



CITY OF ANACORTES
CDBG 2018 CAPER

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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 City successfully implemented the full 15% of its funding for public services. \$16,300 was allocated to Anacortes Family Center (“AFC”) which provides emergency shelter for women, children and families with children for 60-90 days. The services include weekly case management to identify goals and barriers and creates a plan of action with clients that include appropriate referrals to services and resources. Other services include one-on-one counseling, assist clients with finding permanent and stable housing, employment, and appropriate services to aide in the client’s long term success, viability and self-sufficiency. Case managers work to build on the client’s existing strengths through weekly life skills education which include budgeting, parenting, self-defense, healthy and economical meal preparation. In addition, the subrecipient conducts outreach through flyers, public service announcements, networking with local agencies, scheduling of open houses and other means to inform homeless, low-income and individuals in domestic violence relationships of this highly valuable service. All descriptions of the program emphasize that the center is handicapped-accessible. Outreach, marketing material and case management are also available in Spanish.

The Anacortes Family Center estimated in their original request for funding for 2018 that they would provide services for approximately 190. The Center reported they had served 164 individuals during the program year July 2018 through April 2019. They also have 41 families on their waitlist.

The Housing Authority requested funding to completely rehabilitate 2 family units in the apartment complex located at 508 6th Street, Anacortes, WA. This work will encompass replacement of all major service systems within the units including wiring, new electrical panels and fixtures, all new plumbing fixtures, replace gas furnaces, hot water tanks, exhaust fans and kitchen appliances. The asbestos flooring will be replaced and abatement will be performed. Mitigation will include replacement of all flooring with environmentally safe, non-toxic flooring. All drywall will be replaced and new kitchen and bathroom cabinets will be installed. Entire apartments will be repainted. Approximate cost of this project was estimated at \$120,000 although the costs are significantly higher than originally anticipated. The City of Anacortes allocated \$64,678 with 2017 CDBG funding. The City also allocated an additional \$65,000 of 2018 CDBG funding to help accomplish this goal. These apartments have not been updated since original construction in 1970. This project will provide safe and efficient housing for approximately 7 individuals (2 families). While this project was initially delayed due to access to funding, it is now on track and expected to be completed by late August 2019. All funding from the 2017 allocation has been expended and a majority of the funding from 2018 has been expended.

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
Homelessness/Assist Special Needs Populations	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	190	164	86.32%	190	164	86.32%
Preservation	Affordable Housing Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	2	20.00%	2	2	100.00%
Public Facilities Improvements/Assist Special Need	Homeless Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%	50	0	0.00%

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 primary basis for allocation of resources is to serve the needs of the low and moderately low income households. Consolidated Plan strategies developed through the community planning process reflect that a significant amount of funds are targeted to projects that benefit the

low to moderately low income households. The public services portion is allocated to services that provide multiple benefits to households in dire situations and the remaining resources are directed to projects that provide safe and stable environments, transitional and permanent housing for families and individuals in need.

The City's public services funding provided shelter and support to 164 individuals throughout the program year. This included support for 123 children. These families were either homeless or facing homelessness when they were admitted into the Anacortes AFC. Without the assistance provided by the shelter which receives the full 15% public services funding from the City's CDBG funding, many of these families would have been left in dire situations.

The remaining funding after 15% for public services was applied to the apartment complex rehabilitation for the Anacortes Housing Authority and to a project requested by the Anacortes Family Center for essential appliances in a multi-unit transitional apartment complex.

The funding to the Housing Authority provided much needed improvements to the low income public housing. The Housing Authority requested funding to completely rehabilitate 2 family units in the apartment complex located at 508 6th Street, Anacortes, WA. This work includes replacement of all wiring, new electrical panels and fixtures, all new plumbing fixtures, replace gas furnaces, hot water tanks, exhaust fans and essential kitchen appliances. The asbestos flooring will be replaced and abatement will be performed. Mitigation will include replacement of all flooring with environmentally safe, non-toxic flooring. All drywall will be replaced and new kitchen and bathroom cabinets will be installed. Entire apartments will be repainted. This project will provide safe and efficient housing for approximately 7 individuals (2 families) and allowed preservation of existing affordable housing for the low and very low income population of Anacortes.

