



Skagit County HOME Consortium

2025 Consolidated Annual Performance & Evaluation Report (CAPER)

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Public Health, Community Services
September 22, 2025



Agenda & Purpose

- Purpose: public hearing on report to receive feedback
- Agenda:
 - HOME Consortium background
 - Accomplishments & Challenges
 - Review draft annual report
 - Action Needed today: open and close hearing



Consortium Overview

- Composition
 - Island County
 - Whatcom County
 - Skagit County
 - 17 municipalities
- Consortium formed in 2015 in order to obtain HOME funding
- Skagit County is the lead agency
- Access information on the HOME Consortium here:

<https://www.skagitcounty.net/Departments/HumanServices/HomeConsort.htm>



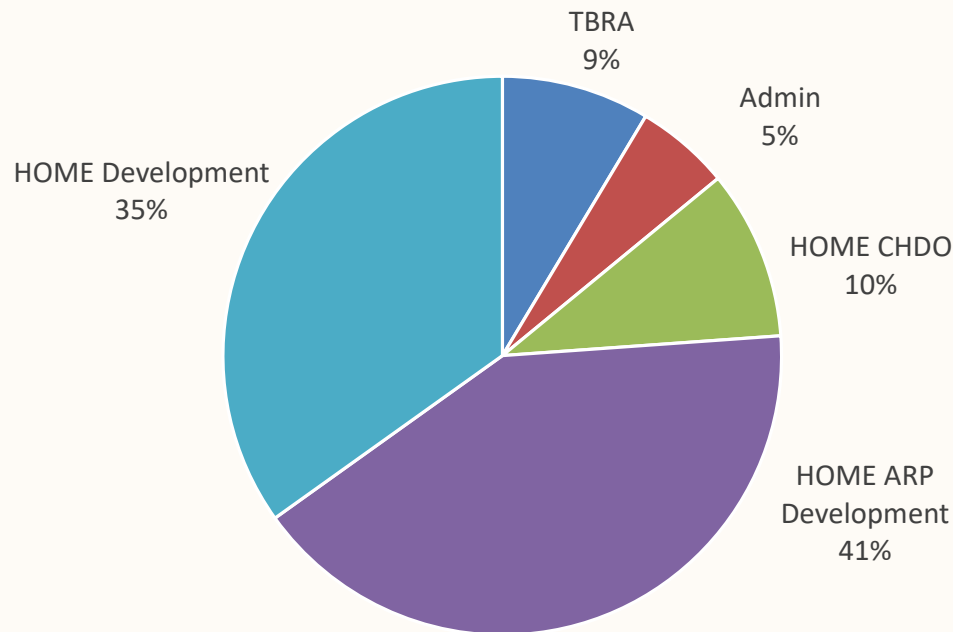
What is the CAPER?

- A component of the five-year Consolidated Plan (FY 2023-2027)
- Report on accomplishments and progress toward 2023 Consolidated Plan Goals
- July 1st, 2025 - June 30th, 2026
- DRAFT is found on the Skagit County HOME Consortium website:

