Unmet Needs in Anacortes

HOUSING AFFORDABILITY & COMMUNITY SERVICES COMMITTEE • ANACORTES CITY COUNCIL • JANUARY 2022
Ordinance 3078 (2020):

Section 7. The City Council Housing Affordability & Community Services Committee is directed to work with existing community services providers, city departments, and the public to identify the social services needs of city residents in financial, emotional, or mental health crisis and develop a plan to strengthen and ensure those services or resources are provided by city or third-party providers. The plan must be data-driven and must identify appropriate and sustainable funding sources. The HACS Committee must report its findings and recommendation to the City Council and community by June 30, 2021.
Skagit Homeless (2020)

2,317 Homeless+ Unstably Housed

941 Commerce Homeless

314 Point-in-Time Count

46 ASD Kids
<table>
<thead>
<tr>
<th>Program/Location</th>
<th>Units</th>
<th>Households</th>
<th>Individuals</th>
<th>Children</th>
<th>Success Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelter (up to 3 mos)</td>
<td>9</td>
<td>61</td>
<td>161</td>
<td>89</td>
<td>74%</td>
</tr>
<tr>
<td>Transitional Shelter (up to 2 yrs)</td>
<td>9</td>
<td>15</td>
<td>37</td>
<td>18</td>
<td>100%</td>
</tr>
<tr>
<td>Affordable Housing (30-60% AMI)</td>
<td>20</td>
<td>24</td>
<td>52</td>
<td>22</td>
<td>—</td>
</tr>
<tr>
<td>Motel Voucher</td>
<td>—</td>
<td>78</td>
<td>161</td>
<td>21</td>
<td>—</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>38</strong></td>
<td><strong>178</strong></td>
<td><strong>511</strong></td>
<td><strong>150</strong></td>
<td></td>
</tr>
</tbody>
</table>
Anacortes Housing Authority

<table>
<thead>
<tr>
<th>Building</th>
<th>Units</th>
<th>Residents</th>
<th>Program</th>
<th>Income Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harbor House</td>
<td>50</td>
<td>51</td>
<td>PH/Elderly + Disabled</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Cypress Homes</td>
<td>14</td>
<td>38</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Cottonwood Place</td>
<td>14</td>
<td>43</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>The Willows</td>
<td>22</td>
<td>57</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Maple Leaf Apartments</td>
<td>4</td>
<td>12</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Evergreen Place</td>
<td>2</td>
<td>6</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Hawthorne Place</td>
<td>4</td>
<td>7</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Cedar Estates</td>
<td>2</td>
<td>4</td>
<td>PH/Family</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Pear Tree Townhomes</td>
<td>7</td>
<td>13</td>
<td>Affordable</td>
<td>0-80% AMI</td>
</tr>
<tr>
<td>Wilson Hotel</td>
<td>25</td>
<td>24</td>
<td>Tax Credit</td>
<td>30-50% AMI</td>
</tr>
<tr>
<td>Bayview Apartments</td>
<td>46</td>
<td>91</td>
<td>Tax Credit/Section 8</td>
<td>0-60% AMI</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>190</strong></td>
<td><strong>346</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

211 on the AHA waiting list; 177 for studio and 1-bedroom units; preference for local applicants
What We’ve Done

- Listening sessions with interested community members
- Circulated questionnaire to 149 people/organizations
- Hosted meeting of service providers (~50 representatives attended)
- Met weekly for 14+ weeks with service provider participation
- Met with other expert resources, including homelessness consultant, county and state officials
Targeted Meetings With

- First Step resident Cynthia Omdal
- Mount Vernon PD Social Worker Erin von Fempe and Lt. Mike Moore
- Northsound Behavioral Health Assistant Director Margaret Rojas
- State Representatives Alicia Rule, Alex Ramel, Debra Lekanoff
- Homelessness consultant Colin DeForrest
- Skagit County Chief of Corrections Don Marlow
- Skagit County Court Commissioner Jim Dolan (commissioner for Involuntary Treatment Act hearings)
- Unite Us Community Engagement Manager Roosevelt Woods
Who We’ve Involved

- Doug Fakkema, Island Hospital
- Eric Johnson, Community Health Council
- Dustin Johnson, Anacortes Family Center
- Nina Lundsten, Anacortes Family Center
- Brian Clark, Anacortes Housing Authority
- Susan Rooks, Anacortes Housing Authority
- Samantha Irons, NW Regional Council
- Susan Cassin, Salvation Army
- Bill Turner, Skagit Habitat for Humanity
- Nicole Mortimer, Anacortes School District
- Jodi Dean, Skagit Home Trust
- Jodi Meekins, adult daycare advocate
- Sandi York, Skagit Community Action

- Don Measamer, Planning Director
- Joann Stewart, PCED Program Coordinator
- Dave Floyd, Police Chief
- Jonn Lunsford, Parks Director
- Steve Monrad, AFD Community Paramedic
- Jeff Vogel, Library Director
Top 5 Categories of Need

- Housing
- Behavioral and physical health
- Childcare, adult day care
- Legal aid, tenant aid, criminal aid, domestic violence
- Vulnerable populations (e.g., seniors, disabled, veterans)
Identified Problems Buckets

Communication & Coordination
Housing
Behavioral Health
Communication and coordination between human services agencies needs improvement.

Human services are very fragmented.

No central communication hub for providers, fragmented system.
- APD, Parks and Rec, Library staff are encountering people in need.
- Finance Dept has a role to play.

Interim steps:
- Weekly meetings facilitate inter-agency communication.
- "Unite US" free online platform for service providers.
- City contracted with AFC to provide support to APD.

