Federal legislation, will be required by all those participating in the HOME program or utilizing HOME program funds;
- Provide information, education and outreach activities on LBP hazard reduction through

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

Actions planned to reduce the number of poverty-level families

One goal of the Consolidated Plan programs and other initiatives in the Consortium region is to reduce the number of persons living in poverty. The emphasis is to help people rise out of poverty, rather than merely easing their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided, the thrust of the policy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term. 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

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

The Consortium staff will continue to coordinate with various service agencies, government departments, businesses, local municipalities, and special needs boards and commissions to find opportunities to better serve the citizens of region. These relationships are integral to streamlining the implementation of HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The Consortium staff will continue to foster these relationships to improve the success rate of the HOME program.

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

The Consortium will support the efforts of each county's Continuum of Care and participate regularly in their multi-agency meetings. More active participation in these forums will improve the coordination of the Consortium's Consolidated Plan goals and each COC's 5-Year Plan to End Homelessness.

Discussion

The consultations and coordination that led to the formation of this HOME Consortium has resulted in new relationships and heightened awareness of the housing affordability problem, its breadth and

depth in all communities throughout the region.

Program Specific Requirements

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

Introduction

The Consortium administers an annual HOME entitlement program. The Consortium does not administer CDBG, although CDBG is administered by the Cities of Mount Vernon and Anacortes.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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

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

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

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

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

The consortium may use deed restrictions, covenants running with the land, or other similar mechanisms as the mechanism to impose the resale requirements. The full resale and recapture policy has been included as an uploaded document with this plan.

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

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

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

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