The essential appliances project in the multi-unit transitional apartment was not funded as the proponent did not want to incur higher costs associated with HUD requirements such as Davis Bacon.

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
White	141
Black or African American	11
Asian	4
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	5
Total	171
Hispanic	52
Not Hispanic	119

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

Narrative

This list includes the number of individuals served from July 1, 2018 through April, 2019, which is when city staff performed a review of the public services entity and the Housing Authority. There were approximately 41 families waiting for admission to the Anacortes Family Center, the public services funding recipient.

Please note that the IDIS program did not provide the correct section for Race for the City of Anacortes's reporting program. Native Hawaiian or other pacific Islander should be "Other Multiracial."

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	111,404	99,262

Table 3 - Resources Made Available

Narrative

The public housing rehabilitation project construction started later than anticipated. The project began on May 13, 2019, and the construction is expected to be completed by mid to late August 2019. The full funding from program year 2017 has been expended on this project and approximately 66% of the 2018 funding has been expended. The City allocated left over funding in the amount of \$2,737 from previous years to the essential appliances project along with \$27,367 of 2018 funding. This project did not go forward as the proponent decided not to use HUD funding to keep costs down on the project. That funding will be reallocated to another project in 2019, yet to be determined.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Tracts 940600 & 940500	100	86.9	The entire amount was allocated to projects that benefit low to medium income individuals

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City calculates the 15% for Public Services from the full allocation. The City no longer retains the 20% for Admin & Planning and instead applies that amount to any capital projects. Both projects (the Anacortes Family Center and the Housing Authority apartments) are located in the Target Areas.

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.

Federal funds the City receives through the Community Development Block Grant (CDBG) are used to leverage other federal, state, local and private resources to meet housing and community development needs. While matching funds are not currently required for the City's CDBG program, the City anticipates that most major projects will be funded primarily through non-CDBG resources.

The City of Anacortes, other local Skagit County jurisdictions and stakeholder organizations participated in the development of a county-wide housing affordability strategy that anticipates using local resources, including CDBG, to leverage significant additional local and nonlocal resources to meet the affordable housing needs of county residents, including those who live in Anacortes. That strategy includes the creation of a multi-county HOME Investment Partnership Consortium of which Anacortes is a participating jurisdiction. To date, the City has not utilized any HOME funding.

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	0	0
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	0	0

Table 5 – Number of Households

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

Table 6 – Number of Households Supported

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

The overall goal of the community planning and development programs available from the City of Anacortes with CDBG funding is to assist in the development of affordable housing for low and moderate income households, reduce poverty in Anacortes, assist in creating better living conditions for low income households and provide funding to assist human service agencies serving low-income populations. A review of the projects and activities implemented in program year 2018 demonstrate that the City has made progress in fulfilling its goals. The City intends to continue to work closely with

HUD staff to improve performance in timely implementation of identified community development strategies and CDBG administrative activities. The City did not hinder Consolidated Plan implementation by action or willful inaction. The Housing Authority apartment rehabilitation project did not progress during the 2017 program year but did begin in May, 2019, and is progressing quickly. This project will provide safe, decent housing for 2 families totaling 7 individuals within our community.

Discuss how these outcomes will impact future annual action plans.

The low allocations of federal funding will have a huge impact on the City's ability to provide funding to assist those in need. City staff evaluates every proposed project and must limit what can be done because of the limits in funding. There are many opportunities that would greatly benefit low income residents and provide much needed housing within the community but at roughly \$100,000 per year, it is impossible to provide any real significant assistance. The City does not utilize the administration portion of the CDBG and applies that amount to projects which adds an additional 20% of funding to help achieve the City's goals of assisting those in need.

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	147	0
Low-income	24	0
Moderate-income	0	0
Total	171	0

Table 7 – Number of Households Served

Narrative Information

City staff evaluates every proposed project and must limit what can be done due to low funding. There are many opportunities that would greatly benefit low income residents and provide much needed housing within the community but with the limited funding, it is impossible to provide any real significant assistance. City staff work very hard to stretch the funding to provide the best possible benefits.

The Anacortes Family Center (AFC) has a client disclosure that is provided during intake of families/individuals to the Center. The AFC also confirms the location where each client stayed the night prior to entering the AFC and also confirms income if any through check stubs and bank statements.

