

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 2023-2027 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 2026 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.

2026 Program Area & Project Descriptions

- Consortium Affordable Housing Development: 40% of the Consortium funds are allocated to affordable housing development, awarded to specific eligible projects through a competitive NOFA. The consortium did not receive any project applications through a Winter 2026 NOFA by the initial application deadline. The NOFA will remain open for project submissions to be considered for funding until June 26th, 2026. Funds may be allocated through the current open NOFA or through a future competitive process.
- CHDO Housing Development: 15% of the Consortium funds will be allocated to CHDO Development through a competitive NOFA. The Consortium did not receive any applications through a Winter 2026 NOFA. The NOFA will remain open for project submissions to be considered for funding until June 26th, 2026. Funds may be allocated through the current open NOFA or through a future competitive process.
- Island, Skagit, and Whatcom TBRA: 35% of annual grant funds will be allocated to Tenant Based Rental Assistance. 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: 10% of annual grant funds will be allocated to planning and administration to implement the Consolidated Plan and comply with applicable regulations.

3. Evaluation of past performance

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

The 2026 Annual Action Plan is consistent with the Consortium's 2023-2027 Consolidated Plan. 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.

To be updated*

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

PUBLIC HEARING PROCESS: A public hearing is scheduled for April 27th at 1:00 pm following a public notice that was published 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 10th, 2026 and closing on May 10th, 2026.

STAKEHOLDER SOLICITATION: The consortium will send out emails to all the cooperating jurisdictions, housing authorities, and other stakeholders soliciting participation in developing the 2026 Action Plan. An email notice and invitation for comment was published to the 3,700+ members of the Skagit County email distribution list. The draft plan was also advertised on the Skagit 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.

To be updated*

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

No comments were not accepted.

7. Summary

The consortium continues to seek public engagement in annual action planning.

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
Lead Agency	Skagit County, WA	
CDBG Administrator	Mount Vernon, WA	Special Projects Administrator
HOME Administrator	Skagit County, WA	Public Health

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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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. We provided public notice in English and Spanish and offered accommodations for people with disabilities.

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 consulted municipal officials, public housing agencies, community housing development organizations, governmental agencies and the Continuum of Care in all three Consortium counties. The Consortium held 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. Skagit County meets regularly with a HOME Consortium steering committee that includes members that lead CoC in the three member counties.

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

DRAFT

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Island County	Other Government	All but HOPWA	Skagit County asked Island County to review and provide input on the Action Plan. Skagit County also asked Island County to solicit comments from other stakeholders in Island County.
Whatcom County	Other Government	All but HOPWA	Skagit County asked Whatcom County to review and provide input on the Action Plan. Skagit County also asked Whatcom County to solicit comments from other stakeholders in Whatcom County.

DRAFT

Skagit County	Other Government	All but HOPWA	<p>Skagit County consulted with dozens of nonprofit service providers and municipalities on the plan. A few agency examples include Community Action of Skagit County, Catholic Housing Services, Home Trust Skagit, Habitat for Humanity Skagit County, tribal entities, local housing authorities and all cities and towns in the County. A few other notable items for Skagit County: - Skagit County has completed a 5 year Homeless Housing Plan in consultation with numerous stakeholders. The Plan is intended to complement the work of other housing action plans, such as those of the County, cities and towns, Skagit Council of Governments, and Skagit County HOME Consortium. The plan's goals of better coordinating services, rapidly re-housing families and providing permanent supporting housing are consistent with the HOME Consortium's 2025 Action Plan. The County is committed to facilitating an annual review with the Homeless Housing Plan task force to check on its progress and make adjustments as appropriate. These task force meetings will provide a place to report on progress, identify new or continuing challenges and refine strategies.- Resilience Specific (agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies): Skagit County provides emergency management services to Anacortes, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and the unincorporated areas of Skagit County. Skagit County recently completed a multi-jurisdiction Hazard Mitigation plan update, which included participation from municipalities, tribes, and special taxing districts. 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</p>
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			<p>flood planning and mitigation and natural disaster planning. The recent Hazard Mitigation plan update also highlights the needs of special populations like the Homeless and Disabled Populations, which is a particular priority for the HOME Action Plan. - Broadband Specific: (broadband internet service providers, organizations engaged in narrowing the digital divide). The County consulted with Community Action of Skagit County, which is the lead agency for narrowing the digital divide and accessing free or discount internet phone and internet services. Skagit County also partnered with the Port of Skagit County, Economic Development Alliance of Skagit County (EDASC) to jointly prepare a Community Fiber Optic Network Strategic Plan that serves as a guiding document for development of a countywide fiber optic network that will deliver affordable high speed internet access to the citizens of Skagit County for the purposes of economic development, education, public health and safety, and transportation. Although no specific actions were included in the Consortium Action Plan tied to broadband access or the digital divide, Skagit County has supported outreach around broadband access in other ways. Skagit County Public Health publicized information on its website and using other communications methods to share information about how families could access free or highly discounted internet hotspots in coordination with school districts and internet service providers</p>
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Table 2 – Agencies, groups, organizations who participated

