CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2025 Program Year saw two rental housing projects under construction: one in Island County, and a second project in Skagit County. The two projects completed construction after the end of the program year in August 2026 so their units are not included in this report. The program year also saw HOME Funds used to support 29 vulnerable and very low-income households in its Tenant Based Rental Assistance (TBRA) program.

By the end of the FY2026 reporting period, we will have met our consolidated plan goal for number of rental units constructed.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $	Other	Other	0	0				

Affordable Housing Development	Affordable Housing Public Housing Housing Homeless	CDBG: $ / HOME: $ / Housing Trust Fund: $ / Local Sales Tax: $	Rental units constructed	Household Housing Unit	25	0	0.00%	24	0	0.00%
Build CHDO Capacity	Affordable Housing	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	10	0	0.00%	24	0	0.00%
End Homelessness	Homeless	HOME: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	110	55.00%	42	29	69.05%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Consortium spend nearly $2.5 million on affordable rental housing development during the program year, which was identified as the top need in our community. Funding went to two projects:

Generations Place: a 14 unit rental project in Langley, WA that will serve low-income households with 2 and 3 bedroom unit rentals

Ballington Flats: a 42 unit rental project that will provide 1 and 2 bedroom units for low income households, including for formerly homeless veterans.

Skagit County does not directly receive CDBG funding from HUD.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	0	289
Black or African American	0	24
Asian	0	0
American Indian or American Native	0	12
Native Hawaiian or Other Pacific Islander	0	0
Total	**0**	**325**
Hispanic	0	16
Not Hispanic	0	309

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	0	
HOME	public - federal	834,241	2,882,217
Housing Trust Fund	public - state	333,333	14,458,201
Other	public - local	4,247,627	5,154,738

Table 3 - Resources Made Available

Narrative

During the program year, $2.8m in HOME and HOME ARP funds were expended. Funds supported Tenant Based Rental Assistance in all three counties, as well as two rental development projects: Generations Place in Langley and Ballington Flats in Burlington. As the table above shows, $14.4m in Housing Trust Fund investments were leveraged for the two development projects, and $5.15m in other funds (Washington State CHIP, County and City funds) also supported those projects.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Consortium region	10	5	administrative costs
Island County	8	46	TBRA, Generations Place development
Skagit County	70	45	TBRA, Ballington Flats Project
Whatcom County	12	3	TBRA

Table 4 – Identify the geographic distribution and location of investments

Narrative

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.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

TBD based on specific timing of city and county funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,753,756
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,753,756
4. Match liability for current Federal fiscal year	236,949
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,516,807

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	44	29
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**44**	**29**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	42	29
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**44**	**29**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The number of households served through rental assistance (29) is roughly 70% of our annual goal. There are two primary reasons for the difference: 1.) our Consortium has spent down unused prior year funds so less funding is available, and 2.) our Consortium region has seen significant rent increases over the past few years, increasing the per household cost of support.

For production of new units, we did not see any projects completed during the program year. We would expect to report those rental units constructed in the next program year.

Discuss how these outcomes will impact future annual action plans.

As explained above, we would expect to report 56 new rental units produced in program year 2026.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	**0**	**0**

Table 13 – Number of Households Served

Narrative Information

All households served within the TBRA program were under 50% AMI. The majority (97%) were under 30% of AMI and an additional 3% were between 30% and 50% AMI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Each county operates a Coordinated Entry system to assess homeless households for vulnerability. Households are referred to programs based on specific needs and available openings with the goal of connecting homeless households to permanent housing as quickly as possible. Each county prioritizes unsheltered households for entry into their Coordinated Entry system. Each county is required to meet a performance target for the percentage of households served who are unsheltered.

All counties in the Consortium continue to work with agencies and interested parties to increase the percentage of entries into their systems who are unsheltered. Each county reports data on system prioritization targets to the Washington State Department of Commerce, which means that households with a recent history of unsheltered homelessness or fleeing violence are prioritized.

The number of unsheltered households across the Consortium region is reflective of the increasingly tight rental market. All three regions have expanded street outreach services and continue to improve collaboration around care coordination for the unhoused community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium does not receive HOME funding for activities concerning emergency shelter and/or transitional housing. However, Whatcom, Island, and Skagit counties all make local funds available to organizations providing these services. During PY2025, Consortium members used a combination of motel and additional winter shelters to support the unhoused community for temporary shelter beds during the cold weather season. Member counties and cities also use local funds to support different shelter types, including congregate, pallet shelters, and family shelters.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Consortium's TBRA program is available to people discharging from institutions and receiving assistance from public or private agencies for a variety of socio-economic needs. When possible, we coordinate with other partners, such as the criminal justice, education, and behavioral health systems to increase coordinated entry intakes, and TBRA referrals. We optimize funding by providing additional local support for case management and voluntary behavioral health services, particularly for clients exiting institutions or involved with the behavioral health system. All of these systems working towards preventing homelessness are facing great challenges with and lack of housing units that people can afford. Both Whatcom and Skagit County have implemented a federal 1115 waiver to increase support for people exiting county jails.