The numbers of those in need are growing. The AFC has expanded and is now providing a longer-term transitional housing option due to the severe need for affordable housing within our community. The AFC will need additional funding to help. The Housing Authority has many concerns about the

conditions of the various apartment complexes it operates because they are very old and severely need upgrading and yet the funding to provide those upgrades is almost non-existent.

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

The City does not directly fund homeless outreach. Outreach is conducted through the work of organizations that comprise Skagit County's Coalition to End Homelessness and the Anacortes Community Health Council. The City provided the full 15% of public services funding to the Anacortes Family Center (see public services in the Self-Evaluation). In 2018, the AFC received 502 applications for services; of this, they were able to intake households consisting of 203 individuals, 123 of which were children. The services included emergency shelter for 60-90 days for single women, women with children and families with children, weekly case management meetings and life skills education courses. The services helped bring these individuals into safe, secure housing and aid in the ability to become self-sufficient households within the community. Funding from the CDBG for the AFC assisted 164 individuals between July 1, 2018 and April 2019.

While the City does not directly fund permanent housing programs for people that are homeless, the City provides funding to the Community Action of Skagit County to assist with programs such as the rapid rehousing program for families with children enrolled in the TANF (Temporary Assistance for Needy Families) program, permanent supportive housing for the chronically homeless and the Supportive Services for Veteran Families (homeless prevention and rehousing assistance to homeless veterans). This funding is not provided through CDBG.

The Anacortes Family Center recently hired a community resource manager who will work to bring those that need the services to the services as well as a connection for the homeless and potentially homeless within the community. The community resource manager will locate people living without shelter and provide the guidance to assist the individuals into safe harbors which can range from housing to treatment centers. The Family Center has been able to fund this position for one year and hopes that funding from other sources can be made available to continue this vital service.

Community Action of Skagit County is the local Project Homeless Connect coordinator. Skagit Project Homeless Connect provides an opportunity to connect families and individuals experiencing homelessness to health and community services that establish pathways to ongoing recovery and prosperity. As an extension of the Skagit Coalition to End Homelessness, this one-day, annual event seeks to increase awareness and engage the community about the issue of homelessness.

The Project Homeless Connect 2018 event included 416 intakes (families) representing 731 adults and 461 youth experiencing homelessness or at-risk of being homeless. These individuals were connected to 68 service groups including 455 volunteers and services providers from Skagit County. Services included

haircuts, DSHS services, photo IDs, medical exams, dental care, eye exams, children's services, clothing, veterinary care, bicycle repair, school supplies, insurance enrollment, Veterans' services, and meals served to all guests. See attached 2018 Skagit Project Homeless Connect Summary Report (Attachment 1).

Addressing the emergency shelter and transitional housing needs of homeless persons

The Anacortes Family Center (AFC), a non-profit 501(c)(3) homeless shelter, works to meet the needs of homeless women, children and families within the City and surrounding area. The City allocates the full 15% allowed for public services to the AFC which covers the costs of case management for residents of the 90 day shelter. The AFC is the only homeless shelter west of Mount Vernon, and the only provider of emergency or transitional housing for the homeless within the City. The AFC is now serving approximately 220 individuals each year, providing housing for 60-90 days and intensive case management and life skills education to assist the household with gaining the skills and resources needed to become fully self-sufficient. In 2018, the AFC completed the construction of a 9 unit transitional housing center for families that need more time and support in order to reach self-sufficiency and success. The transitional housing can house families for up to 2 years. This is the first addition of capacity in Skagit County since the AFC's inception in 2009. The AFC was able to do this through community support. The AFC also broke ground on a 20 unit apartment complex in 2018 that will provide affordable homes to family that are below the 50% area median income. CDBG funds did not provide any funding to this project.

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 AFC reported that approximately 85% of the households served in 2018 exited the shelter successfully. This means the family graduated from the program with permanent, safe housing and a job to support the household. Individuals do arrive at the AFC from other shelters – most are women coming from the 30 day domestic violence shelter located in the county. It is estimated that 65% of the individuals served by the AFC come from other social service agencies.