Goals:
- Ensure people in need are referred to existing services that can help them.
- Help people BEFORE their needs become acute, e.g., become homeless.
Housing

- Identified needs
  - Availability of housing affordable to all income levels
  - Studio/one-bedroom/SRO units (both market-rate and low-income)
- Emergency shelter
  - Cold Weather Shelter
  - Low Barrier Shelter (ex: First Steps)
  - Rental assistance vouchers not widely accepted
  - Near-zero vacancy
- Dayroom—warm/shower/bathroom facilities
- Housing Action Plan will help clearly define issues and guide strategies to address them.
New GMA Requirements
RCW 36.70A.070

[City's Comprehensive Plan must include...] (2) A housing element .... that:

... 
(d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:
   (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; 
   (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; 
   (iii) Consideration of housing locations in relation to employment location; and 
   (iv) Consideration of the role of accessory dwelling units in meeting housing needs; ...

(h) Establishes antidisplacement policies, with consideration given to
   - the preservation of historical and cultural communities
   - as well as investments in low, very low, extremely low, and moderate-income housing;
   - equitable development initiatives;
   - inclusionary zoning;
   - community planning requirements;
   - tenant protections;
   - land disposition policies; and
   - consideration of land that may be used for affordable housing.
What We’re Doing

- New **Comp Plan and development regulations**
  - townhouses, multifamily, cottage standards
  - bonus height provision for income-based or smaller units
  - impact and connection fee waiver program
- **Yes for Housing** sales tax measure to fund income-based rental housing
- Participating in **Skagit Housing Consortium**
- Ongoing conversations with Skagit Habitat for Humanity about using vacant city-owned parcel
### New Housing Permitted in 2020-2021

<table>
<thead>
<tr>
<th>Type</th>
<th>Market-Rate (2020)</th>
<th>Market-Rate (2021)</th>
<th>Low-Income (2021)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residences</td>
<td>47</td>
<td>60</td>
<td>–</td>
</tr>
<tr>
<td>Cottage Housing</td>
<td>—</td>
<td>4</td>
<td>14</td>
</tr>
<tr>
<td>Townhome (units)</td>
<td>—</td>
<td>47</td>
<td>5</td>
</tr>
<tr>
<td>Duplex/Triplex (units)</td>
<td>9</td>
<td>5</td>
<td>–</td>
</tr>
<tr>
<td>Apartment (units)</td>
<td>52</td>
<td>8</td>
<td>21</td>
</tr>
<tr>
<td>ADUs</td>
<td>16</td>
<td>13</td>
<td>–</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>124</strong></td>
<td><strong>137</strong></td>
<td><strong>40</strong></td>
</tr>
</tbody>
</table>
**Sales Tax-Assisted Projects**

**Birch Tree Village Townhomes**
- Anacortes Housing Authority
- 5 townhouses; 0-60% AMI
- Broke ground in 2021
- Expected completion 2022

**The Landing Apartments**
- Anacortes Family Center
- 21 units (5 for Island Hospital first responders) + childcare facility
- Broke ground in 2021
- Expected completion 2023

**Olson Building Rehabilitation**
- Anacortes Housing Authority
- 15-20 housing units + first-floor retail
- AHA will start after townhouses
**Behavioral health** = both mental health and substance use disorders, which often coexist

- Severity of problems exist along a continuum
  - some people may need temporary interventions
  - some people may need long-term care
- Critically important to have **continuity** of care
BIG GAPS in Behavioral Health

- Washington State ranks 45 out of 50 states in mental health treatment (Mental Health of America, 2020)
- Bottlenecks in evaluation
- Countywide gap in sufficient facilities and bed space in evaluation and treatment facilities
- Almost no long-term treatment facilities; no identified course of action at State level for mental health infrastructure
- County/regional behavioral health providers in area are at/beyond capacities for accepting new patients.
  - Severe shortage of social workers
  - Long wait times for assignment to case manager
Behavioral Health

- Behavioral health treatment can be voluntary or involuntary
  - In Anacortes, extended response times for County-Designated Crisis Responders (DCRs)
  - Statewide, new restrictions on law enforcement response for mental health crisis
- Recently, Anacortes Police have successfully navigated the ITA initial detention process
  - But hit the bottleneck of treatment availability
- Fire Department recently added Community Paramedic position
  - Mobile Integrated Healthcare model
- didg’walic Wellness Center has developed an integrated care model
  - Substance Use Disorder and mental health counseling, medical and dental care
  - Medication Assisted Therapies (MAT) and psychiatric medication management
Other Measures

- Expanding Childcare
  - Streamlining permit process for daycare in the R4 zone
  - Waive impact and connection fees for early learning facilities serving low-income families
## Next Steps/Long-Term Approaches

### Behavioral Health
- Work with Skagit County to improve timely access to Designated Crisis Responders
- Lobby state officials for more mental health resources for Skagit
- City staff training for serving those with behavioral health problems or intellectual/developmental disabilities

### Housing Affordability & Availability
- **Housing Action Plan**
  - Low-Barrier Community Shelter/Day Room
  - Continued participation in the Skagit Housing Consortium
  - Continued support of AFC/AHA
  - Exploration of Habitat for Humanity partnership
  - Work on cost burden issues (utilities, childcare)

### Communication & Coordination
- Continue exploration of UniteUs App
- Ongoing meetings with local service providers
- Improve direct coordination with Skagit County on human services issues
- Explore countywide governance model for human services issues/funding
- **1 FTE Human Services Coordinator**