<https://www.skagitcounty.net/Departments/HumanServices/HomeConsort.htm>



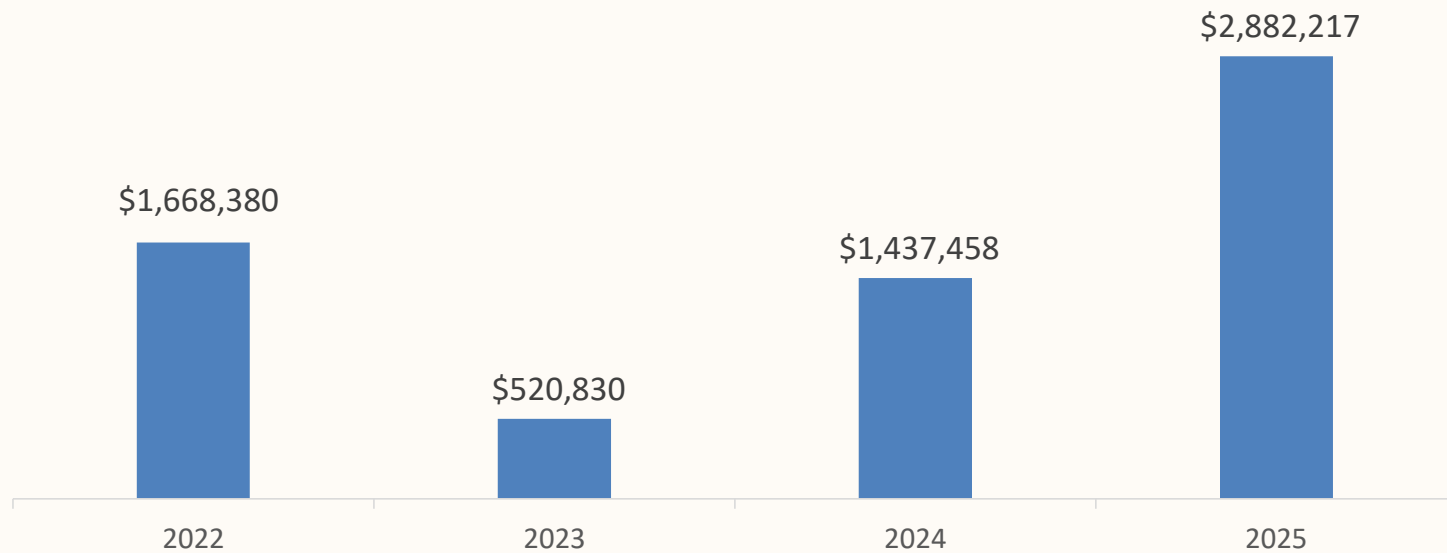
2025 HOME Spending Total \$2.88m



- 2025 Annual Funding Award: \$834,241
- 2025 Funding Expended During Pream Year: \$2,882,217 (rollover funds spent down)
 - HOME American Rescue Plan (ARP) funded Ballington Flats Project
 - CHDO = Community Housing Development Organization



HOME SPENDING OVER TIME

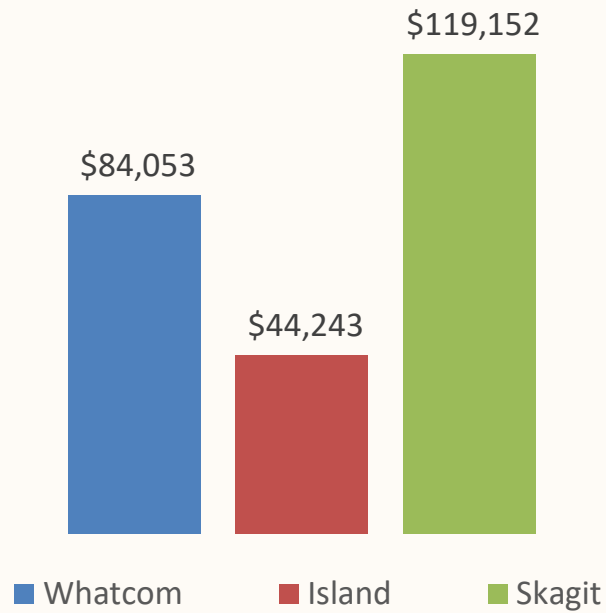


- HOME funding tends to spend out larger sums with development project construction
- Two development projects under construction in 2025 program year



Tenant Based Rental Assistance

TBRA SPENDING BY COUNTY



- 29 Total Households Served, 93 individuals
- Households Enrolled From Local Coordinated Entry
- 97% below 30% AMI (Extremely low income)
- Majority are single parent households or 2 parent households



Accomplishments & Challenges

Accomplishments

- TBRA: 29 households, 93 individuals served
- 56 new units of affordable housing under development:
 - Funding Leverage: \$14.5 million in State Housing Trust Fund, \$1.5 million in State CHIP
 - Unit completions are technically outside of reporting period ending 6/30/26

Challenges

- CASC Kulshan Vista View withdrew from HOME award
 - To avoid potential environmental review delays
 - \$407k award will roll into a future NOFA
- No New Projects Applied for Development Funding



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Should we mention that we didn't have any new projects apply for funding in this year's development NOFA?

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2025 Development Projects

Ballington Flats- Volunteers of America

- 42 units of affordable rental units, certificate of occupancy awarded August 2026
- 12 units targeting homeless Veterans utilizing VASH voucher through HASC
- 30% AMI and 50% AMI



2025 Development Projects

Generations Place ^{SK1} Island Roots Housing, new CHDO

- Langley, Whidbey Island
- 14 units of affordable rental units
- 2- and 3-bedroom units
- 60% AMI and 80% AMI
- Certificate of occupancy awarded August 2026



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Also received COO in August!

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Program Contact

Public comment period on CAPER closes at 4:30 p.m. on Tuesday,
September 23, 2026

To Review the Full CAPER:

<https://www.skagitcounty.net/Departments/HumanServices/>

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