

Housing opportunities

Skagit County Housing Consortium

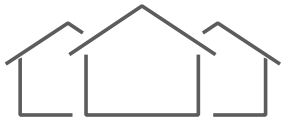
Louis Harris and Dave Pringle

MAY 17, 2022



Washington State
Department of
Commerce

We strengthen communities



**HOUSING
HOMELESSNESS**



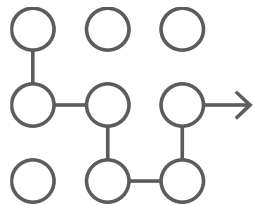
INFRASTRUCTURE



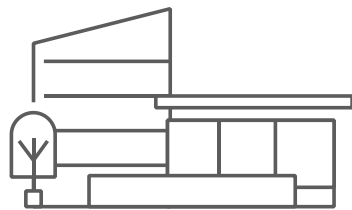
**BUSINESS
ASSISTANCE**



ENERGY



PLANNING



COMMUNITY FACILITIES



**CRIME VICTIMS &
PUBLIC SAFETY**



**COMMUNITY
SERVICES**



Washington State
Department of
Commerce

Community Outreach and Engagement

Regional Outreach Team
Goals of Community Engagement



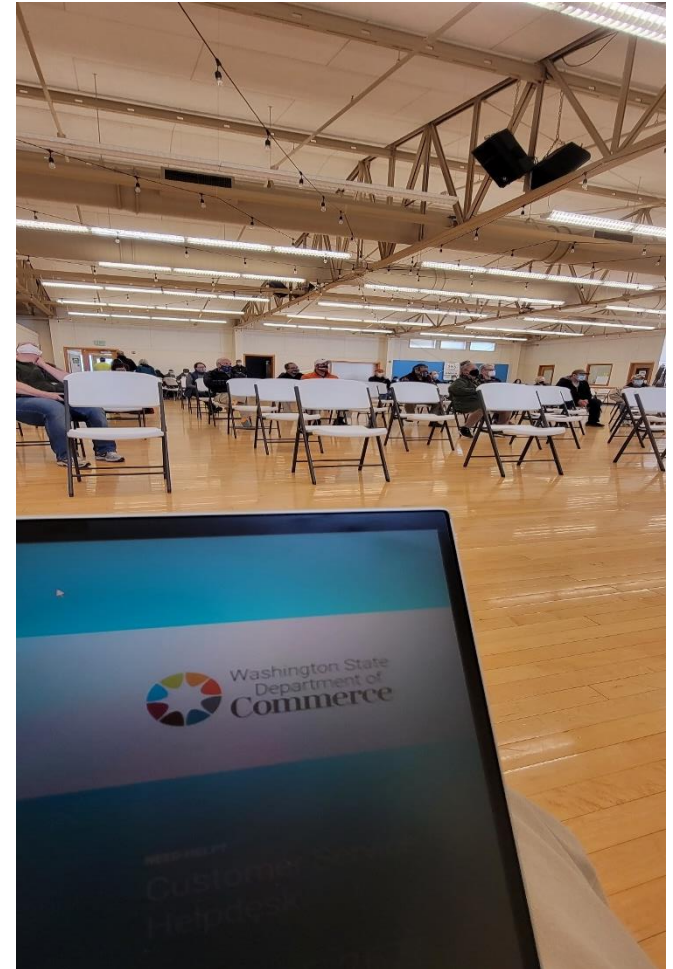
Commerce Regional Community Engagement Team



*We help communities connect to
and navigate Commerce resources*

Goals of Community Engagement

- WA Department of Commerce is committed to meeting communities where they are, and walking alongside as they carve out a path to address community needs.
- Our goal is to build strong, long lasting relationships with you and your community.