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

During the PY2025, the Consortium continued to maximize the amount of funding allocated toward the development of a supportive housing and tenant-based rental assistance, which acts as bridge housing assistance while the household works toward longer term housing goals. The Consortium worked strategically with partner agencies to develop the critical supportive services for the individuals exiting homelessness into the permanent housing program.

Agencies administering TBRA funding also make homeless households aware of additional services designed to help them achieve long-term housing stability through active case management. As staff at the agencies have become more familiar with HOME TBRA funding, they have implemented progressive engagement to support the self-sufficiency of program participants.

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Consortium primarily addresses the needs of individuals who are not receiving public housing.

The Anacortes Housing Authority owns and operates more than 100 public housing units. The Sedro-Woolley Housing Authority owns 80 units of public housing, operated by the King County Housing Authority. The Housing Authority of Island County owns and operates more than 100 units of public housing for seniors and people with disabilities. The Housing Authority of Skagit County owns and/or manages several affordable apartment complexes, including farmworker and Veteran housing.

The various housing authorities within the Consortium continue their efforts to rehab public housing, with the support of their associated jurisdictions. The Consortium is not formally involved with any current public housing rehab activities.

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

Although the Consortium members do not formally overseen public housing programs, we do value resident engagement. During the past several years, Skagit County worked with commissioners of Housing Authority of Skagit County (HASC) to encourage them to create a resident advisory board, which HASC has not done.

Actions taken to provide assistance to troubled PHAs

Not Applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(I)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

During PY2025 the Consortium completed monitoring of all three TBRA contractors. Monitoring consisted of desk audit questions, files review, and financial record review on site with program staff. The Consortium has also developed monitoring procedures for all units produced with HOME funds to assure long-term compliance with relevant requirements. Throughout PY2025 Consortium staff reviewed subrecipient billings, invoicing, beneficiary reports, and backup documentation to ensure program compliance monthly. Skagit, Whatcom, and Island counties monitor HMIS data to measure progress toward goals to reduce and end homelessness. Subrecipients submit a quarterly TBRA beneficiary report along with monthly invoices for reimbursement for program activities.

The two HOME development projects under construction were monitored regularly by Skagit County Public Health staff throughout development. The purpose of staff monitoring during development is to ensure and document compliance with HOME environmental mitigation requirements (as applicable); project progress in alignment with draw requests and HOME project deadlines; project execution consistent with HOME funding agreements and project plans; and monitoring of project spending and costs in comparison with final project development budget.

During PY2025 Skagit County continued monitoring of the Permanent Supportive Housing development in Mount Vernon. We also continue to have monthly meetings with PSH staff to support with their case management needs and highly vulnerable residents.

Comprehensive planning requirements are monitored through each jurisdiction's planning departments, governed by the Washington State Growth Management Act. Contractors are required to undertake minority business and Section 3 reporting, which is monitored by Skagit County staff.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER will be made available for citizens to comment from September 8th, 2025- September 23, 2025. which exceeds the 15 days required by the Consortium's Public Participation policy. Citizens will be notified of report availability and an associated public hearing via the local newspaper (published in English and Spanish) and the Skagit County Commissioner's resolution calling for citizen input. Skagit County also will send out a request for public input to its housing listserve that reaches 2,000+ email addresses and followed up with a more targeted request for comment from Consortium member jurisdictions.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

None

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Martha's Place Permanent Supportive Housing were inspected in PY 2024. No issues were identified an no other units were due to be inspected this program year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Affordable Housing: no new units were completed during this program year. When new units become available, in addition to complying with fair housing requirements, the Consortium’s goal in this process has been to assure that individuals who normally might not apply for units, because of their race, ethnicity, or other barriers: (1) know about the vacancies; (2) feel welcome to apply; and (3) have the opportunity to rent both HOME Program Assisted Units and other units of the development project.

TRBA: households are prioritized by a consistent Coordinated Entry process in all of the three counties. When possible, we coordinate with other partners, such as the criminal justice, education, and behavioral health systems to increase referrals to TBRA. Agencies administering TBRA funding also make homeless households aware of additional services designed to help them achieve long-term housing stability through active case management.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

No program income was reported during the program year.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

None

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SKAGIT COUNTY
Organizational DUNS Number	071839492
UEI	
EIN/TIN Number	916001361
Indentify the Field Office	SEATTLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a vistim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

OMB Control No: 2506-0117 (exp. 09/30/2021)