See the attached Department of Social and Health Services Client Services for 2017 for the City of Anacortes. This is the most current report from DSHS.



ANACORTES
DSHS Client Services
All Ages
 STATE FISCAL YEAR 2017
 July 2016 - June 2017

ABOUT THE DATA

DSHS provides a very broad array of services to over 2.8 million clients annually, a little more than 40 percent of the state's population. Almost all DSHS services used since 2001, and the costs, are brought together in these reports, which unite information from all major DSHS data systems.

Each client is counted only once, at each level of aggregation. Expenditures are related to individual services instances and reconciled to the state accounting system for quality control. Capital, program management, and administration costs are not included. Counts by various geographies are based on residence address.

Service descriptions in the glossary are consistent with professional usage and the enabling legislation. Change notes flag policy, funding, data system, and law changes over time, to accommodate longitudinal analysis and comparisons.



	Population	Clients	Use Rate	Expenditures	Expenditures Per Client
Total Population for Anacortes	16,750	-	-	-	-
DSHS Total					
Aging and Long-Term Support Total	159	<1%		\$ 3,951,724	\$ 24,854
Adult Family Homes	<11	---		\$ 60,397	---
Adult Residential Care	<11	---		\$ 64,979	---
Assisted Living	27	<1%		\$ 251,608	\$ 9,319
Comprehensive Assessments and Case Management	112	<1%		\$ 193,681	\$ 1,731
In-Home Services	73	<1%		\$ 1,262,759	\$ 17,298
Nursing Facilities	59	<1%		\$ 2,107,246	\$ 35,716
Additional Services	89	<1%		\$ 10,853	\$ 122
Substance Use Disorder Services Total					
Assessments-General	-	-		-	-
Detoxification	-	-		-	-
Opiate Substitution Treatment	-	-		-	-
Outpatient Treatment	-	-		-	-
Residential Treatment	-	-		-	-
Children's Services Total	493	3%		\$ 516,244	\$ 1,047
Adoption Services Case Management	<11	---		\$ 11,499	---
Adoption Support Services	110	<1%		\$ 148,964	\$ 1,354
Behavior Rehabilitation Services	<11	---		\$ 133,894	---
Child and Family Welfare Services Case Management	45	<1%		\$ 44,491	\$ 989
Child Care Services	<11	---		\$ 20,759	---
Child Protective Services (CPS) Case Management	322	2%		\$ 55,810	\$ 173
DLR Child Protective Services Case Management	<11	---		\$ 1,302	---
Family-Focused Services	41	<1%		\$ 29,847	\$ 728
Family Reconciliation Services (FRS)	28	<1%		\$ 2,010	\$ 72
Family Voluntary Services Case Management	25	<1%		\$ 12,316	\$ 493
Foster Care Placement Services	12	<1%		\$ 43,828	\$ 3,652
Foster Care Support Services	<11	---		\$ 7,526	---
Other Intensive Services	<11	---		\$ 3,997	---
Developmental Disability Services Total	72	<1%		\$ 1,170,229	\$ 16,253
Employment and Day Programs	26	<1%		\$ 186,874	\$ 7,187
Field Services	38	<1%		\$ 109,599	\$ 2,884
Individual and Family Services	<11	---		\$ 1,100	---
Other Community Services	15	<1%		\$ 77,830	\$ 5,189
Personal Care Services	35	<1%		\$ 736,306	\$ 21,037
Residential Programs	<11	---		\$ 58,520	---
Economic Services Total	3,073	18%		\$ 3,143,392	\$ 1,023
Aged, Blind, or Disabled Assistance	37	<1%		\$ 48,535	\$ 1,312
Basic Food Program	2,067	12%		\$ 2,251,400	\$ 1,089
Child Support Services	1,650	10%		\$ 238,273	\$ 144
Diversion Cash Assistance	12	<1%		\$ 3,583	\$ 299
Housing and Essential Needs (HEN) Referral	12	<1%		-	-
Supplemental Security Income-State	54	<1%		\$ 22,953	\$ 425
TANF and State Family Assistance	153	<1%		\$ 158,556	\$ 1,036
Working Connections Child Care	165	<1%		\$ 414,812	\$ 2,514
Additional Services	33	<1%		\$ 5,279	\$ 160
Medical Eligibility Total	4,008	24%			
Medically Eligible Title 19	3,920	23%		-	-
Medically Eligible not Title 19	187	1%		-	-
Mental Health Services Total					
Community Hospital	-	-		-	-
Crisis Services	-	-		-	-
Evaluation and Treatment	-	-		-	-
Other Outpatient	-	-		-	-
Vocational Rehabilitation Total	39	<1%		\$ 102,925	\$ 2,639
Medical and Psychological Services	<11	---		\$ 894	---
Placement Support	<11	---		\$ 21,470	---
Support Services	<11	---		\$ 1,340	---
Training, Education, and Supplies	<11	---		\$ 8,632	---
Vocational Assessments (Job Skills)	25	<1%		\$ 22,353	\$ 894
Vocational Rehabilitation Case Management	39	<1%		\$ 48,235	\$ 1,237