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	Island County Human Services	Prioritization of homeless households
Continuum of Care Whatcom	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 solicited comments on the 2025 Annual Action Plan from all 20 Consortia participating jurisdictions, local housing authorities, and other stakeholders. Projects presented in the 2025 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.

Because we have not typically received feedback from Broadband or Resilience Specific-providers, we specifically reached out to all of the broadband providers and our area departments of emergency management for comment.

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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 April 27th, 2026, following a public notice that was published 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 and Amendments were prepared. The draft Action Plan and Amendments were available for review and comment by the public between April 10th, 2026 and May 10th, 2026.

STAKEHOLDER SOLICITATION: The Consortium sent out emails to all the cooperating jurisdictions, housing authorities, other stakeholders soliciting participation in developing the 2026 Action Plan. An email notice and invitation for comment was published to the 3,700+ members of the Skagit County email distribution list. The draft plan was also advertised on the Skagit County website for the 30-day public comment period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing				
2	Internet Outreach	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Send to 6,000+ on housing list.			
3	Internet Outreach	Consortium	Communication to 20 HOME member jurisdictions.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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						Skagit County does not receive CDBG entitlement funding.
HOME	Public Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$831,658.49	0	\$834,241.17			Funds can be used for development, acquisition, or rehabilitation of affordable rentals or homeownership units. Funds can be used for down payment assistance, and tenant based rental assistance. Funds can be used for CDHO capacity building and administration costs.
Housing Trust Fund	Public State	Acquisition Homebuyer assistance	\$333,333	0	\$333,333			Funding available to eligible low-income first-time home buyers for down payment assistance

Local housing sales tax (1590/1406/ State CHIP, Private Capital Campaign Donations)	Public Local	Affordable Housing Development	\$2,641,154				Funding available for acquisition, development, and rehabilitation of affordable homeownership and rentals. Funding operations and maintenance costs of new units and supportive housing. And funding for homeless crisis response. Local match funding expected on affordable housing projects.
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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. Skagit County is undertaking a formal assessment of county-owned property to evaluate its suitability for potential housing development. No publicly owned property is proposed for use during this Action Plan year.

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	2023	2027	Affordable Housing Homeless Non-Homeless Special Needs	Consortium region	Affordable Housing Ending Homelessness	HOME: \$831,658.49 public-state: \$333,333	
2	Administration and planning	2023	2027	Administration and Planning	Consortium region	Affordable Housing Ending Homelessness	HOME: \$83,165.85	
3	End Homelessness	2023	2027	Affordable Housing Homeless	Consortium region	Ending Homelessness	HOME: \$291,080.47	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
4	CHDO Set Aside Development	2023	2027	Affordable Housing	Consortium region	Build CHDO Capacity	HOME: \$124,748.77	

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 2026 Action Plan continues existing activities, with funding allocated generally among projects in these program areas:

- Tenant-based rental assistance
- Affordable rental housing development
- CHDO set-aside housing development
- Administration and Planning

#	Project Name
1	Affordable Housing Construction
2	CHDO Housing Development
3	Island County TBRA
4	Skagit County TBRA
5	Whatcom County TBRA
6	Administration and planning

Table 3 – Project Information

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 consultation with many organizations, including local government, housing developers, public housing agencies, and nonprofit organizations. There is broad agreement that housing affordability and housing stock are serious problems. 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.

In terms of the development priorities, the Consortium sought out project applications through a competitive Notice of Funding Application (NOFA) process.