Washington State
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Commerce Local Government & Housing

Local Government
Housing Development



Overview

- Local Government Planning
- Developing Projects in your Community
 - [Skagit County Housing Action Plan - SCOG](#) (2017)
 - Rural Technical Assistance
 - Multi-Family Tax Exemption Program
 - Sales Tax Revenue
- Capital Housing Programs
 - Housing Trust Fund
 - Rapid Capital Housing Acquisition

Growth Management

- **Updated GMA housing goal:**
 - “Plan for and accommodate encourage the availability of affordable housing affordable to all economic segments.”
- **Commerce to provide projected housing need to local governments:**
 - For moderate, low, very low, and extremely low-income households
 - For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)
- **State funding available for counties comprehensive plan**

Periodic update information for local government

- Significant formula funding available
- Checklists and other resources available June 2022
- Check list required for formula funding

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>



Developing a Project

- **Technical assistance for rural communities (cities or unincorporated areas with population less than 25,000)**
 - Office of Rural Farmworker Housing (ORFH)
 - Ginger Consulting
 - SeaMar
- **Local Resources**
 - Multifamily Tax Exemption
 - Sales and Use Tax – Skagit County, Anacortes, Burlington, Mount Vernon, Sedro Woolley

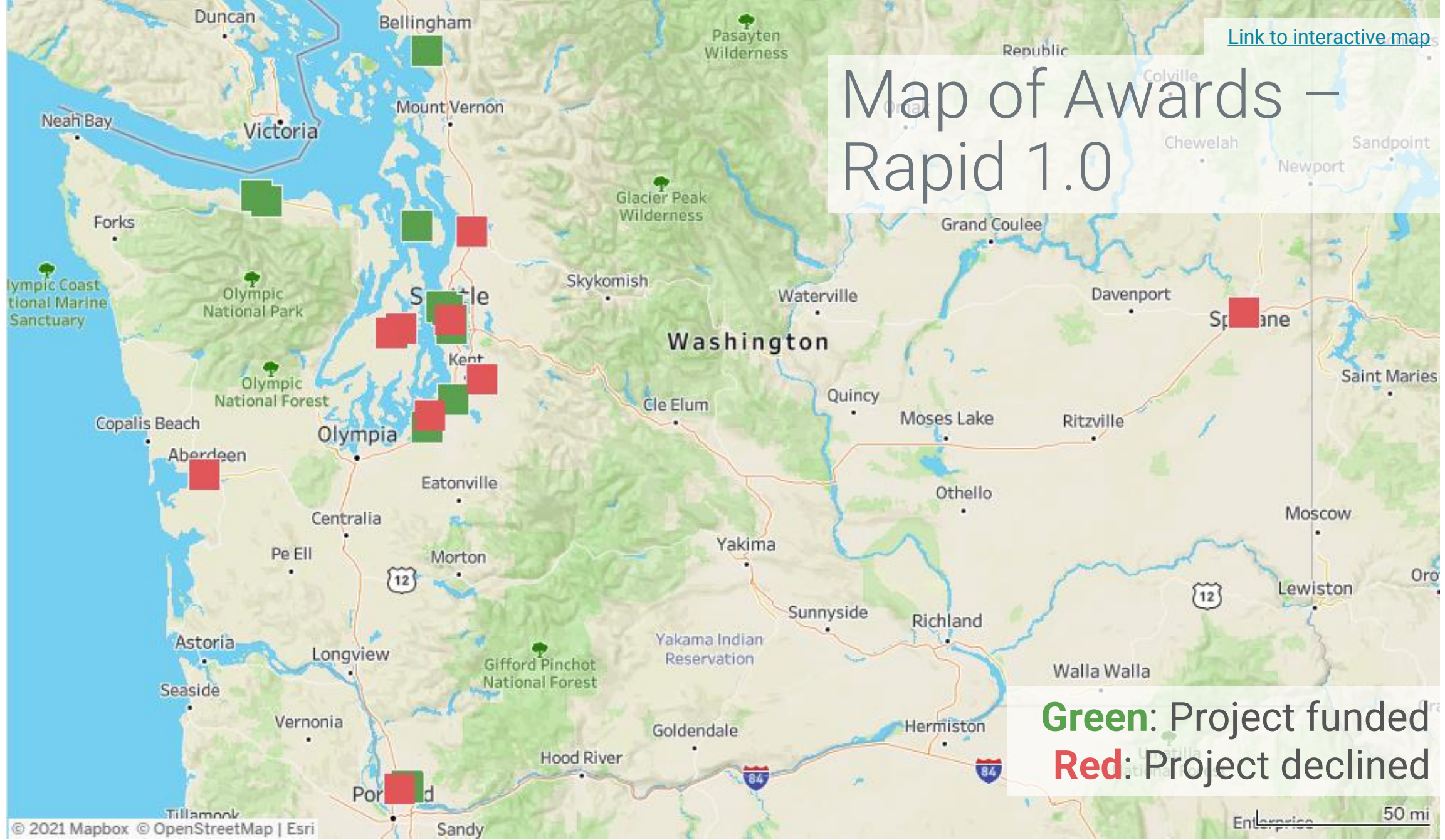
Projects in Skagit County



Martha's Place in Mount Vernon, awarded \$2.7m in 2019, is under construction to provide 70 units of Permanent Supportive Housing (PSH) for households experiencing homelessness and low-income households at risk of homelessness in Skagit County

