

Skagit County HOME Consortium
DRAFT Annual Action Plan FY 2020
Incorporating
Amendments to FY 2018 and 2019 Annual Action Plan

Draft
April 1, 2020

Executive Summary

The Executive Summary presents the principal recommendations concerning funding, priorities and related policy matters covered in the body of the document. It is included for the convenience of individuals who wish to review this Public Comment Draft and will not be included in the final document submitted to the US Department of Housing and Urban Development.

Action Plan 2020

Final award announced were released by the US Department of Housing and Urban Development in March 2020. Skagit County HOME Consortium proposes allocating its FY 2020 HOME allocation of \$1,015,097 per the following budget. The allocation plan is consistent with the Consortium's 2018-2022 Consolidated Plan.

Skagit HOME Consortium Budget FY 2020

2020 Program Areas & Projects	Program Areas		Projects	
	%	\$	%	\$
Consortium Housing Development	35%	\$ 354,428		
Affordable housing development projects chosen through future NOFA			68%	\$ 240,781
Catholic Housing Services Skagit County Permanent Supportive Housing			32%	\$ 113,647
CHDO Housing Development	15%	\$ 152,265		
CHDO development projects chosen through future NOFA			91%	\$ 137,892
Home Trust of Skagit Channel Cove			9%	\$ 14,372
CHDO Operating Support	5%	\$ 50,755		
Home Trust of Skagit			100%	\$ 50,775
Island County TBRA	8%	\$ 78,351		
Skagit County TBRA	15%	\$ 156,702		
Whatcom County TBRA	12%	\$ 121,087		
Administration & Planning	10%	\$ 101,510		
Total	100%	\$ 1,015,097		

2020 Program Area & Project Descriptions

- **Skagit County Permanent Supportive Housing:** Catholic Housing Services will construct a 70-unit development in Mt. Vernon, WA fully dedicated to providing permanent supportive housing to individuals and couples experiencing homelessness. The facility will include 24/7 on-site supportive services, provided by Catholic Community Services of Western Washington. Expected to open in 2021, the project will include 50 Studio units and 20 1-Bedroom units. Half of the units will be restricted at 30% of Area Median Income (AMI) with the other half restricted at 50% of AMI. Anticipated project leverage includes Low Income Housing Tax Credit, Washington

State Housing Trust Fund, Skagit County 0.1% Behavioral Health Sales Tax, Skagit County Real Estate Excise Tax, and City of Mount Vernon Community Development Block Grant funds.

- **Home Trust of Skagit County Channel Cove:** A 5-unit affordable homeownership development project located in La Conner, WA. Home Trust of Skagit will be the sponsor and developer of this project and will sell the homes to income-eligible buyers utilizing a community land trust model.
- **CHDO Operating Support:** To support Home Trust of Skagit as it builds its capacity to develop affordable homeownership projects. Operating costs may include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment.
- **Island, Skagit and Whatcom County TBRA:** Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified through the coordinated entry system in each jurisdiction covered by the Consortium.
- **Administration & Planning:** Planning and administration to implement the Consolidated Plan and comply with applicable regulations.

Amendments to 2018 and 2019 Annual Action Plans

The Consortium has withdrawn its preliminary award for the Oak Harbor Housing Project, which was a proposed 46-unit housing development project. The project site also included a triage center on the same parcel. Because the triage center was on a more advanced timeline and had performed choice-limiting actions before the required Environmental Assessment was completed, Skagit County HOME Consortium was required to withdraw the funding award.

The withdrawal of the funding award made available \$48,589.60 of General Development Funds (FY 2019) and \$277,874.70 of CHDO Development Funds (\$138,937.35 FY 2019 and \$138,937.35 FY 2018).

The Skagit County HOME Consortium will amend its 2018 and 2019 Annual Action Plans to reallocate funding as follows:

- \$138,937.35 of FY2018 and \$131,544.00 FY 2019 CHDO Development Funds will be allocated to the Home Trust Skagit Channel Cove Project
- \$46,041 of FY2019 General Development Funds will be allocated to the Catholic Housing Services Permanent Supportive Housing Project