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DSHS Client Services

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 Anacortes Family Center has a life-saving and life-changing mission of providing shelter and intensive services for homeless women, children and families facing crisis with a desire to heal, grow and achieve self-sufficiency and success. AFC provides intensive wrap-around services and housing to stabilize and keep the family safe while they engage in these transformational services.

The 60-90-day program focuses on rapidly securing employment, setting realistic and achievable goals, assist families in developing and keeping to a strict budget, and provides practical life skills education. AFC has a staff member dedicated to the client intake process. This provides two benefits: first, because there is always a wait list, they can immediately begin serving the family even before they

enter the program by referring the family to essential services such as foodbanks, healthcare providers, chemical dependency evaluators, job training programs and more. This allows that household to “hit the ground running” upon entering the program and to make the most of their 60-90 days in the program. The second benefit is being able to provide referrals to services whether they end up at this shelter or in another program. AFC also includes 24/7 service, providing service all day, every day. A benefit of this is it lessens the time a unit is vacant; in most shelters if a family moves out Friday night the unit may sit empty until Monday morning.

AFC also utilizes highly skilled and dedicated volunteers that support their mission. The volunteer program supports clients with drafting resumes, mock interviewing, clothing for interviews, and childcare assistance when parents are out for job interviews. They also have professionals that volunteer to teach weekly life skills classes – for youth and adults. In an effort to lessen the trauma of homelessness on the children in the program, and to combat the generational aspects of poverty and family violence, the AFC has a dedicated Student Liaison that works 1-on-1 in the school with every school-aged child for at least 2 hours every week. The children served are often below the grade level for their age and face social and academic issues. The AFC is proud of their children’s life skills program and provided that school absences lessened by 70% while in the program and children improve on average at least one grade level during the 60-90 day program.

The new community resource manager with the AFC will work to connect those in need of services with the available services. The resource manager will also work directly with homeless and potentially homeless individuals and families within the community to help guide the individuals into safe harbors which can range from housing to treatment centers. The Family Center has been able to fund this position for one year and hopes that funding from other sources can be made available to continue this vital service.

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

Actions taken to address the needs of public housing

The Anacortes Housing Authority (AHA) Board members are appointed by the Mayor. There is close cooperation between the City and AHA through the active participation by city staff (the Mayor, City Attorney and the Director of Planning) in all monthly AHA Board meetings. Board members are chosen from the community roster that include residents of the Housing Authority and others that have a broad range of experience and dedication to helping those in need.

The City provided approximately 60% of 2018 CDBG funding to help the Anacortes Housing Authority meet some of its rehabilitation objectives. This helped the Housing Authority meet some of its goals to rehabilitate existing units to better accommodate those in need.

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

The City and the Anacortes Housing Authority Board members, director and staff work continuously to ensure relations between the AHA staff and the residents of the public housing are cooperative, respectful and reliable. A current resident of the Housing Authority apartment complex sits on the Housing Authority board. This board member acts as the liaison between the board, city and other residents of the facilities. City staff regularly discuss CDBG actions with Housing Authority residents to provide further information on funding status and funding opportunities.

Actions taken to provide assistance to troubled PHAs

The Anacortes Housing Authority consistently earns a high rating from HUD. The HUD PHAS 2019 report score for the AHA was 90 out of a possible 100 points. The AHA director brings invaluable experience from previous positions in public housing to help bring the AHA in line with upgrades, the potential to create more housing, and creating better relations with the residents. An obstacle to the Authority playing a larger role in the delivery of housing resources to low and moderate income persons is the lack of federal funds to expand public housing.