- **Across State Housing Trust Fund, National Housing Trust Fund, HOME, direct appropriations and more:**
 - \$10.77m awarded to projects located entirely within Skagit County since 2019
 - This funding will create 149 units of affordable housing, including dedicated housing for seniors, farmworkers, individuals with substance use disorder or chronic mental illness, and homeownership programs
 - Skagit County residents also benefit from statewide homeownership investments

Map of Awards – Rapid 1.0

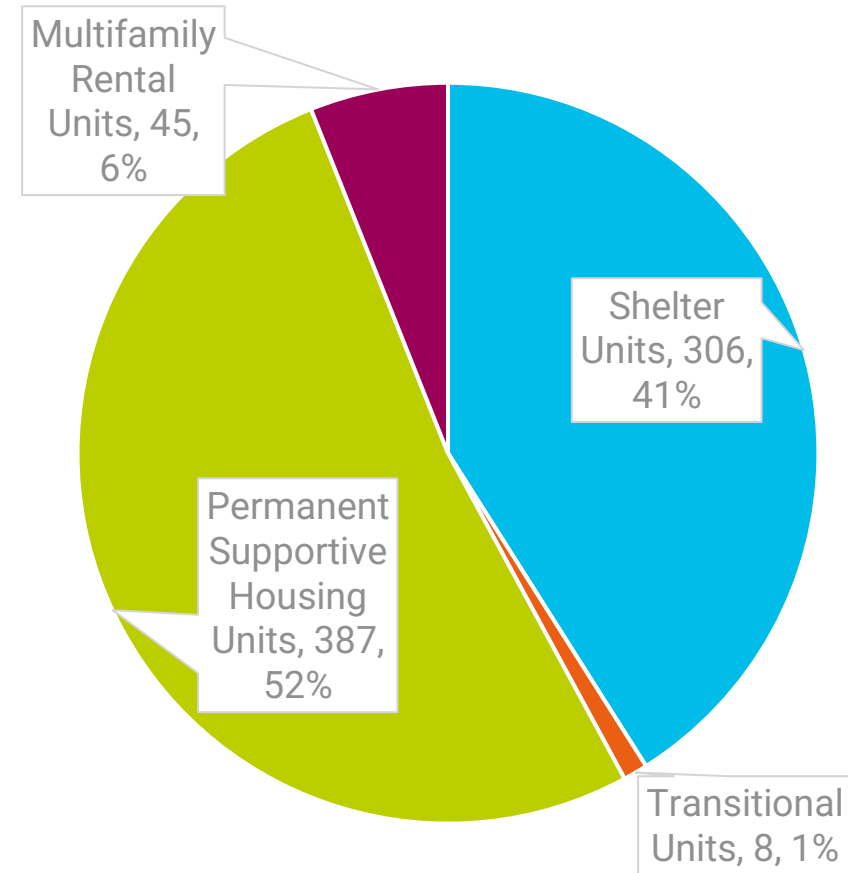


Green: Project funded
Red: Project declined

Type of Units Produced

- **746 units will be acquired and occupied in 2022, a very rapid progression from application to housing.**

	Phase 1	Phase 2	Total
Shelter Units	146	160	306
Transitional Units		8	8
Permanent Supportive Housing Units	161	226	387
Multifamily Rental Units		45	45
Total Units	307	479	746