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing Development
	Target Area	Consortium
	Goals Supported	Affordable Housing End Homelessness
	Needs Addressed	Affordable Housing Ending Homelessness
	Funding	HOME \$332,663.4
	Description	Affordable Rental Housing Construction Project
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Needs Addressed	Affordable Housing
2	Project Name	CHDO Affordable Housing Development
	Target Area	Consortium
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME \$124,748.77
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Island County TBRA
	Target Area	Island County
	Goals Supported	End Homelessness
	Needs Addressed	Ending Homelessness
	Funding	HOME: \$66,532.68
	Description	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.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	4 families are expected to be assisted with these funds.
	Location Description	
	Planned Activities	
4	Project Name	Skagit County TBRA
	Target Area	Skagit County
	Goals Supported	End Homelessness
	Needs Addressed	Ending Homelessness
	Funding	HOME: \$124,748.77

	Description	Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified though the coordinated entry system in each jurisdiction covered by the Consortium.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	7 households are expected to be assisted with these funds.
	Location Description	
	Planned Activities	
5	Project Name	Whatcom County TBRA
	Target Area	Whatcom County
	Goals Supported	End Homelessness
	Needs Addressed	Ending Homelessness
	Funding	HOME: \$99,799.02
	Description	Families receiving TBRA benefits are income-qualified at 50% AMI or less and have been identified though the coordinated entry system in each jurisdiction covered by the Consortium.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	7 households are expected to be assisted with these funds.
	Location Description	
	Planned Activities	
6	Project Name	Administration and planning
	Target Area	Consortium region

Goals Supported	Administration and planning
Needs Addressed	Affordable Housing Ending Homelessness Build CHDO Capacity
Funding	HOME: \$83,165.85
Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	
Planned Activities	

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.

All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Geographic Distribution

Target Area	Percentage of Funds
Consortium region	65%
Island County	8%
Skagit County	15%
Whatcom County	12%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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. The Consortium did not receive any applications through a Winter 2026 NOFA. The NOFA will remain open for project submissions to be considered for funding on an ongoing basis. Funds may be allocated through the current open NOFA or through a future competitive process.

Affordable Housing

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

Introduction

Through development and acquisition of new units we will aim to serve more households and affordable housing NOFA will be released and available to all three counties in 2026.

One Year Goals for the Number of Households to be Supported	
Homeless	18 households
Non-Homeless	
Special-Needs	
Total	18 households

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	18 households
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

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.

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

Introduction

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.

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

PHA's in the region are looking towards completing capital needs assessments.

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

PHA's in the region will continue resident engagement on planning priorities for public housing communities and increase streamlined ways to provide feedback, comments, and maintenance requests through online platforms. PHA's are also working towards increased collaboration with supportive services for ongoing housing stability. Whatcom Housing Authority and Housing Authority of Skagit County have Family Self-Sufficient

programs which helps families achieve economic independence by setting individual goals for residents and helping them access resources they need to achieve goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

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

Introduction

Homelessness is increasing in all three regions of the Consortium. Based on community engagement, the consortium prioritizes affordable housing resources for families with children and 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.

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

The Consortium service providers are expanding outreach teams and wrap around services integration across the supportive services. Service providers are developing ways to conduct more extensive assessments in the field to increase the engagement levels of the hardest to reach people. All three counties operate and manage Coordinated Entry systems and have individualized assessment processes to identify appropriate support and resources available.

Addressing the emergency shelter and transitional housing needs of homeless persons

All three regions are looking to expand shelter resources including severe weather shelters and day shelters. Government entities are seeking more creative partnerships with churches and community-based organizations to leverage the collaboration of providers and host facilities to create more opportunity with less funding. The consortium is continuing to provide motel vouchers for high risk and family households that may be better suited for non-congregate shelter settings.

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 will prioritize prevention support resources and engage families early on with available community resources to assist with basic

needs and supportive resources.

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 will support efforts of cross sector institutions and service provider collaboration on referral systems and wrap around service plans. We will look for new opportunities to collaborate and ways to improve communications with innovative technology and software systems when possible. TBRA programs will also be available for people discharging from institutions.

Discussion

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.

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. We will engage city leadership in identify publicly owned land that may be possible for affordable housing

development as well as prevention strategies to work upstream preventing housing loss in the first place.

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 ranging from legal aid to tenant education and landlord mitigation programs. The Consortium supports local by and for agencies and other CBOs which demonstrate commitment to serving historically disadvantaged populations. Street outreach and mobile support is expanding to better support those in rural or hard to reach communities.

Actions planned to foster and maintain affordable housing

The Consortium will continue to prioritize development and maintaining 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. Important components of helping people attain self-sufficiency are employment, behavioral health support, and housing. While the regions CBO's employ housing first model we see increases in housing stability when supported with follow up case management support post housing move in. 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 to 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

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

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:
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:
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:
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:
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