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)

The City's 2016 Comprehensive Plan, the official public policy document to guide the City's growth and development over the coming years, is complete. The plan serves a wide range of purposes and functions including promoting the public health, safety and welfare of the citizens.

Zoning changes were included in the Comprehensive Plan to address barriers to affordable housing. Incentives are now being considered for developers that would change the zoning in particular areas such as the central business district to allow more density and mixed use buildings (businesses on the ground floors with apartments above) that would dedicate a portion of the living spaces specifically to lower income residents.

The Housing Affordability & Community Services Committee (HACS), a City Council Committee, developed the Anacortes Affordable Housing Strategic Plan in 2017. The Strategic Plan lays out paths to encourage the development of affordable housing. The HACS members meet with community residents monthly to tap into their expertise to work on efforts to end the cycles of homelessness, lack of affordable services and housing. This Strategic Plan goals coordinate with the new development regulations for zoning changes and updates to help eliminate the barriers to help those with less achieve safe, reliable housing and services.

The City was also recently awarded an Opportunity Zone designation, a program created as part of the Tax Cuts and Jobs Act. This program is a federal economic development tool aimed at improving the outcomes of distressed communities around the county. Opportunity Zones are low-income census tracts that offer tax incentives to investors who invest and hold their capital gains in the Opportunity Funds. The Opportunity Funds must invest at least 90% of their assets in qualified investments located in Opportunity Zones. Investors in Opportunity Funds receive a temporary deferral on their capital gains taxes if they hold their investments for at least 5 years, and a permanent exclusion from a tax on capital gains if the investments are held for 10 years. The city is encouraging development within this zone to create better living conditions for the disadvantaged residents in this area as well as creating more dynamic opportunities to increase better living conditions.

The collaborative efforts by all involved have made great headway in identifying the lack of resources including a strong need for a community resource center to provide many necessary services.

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

As discussed above, the HACS committee is implementing the strategic plan that identified the obstacles

so many face in finding services within the community and ways to eliminate those obstacles. The committee continues to host monthly meetings to learn exactly what is lacking and have created teams to review all the information gathered and seek solutions to the obstacles. The Affordable Housing Strategic Plan, while focusing on developing affordable housing incentives, is the starting point in addressing obstacles to meet underserved needs. The HACS committee is currently working to develop a Human Services Strategic Plan and determine how to fund the community resource manager position who coordinates the services with the individuals in need, particularly the homeless. Collaboration with various entities within the City (Samish Indian Nation, Anacortes Housing Authority, Anacortes Family Center) is also ongoing to develop a community resource center which will provide a one stop shopping for citizens in need of services that have been lacking.

The new community resource manager with the AFC will work to connect those in need of services with the available services. The resource manager will also work directly with homeless and potentially homeless individuals and families within the community to help guide the individuals into safe harbors which can range from housing to treatment centers.

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

The City provides educational pamphlets regarding lead based paint hazards to local contractors and through the Anacortes Housing Authority, provides educational pamphlets to every low-income household at lease renewal. The City also works directly with each subrecipient to ensure compliance with the regulations regarding lead-based paint.

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

The City provides the full 15% of public services funding to the Anacortes Family Center. The program is set up to rapidly re-house and stabilize individuals and families. Through intensive case management and life skills education, the AFC immediately assesses a client's obstacles to stable, healthy life styles and creates an action plan to pair available services and resources to help the family and/or individuals overcome obstacles and achieve goals. 85-90% of the families successfully move into safe, stable housing and have found viable employment within the program's timeframe of 60-90 days. The life-skills education and case management help avoid the possibility of the families returning to a homeless situation.

The AFC works diligently to address issues of families facing poverty and imminent homelessness, including working with landlords to address outstanding issues such as late or unpaid rent. The AFC works with a variety of service providers, civic groups, churches and individuals that can assist a family when facing homelessness. This has been a successful coordination of services to help families find short-term assistance while working to address the underlying issues causing their financial problems.