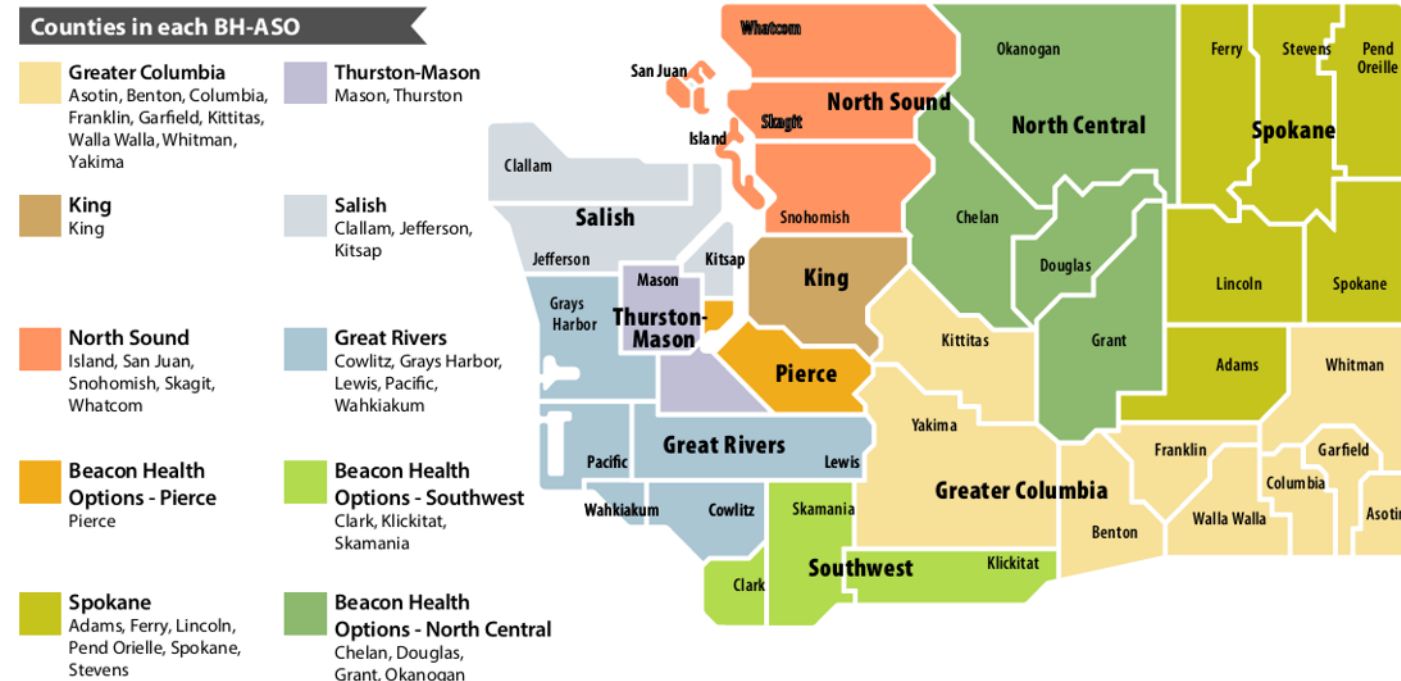
2022-23 Capital Programs		Timeline
Rapid Acquisition + Rural Set-aside	\$200M + \$20M	<ul style="list-style-type: none"> • Open on June 30 • Continuous applications • Award until funds exhausted
Rapid Acquisition for Right of Way	\$60M	<ul style="list-style-type: none"> • Available now • Ongoing awards in conjunction with ROW MOUs
Housing Trust Fund	\$86M	<ul style="list-style-type: none"> • Open on June 15 • 90-day application window • Awards in December
Apple Health & Homes PSH	\$60M	<ul style="list-style-type: none"> • In program design process • Open in Fall (tentative)
Homeownership	\$25M	<ul style="list-style-type: none"> • In program design process incl. disparity study recommendations • Open late Summer

Regional Allocation

- Communities are not feeling like they've got equal access to funding;
- The governing statute for the RCW has a Rural set-aside, but the program has not developed a method for ensuring regional distribution;
- This is one-time funding that would enable Commerce to pilot a funding formula;
- **Funding Pathways:**
 - Regions would have the option to apply for Rapid funds from July-Dec, 2022; afterwards, Commerce will reassess and determine what to do with the remaining funds, if available.

Regional Distribution

Behavioral Health: Administrative Services Organizations (BH-ASO)



Regional crisis assistance (24/7/365) for mental health and substance use disorder crises available to all individuals, regardless of their insurance status or income level.



HCA 19-0040 (4/21)

Contact Commerce

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- <https://www.commerce.wa.gov/serving-communities/growth-management/>
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Thank you!

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