

Crossroad Community Development  
351 Pease Rd.  
Burlington, WA 98233  
[www.ccdskagit.weebly.com](http://www.ccdskagit.weebly.com)  
360-708-1689



Our mission is to provide permanent, affordable, and supportive housing for survivors of domestic violence, with priority for those with children.

On behalf of the victims of domestic violence in Skagit County, both adults and children, we ask for your support. Our goal is to intercede on their behalf, by providing a safe and affordable home; to create an environment of support where services, education and job training can be utilized; and to provide hope for the future of our children, where the terrorism that is domestic violence is no longer inevitable, because we have chosen to act on their behalf, today.

We are "shovel ready", have the necessary team comprised, and with funding will begin construction in early fall 2011.

Our current pursuit is Phase 1 of Eagles' Wings; 17 apartment units with 62 beds (plus 1 managers apartment) Our five-year goal is a total of 56 units of affordable, safe, and supportive housing developed in three phases.

#### **Need:**

- Domestic violence afflicts 4 in 8 women.
- In Skagit County domestic violence is the most often reported crime, nearly double the next most reported. Studies consistently reveal that the crime of domestic violence is highly under-reported.
- Skagit County has the highest rate of domestic violence reports, per capita, of any county in our state.
- Skagit County has the highest rate of homelessness, per capita, of any county in our state
- 21% of homeless respondents to our county's Point in Time Count of 2010 report domestic violence or family breakup as being the cause of their homelessness
- 58% of those listed as homeless in 2010 were age 17 or under
- In Skagit County, there is currently one shelter for victims of domestic violence, with 22 beds, available for a 30-day stay. That shelter operates at/near capacity. There is one transitional housing facility available with 10 apartments, and a 60-day maximum stay. We have two homeless shelters for temporary respite for anyone homeless.
- There is a 6 year waiting list for Section 8 vouchers in Skagit County

#### **Project Readiness:**

- The City of Burlington is fully supportive, and committed to expediting our construction process as possible. Our site layout and building design have been reviewed by the City Building and Planning Departments, Technical

Review Committee, and we are expecting Planning Commission approval in April.

- We have site control, and are properly zoned. There are no environmental, legal or neighborhood issues. We have a developed plan to meet Evergreen Standards.
- Since May 2010, we have engaged a Project Manager (Fransen Development), Architect (PWF Architecture), Fundraising Consultant (The Edge Group), and a General Contractor (WG Clark). Major sub-contractors are engaged.
- We continue to address next steps for permitting, including civil, environmental, acoustic and envelope engineering; as well as landscape architecture and interior design. Our Civil Engineer anticipates approval of our site disturbance permit early this summer. With timely funding, we expect our Building Permit issued and construction to begin October 2011 or sooner.

### **Funding:**

- Applications for government, private and faith-based grants and foundation funding are being pursued and submitted. These include the Washington State Housing Trust Fund (\$2.5 million); Hedco, Boeing Employees, Horizons, Whidbey Naval Air Station, and Covenant Enabling Residences, among others
- We are reviewing potential funding options through HUD
- Our local fundraising strategy is being implemented over the next three months, which includes small and large events.
- We are in active discussions with two local banking institutions regarding construction and permanent financing
- We have received two local community grants totaling \$110,000.
- Concurrent to capital funding, we are pursuing rent subsidy and services financial support; these include the US Department of Justice Office of Violence Against Women operating funds, as well as TBRA, THOR and other public and private resources.

### **Property management**

- The Housing Authority of Skagit County, by far the largest manager of affordable housing in our county, will be the property manager of Eagles' Wings

### **Case Management**

- Each resident family of Eagles' Wings will have case management provided by Skagit Domestic Violence and Sexual Assault Services and/or Skagit County Community Action Agency

### **Service Providers**

- Skagit Domestic Violence and Sexual Assault Services, Skagit County Community Action Agency, Department of Social and Health Services, and Brigid Collins Family Support Center, will be primary service providers. These, and other local services necessary to support families will be onsite, or are



within walking distance or accessible through public transportation conveniently located near our site

- The Early Learning Center at Crossroads is located on site and will be available to residents (at their option) for daycare, preschool and before/after school programming, including Kindergarten enrichment
- One apartment (of 18 to be constructed), is designated as a onsite manager's apartment

### **Professional Partnerships**

Crossroads Community Development is the owner and promoter of Eagles' Wings; however we recognize this is of necessity and purpose, a community endeavor. Thus, we have built and belong to a team of entities and individuals to further the mission:

- Skagit County Community Action Agency
- Housing Authority of Skagit County
- Skagit County Domestic Violence and Sexual Assault Services
- Brigid Collins Family Support Center
- Fransen Development (Project Manager)
- PWF Architecture (Lead Architect)
- The Edge Group (Promotion and Fundraising)
- WG Clark (General Contractor)
- Skagit County Interagency Task Force Against Domestic Violence
- Skagit County Affordable Housing Advisory Committee
- Skagit County Coalition to End Homelessness
- Washington State Advisory Council on Homelessness
- Skagit County Mental Health Advisory Board



Crossroads Community Development  
351 Pease Rd.  
Burlington, WA 98233  
(360) 708-1689  
ccdcskagit@gmail.com



## History

In 2008, having been identified as one of the six counties in the State of Washington with a severe need for development of affordable housing, Skagit County was invited to attend the first Supportive Housing Institute in Washington State. The Institute sponsors included: The Corporation for Supportive Housing; Washington State Department of Social and Health Services; Common Ground; Washington State Department of Community, Trade and Economic Development (Now Dept. of Commerce), among others.

For two days each month, over a period of six months, a team from each county participating received step-by-step training and coaching in developing affordable, supportive housing, with the end goal of creating a viable project to present to potential funding sources.

The Skagit County Team was composed of: Skagit County Community Action Agency; Skagit County Housing Authority; Crossroads Community Development; and Shelter Resources Inc., a developer from Bellevue.

Over those six months, "Eagles' Nest" (now "Eagles' Wings") was developed. In October 2008 Eagles' Nest was presented before the of the Institute, and applied for funding from Department of Community, Trade and Economic Development. The application was one component of funding for Eagles' Nest in its entirety – 50 units on 2.5 acres, plus related offices, meeting rooms, preschool/daycare, etc. Our application was not funded.

Subsequently we have created a "three phase" approach to developing Eagles' Wings, and are currently pursuing building Phase 1. With the exception of Shelter Resources our local partners remain the same. We have also built a larger base of supportive agencies, government officials, professionals, and other entities and individuals in Skagit County.

The project location is 351 Pease Road, Burlington, in the heart of the commercial/retail area of Skagit County. Public transportation, as well as services, shopping and work/education opportunities are all readily accessible. It is properly zoned, and we have full support of the City of Burlington.