The AFC assisted 164 individuals utilizing CDBG funding during this past year.

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

City staff is responsible for managing the day to day operations of the CDBG program. The City of Anacortes staff work with a variety of organizations and agencies to plan and implement activities, including private non-profit organizations, multiple City departments, housing developers and the Anacortes Housing Authority. The primary strength of the institutional system for delivering programs of the Consolidated Plan is the cohesiveness of the City of Anacortes Council and various departments as well as the collaboration of the community partners. The primary weakness of the delivery system is a lack of financial resources to meet the needs. The City Council HACS Committee expects to eliminate that weakness by following the strategic plan guidelines and bringing in creative solutions to help end the problems afflicting too many within our community. The HACS Committee is currently working on a solution to provide overnight beds to the homeless population, establishing a committee to work with the state to help fund services for disabled residents (including pedestrian crosswalk beacons, curb cuts for street crossing access, etc.).

In addition, the City plans to adopt a resolution and ordinance to secure funds from the newly enacted HB 1406 which utilizes sales tax within our community to assist those in need of affordable housing. The City is also actively pursuing developing within the City's officially designated Opportunity Zone that will benefit lower income residents.

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

The Anacortes Housing Authority (AHA) Board members are appointed by the Mayor. There is close cooperation between the City and AHA through the active participation by city staff (the Mayor, City Attorney, the Director of Planning) in all monthly AHA Board meetings. The City and the Anacortes Housing Authority Board members, director and staff work continuously to ensure relations between the AHA staff and the residents of the public housing are cooperative, respectful and reliable.

The Housing Authority Board Members and staff have joined the Housing Affordability & Community Services City Council Committee established by the Mayor in 2016. Their participation in this Committee has connected tenants with many service agencies.

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

The City supports various entities such as Community Action of Skagit County, the Anacortes Housing Authority, and the Home Trust of Skagit in an effort to eliminate or minimize housing discrimination.

City staff participate as a member of the Anacortes Community Health Council, a network of local organizations, which work to address the many needs of low income individuals and families within the community. These efforts focus on individuals and families that may be unable to secure housing due to

race or color, creed, religion, sex, national origin, disability, familial, sexual orientation or gender identity, marital status, honorably discharged veterans or military personnel or individuals with HIV / AIDS and Hepatitis C and work to remedy any impediments.

The City has made extensive outreach efforts to work with other entities such as the local Housing Authority and other cities within the County to achieve a wide distribution of information to businesses, individuals and families that would benefit by education in fair housing information. The City has established a site on the Planning Department website to various links to fair housing information. This site provides easy access to information resources and is a reassurance to individuals and families in need of fair housing options that the City is an advocate for anyone experiencing housing discrimination. Please see <https://www.anacorteswa.gov/181/Fair-Housing>

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

The City Planning, Community and Economic Development Department is responsible for monitoring CDBG program subrecipients and follows program regulations. City staff monitors subrecipients to ensure all regulatory requirements are met and that the information reported is complete and accurate. The City has adopted subrecipient monitoring standards and procedures as described in Managing CDBG A Guidebook for Grantees on Subrecipient Oversight. Subrecipients are also monitored semi annually from written reports submitted by the subrecipient to the City. Monitoring consists of both desk and on site review. Monitoring depends on the activity. Construction or acquisition projects will be monitored prior to work beginning and as they progress in order to ensure compliance with specific federal regulations such as Davis Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements. The Anacortes Family Center (the public services recipient) is monitored both by a desk review and a site visit to review records to confirm accomplishments.

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 City published a notice in the local newspaper announcing the availability of the CAPER and time period for submitting public comment. A copy of the notice is attached in Attachment 1. The notice is also published on the City's dedicated CDBG website at <https://www.anacorteswa.gov/DocumentCenter/View/15868/Public-Comment-Notice-2018-CAPER>

. The City provides a list of all projects on the website. The draft CAPER is also available for viewing at the City Library and the Anacortes Housing Authority. See Attachment 1 to review the Notice of Public Comment and attached Affidavit of Publication.

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.

There were no changes in the jurisdictions program objectives and the City believes the objectives established in the Consolidated Plan are consistent with the jurisdiction's intent.

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-45 - CDBG 91.520(c)

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